



Proposed Conditions of Consent - SL1 Industrial North

Industre Property Rua Limited

Substantive Fast Track Application

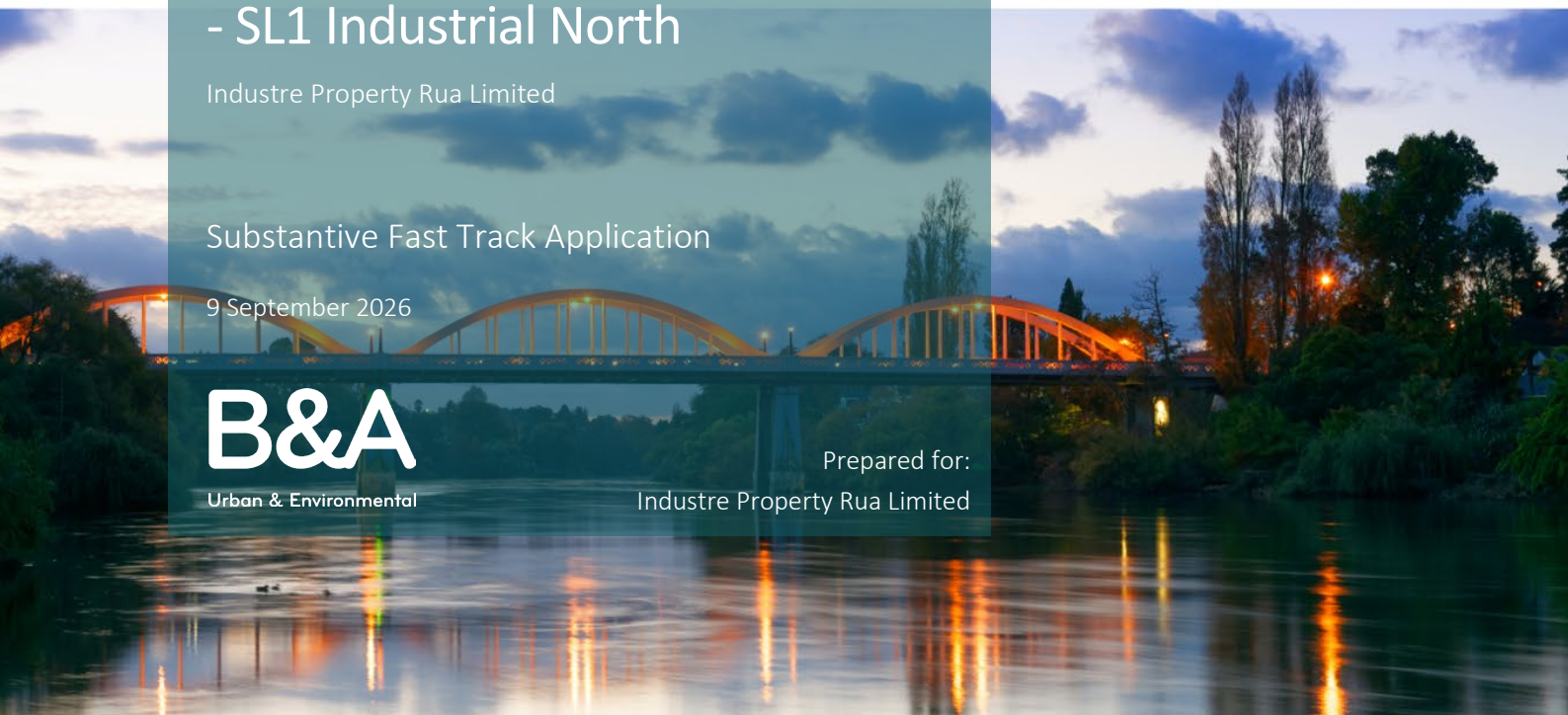
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B&A

Urban & Environmental

Prepared for:

Industre Property Rua Limited



1.0 Part A - WDC Land Use Consent (Contaminated Land / NES:CS)

1.1 Conditions Set Overview

Land use consent for soil disturbance and site preparation works on land with relevant HAIL uses (E1, A17, F8, G5 and I, as identified in the Detailed Site Investigation: Southern Links FTA Industrial (Northern Block) prepared by Swiftsure Consultants Ltd, dated 25 June 2026) triggering the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES:CS) Regulation 9(1), at SL1 Industrial North Industrie Rua.

This consent must be read in conjunction with:

- **Part A – Waipā DC Land Use Consent (Contaminated Land / NES:CS)**
- Part B – Waipā DC Land Use Consent
- Part C – Waipā DC Subdivision Consent
- Part C0 – Waipā DC Day 0 Subdivision Consent (Fee Simple Subdivision)
- Part D – WRC Land Disturbance Consent
- Part E – WRC Groundwater Diversion and Discharge
- Part F – WRC Water Permit (Temporary Groundwater Take)
- Part G – WRC Stormwater Diversion and Discharge
- Part H – Wildlife Act Authority

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2.1 Abbreviations and Definitions

In these conditions, unless the context otherwise requires, the following abbreviations have the meanings set out below:

Abbreviation	Meaning
AEE	Assessment of Environmental Effects
ASSMP	Acid Sulphate Soils Management Plan
CIA	Cultural Impact Assessment
CLMG	Contaminated Land Management Guidelines
CSMP	Contaminated Soils Management Plan
CSMRP	Contaminated Soils Management and Remediation Plan
FTAA	Fast-track Approvals Act 2024
HAIL	Hazardous Activities and Industries List
Industre	Industre Property Rua Limited
NES:CS	Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
RAP	Remediation Action Plan
RMA	Resource Management Act 1991
Site	The land subject to this resource consent, being Lots 1 – 6 and Lot 8
SQEP	Suitably Qualified and Experienced Person/Professional
SVR	Site Validation Report
WCR	Works Completion Report
WDC	Waipā District Council
WRC	Waikato Regional Council
the Consent Holder	Consent Holder

2.2 Consent Particulars Table

Resource Consent:	XX
Grants to:	Industre Property Rua Limited
Commencement date:	XX
Lapse date:	Fifteen (15) years from the date of commencement unless it has been given effect to, surrendered, or been cancelled at an earlier date.
Location:	160 and 162 Higgins Road and 20 and 24 Wickham Street, Frankton: Lot 1 DP 584573, Lot 1 DP 603134, Lot 2 DP 603134, Lot 1 DPS 59491.

2.3 General Conditions

- (1) The activities authorised by this consent shall be undertaken in general accordance with the information and plans submitted by the Consent Holder in support of the consent application. In the event of a conflict between the application documents and the conditions of this consent, the conditions shall prevail.
- (2) A copy of this land use consent and any certified Management Plans shall be kept on Site at all times that the works authorised by this consent are being undertaken and shall be produced without unreasonable delay upon request from a servant or agent of a consent authority.
- (3) Any reference in these conditions to a New Zealand Standard includes any later New Zealand Standard that amends or replaces it.
- (4) The Consent Holder shall be responsible for all contracted operations relating to the exercise of this land use consent and shall ensure contractors are made aware of the conditions of this consent and their requirement to comply with those conditions.

2.4 Fees & Charges

- (5) The Consent Holder must pay to WDC any administrative charge fixed in accordance with Section 36 of the RMA, or any charge prescribed in accordance with regulations made under Section 360 of the RMA.

2.5 Consent Lapse

- (6) This consent shall lapse fifteen (15) years from the date of commencement unless it has been given effect to, surrendered, or been cancelled at an earlier date.

2.6 Review

- (7) WDC may at any time in July each year, from commencement of construction until two (2) years after construction is completed, serve notice on the Consent Holder under Section 128(1) of the RMA to review the conditions of this consent where:

- (a) a material adverse effect which was not identified in the AEE has arisen; or
- (b) the magnitude of adverse effects are materially larger than what was indicated in the AEE.

Costs associated with any review of conditions will be recovered from the Consent Holder in accordance with the provisions of Section 36 of the RMA.

2.7 Pre-Start Requirements

- (8) The Consent Holder must appoint a SQEP to be responsible for all contaminated land assessment and management activities under this consent (Project SQEP). WDC must be notified of the Project SQEP's name and contact details before works commence. Should the Project SQEP change, WDC must be notified in writing immediately.
- (9) Prior to commencing any site investigation works or earthworks on HAIL land on the Site, the Consent Holder must hold a pre-start meeting with WDC. The meeting must be held not less than five (5) working days before commencement.

2.8 Mana Whenua and Cultural

- (10) At least twenty (20) working days prior to commencement of site investigation works or earthworks on any HAIL land, the Consent Holder must give written notice to Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura (Mana Whenua) of the proposed activities.

2.9 Communications Plan

- (11) Prior to the start of construction, the Consent Holder must prepare a Communications Plan and submit it to WDC at least twenty (20) working days prior to the start of construction. The Communications Plan must include:
 - (c) contact details of the Project Liaison Person;
 - (a) a list of stakeholders (including all those who provided comment on the application);
 - (b) details of communication activities proposed;
 - (c) details of the complaint management process;
 - (d) details of consultation requirements set out in other conditions; and
 - (e) the process for ongoing review and amendment of the Communications Plan.

2.10 Complaints Management

- (12) A record of any complaints received in respect of the Construction Works shall be maintained during construction. The record shall include (where practicable):
 - (a) name, phone number and address of the complainant;
 - (b) nature of the complaint;
 - (c) date and time of the complaint;
 - (d) weather conditions at the time;

- (e) any other activities in the area unrelated to the Project;
- (f) measures taken to respond;
- (g) outcome of the investigation and any changes to procedures; and
- (h) a record of the response provided to the complainant.

The record of complaints shall be made available to WDC upon request.

2.11 Contaminated Soils Management Plans

The objective of the CSRAP is to outline the remediation and/or management of contaminated soil during earthworks to mitigate the risk posed by contaminants to human health and the environment. This CSRAP details the appropriate procedures for dealing with impacted soil within the development area including procedures to be followed should an unexpected discovery of impacted soil occur during site redevelopment

- (13) Prior to commencing any earthworks on HAIL land, the Consent Holder must prepare a Contaminated Soil Management Plan (CSMP) for the relevant stage of works, and submit it to WDC for certification. The CSMP must be prepared by the Project SQEP.
- (14) The CSMP must include, at a minimum:
 - (a) a summary of DSI findings for the relevant area;
 - (b) procedures for the identification, classification, handling, stockpiling, and disposal of contaminated material;
 - (c) procedures for managing unexpected contamination discovered during works (refer Conditions 27 to 28);
 - (d) procedures for monitoring and reporting;
 - (e) soil classification criteria (clean fill, contaminated fill, hazardous waste);
 - (f) approved disposal locations for each class of contaminated material; and
 - (g) a process for ongoing review and amendment.
- (15) WDC must notify the Consent Holder within twenty (20) working days whether the CSMP is certified. No earthworks on HAIL land may commence until the CSMP covering the relevant area is certified.

2.12 Contaminated Land

- (16) Site works shall be conducted in accordance with the Remediation Action Plan (RAP), Contaminated Soils Management Plan (CSMP), and Acid Sulphate Soils Management Plan (ASSMP).
- (17) Any remediation, validation or management work referred to in the conditions of this consent shall be prepared in accordance with Contaminated Land Management Guidelines No. 1 – Reporting on Contaminated Sites in New Zealand (Revised 2011) and shall be certified by a SQEP in land contamination.

2.12.1 Remediation Action Plan (RAP)

- (18) A Remediation Action Plan (RAP) must be developed by a SQEP in land contamination for the HAIL land identified in the Detailed Site Investigation: Southern Links FTA Industrial (Northern Block) prepared by Swiftsure Consultants Ltd, dated 25 June 2026. The RAP shall include remedial and management works to mitigate the risk posed by contaminants, prepared as relevant to each stage of works. A copy of the RAP must be provided to WDC's Planning Guidance Manager (or nominee) at least ten (10) working days prior to any remedial works being undertaken on the Site for acceptance.

2.12.2 Contaminated Soils Management Plan (CSMP)

- (19) A certified Contaminated Soils Management Plan (CSMP) must be prepared by a SQEP and submitted to WDC's Planning Guidance Manager (or nominee) at least ten (10) working days prior to any remedial works being undertaken on the Site for acceptance. The objective of the CSMP is to identify how soil disturbance on the Site will be managed to avoid hazards to human health and to set out mitigation methods relevant to actual Site conditions and future uses. The CSMP must include contingency measures for the management of any previously unidentified contamination, and the following:
- (a) maps of likely contamination areas;
 - (b) a testing regime reflecting the findings of the Detailed Site Investigation referred to in Condition 24;
 - (c) measures to prevent or restrict exposure to contaminated soils on-site and to prevent the off-site discharge of contaminated material, including contingency for previously unidentified contamination;
 - (d) remediation methods and targets;
 - (e) measures for safe removal and disposal of soil exceeding NES:CS limits to a licensed waste facility; and
 - (f) an ongoing review and amendment process.
- (20) Any soil exceeding the applicable NES:CS standard that is to be removed must be done under controlled conditions to a licensed waste facility or landfill for disposal in accordance with the requirements of the disposal site and the relevant authority. Receipts of transport must be included in either a Site Validation Report or Works Completion Report.

2.12.3 Acid Sulphate Soils Management Plan (ASSMP)

- (21) A certified Acid Sulphate Soils Management Plan (ASSMP) must be prepared by a SQEP in land contamination and submitted to WDC's Planning Guidance Manager (or nominee) at least ten (10) working days prior to any land disturbance works being undertaken in areas of identified acid sulphate soil risk. The objective of the ASSMP is to safely manage any acid sulphate soils identified or encountered during construction works. The ASSMP must include, at a minimum:
- (a) identification of areas of acid sulphate soil risk, informed by the findings of the Detailed Site Investigation referred to in Condition 24;

- (b) field screening and laboratory sampling procedures for excavated soils during construction;
 - (c) treatment methods for actual acid sulphate soils prior to their use as fill on Site;
 - (d) procedures for safe disposal of acid sulphate soils that cannot be treated on Site, including identification of an authorised disposal facility; and
 - (e) the process for ongoing review and amendment of the ASSMP.
- (22) During construction, field screening of excavated soils must be completed to identify actual acid sulphate soils. Any actual acid sulphate soils identified during field screening must be managed in accordance with the certified ASSMP. Laboratory samples must be analysed at a rate of at least 10% of field samples to verify field screening accuracy.

2.13 Contaminated Soils Management and Remediation Plan

The following conditions apply to the Contaminated Soils Management and Remediation Plan: Southern Links FTA Industrial (Northern Block) prepared by Swiftsure Consultants Ltd, dated 25 June 2026, and are tailored to the Industrie Property Rua Limited land.

CSMRP certification

- (23) Prior to soil disturbance, demolition, remediation, bulk earthworks or development works within the Northern Block, the Consent Holder must submit a final Contaminated Soils Management and Remediation Plan (CSMRP) to the consent authority for certification. The CSMRP must be prepared by a suitably qualified and experienced contaminated land practitioner and be generally in accordance with the Contaminated Soils Management and Remediation Plan: Southern Links FTA Industrial (Northern Block) prepared by Swiftsure Consultants Ltd, dated 25 June 2026.

Implementation

- (24) All soil disturbance, remediation, soil handling, transport, reuse and disposal works must be undertaken in accordance with the certified CSMRP.

CSMRP objective

- (25) The objective of the CSMRP is to manage the disturbance, handling, remediation, reuse and disposal of contaminated or potentially contaminated soils to avoid or minimise risks to human health and the environment.

CSMRP content

- (26) The CSMRP must include, as a minimum:
- (f) roles and responsibilities;
 - (a) identified contaminated or potentially contaminated areas;
 - (b) remediation methodology;
 - (c) adopted remediation and validation criteria;
 - (d) validation sampling methodology;
 - (e) soil handling, reuse, stockpiling, transport and disposal procedures;

- (f) erosion and sediment controls;
- (g) stormwater and groundwater controls;
- (h) dust and odour controls;
- (i) equipment decontamination procedures;
- (j) imported fill requirements;
- (k) unexpected contamination discovery procedures;
- (l) health and safety procedures; and
- (m) reporting requirements.

CSMRP amendments

- (27) The CSMRP may be updated during the works to respond to site conditions, sampling results, construction methodology, remediation methodology or unexpected contamination. Any material amendment to the certified CSMRP must be prepared or reviewed by the Contaminated Land Specialist and submitted to the consent authority for certification before being implemented.

Copy on site

- (28) A current copy of the certified CSMRP must be kept on Site and be available to contractors and the consent authority for the duration of ground disturbance and remediation works.

Remediation timing

- (29) Remedial excavation of identified hydrocarbon-impacted soils must be undertaken before bulk earthworks in the relevant area, unless otherwise certified by the Contaminated Land Specialist.

Hydrocarbon hotspot remediation

- (30) The Consent Holder must remediate the identified hydrocarbon-impacted soil hotspots in the storage yard area. Remediation must include excavation and off-site disposal of soils containing contaminants above adopted human health or environmental criteria.

Contaminated Land Specialist supervision

- (31) Remedial excavation must be undertaken under the supervision of the Contaminated Land Specialist. Excavation must continue until the Contaminated Land Specialist confirms that all reasonably practicable hydrocarbon-impacted material has been removed.

Remediation and validation criteria

- (32) Remediation and validation must assess soils against adopted human health and environmental criteria for commercial and industrial land use, including, as relevant:
 - (a) Ministry for the Environment Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand, 1999;
 - (b) Tier 1 soil assessment criteria for all pathways;
 - (c) Landcare Research Eco-Soil Guideline Values for commercial and industrial land use; and

- (d) any other criteria certified by the Contaminated Land Specialist as appropriate.

Validation sampling

- (33) Following remedial excavation, validation sampling must be undertaken to confirm that remediation objectives have been achieved. Validation sampling must be undertaken:
 - (a) under the supervision of the Contaminated Land Specialist;
 - (b) prior to backfilling or reinstatement;
 - (c) from excavation bases and sidewalls where required; and
 - (d) at locations and frequencies determined by the Contaminated Land Specialist.

Laboratory analysis

- (34) Validation samples must be analysed by an IANZ-accredited laboratory for relevant contaminants of concern.

Residual contamination

- (35) Where validation results show residual contamination above adopted criteria, the Contaminated Land Specialist must determine whether further excavation, management or long-term controls are required. Any residual contamination remaining on Site must be documented in the Soil Validation Report.

Erosion and sediment controls

- (36) Erosion and sediment controls must be installed and maintained throughout ground disturbance and remediation works in accordance with Waikato Council GD2016/005. Controls must include, as relevant:
 - (a) perimeter sediment controls;
 - (b) stormwater inlet protection;
 - (c) stabilised access;
 - (d) measures to prevent sediment tracking off-site; and
 - (e) inspection and maintenance procedures.

Site security

- (37) Earthworks and remediation areas must be secured using temporary fencing and warning signage to prevent unauthorised access.

Soil management

- (38) Contaminated or potentially contaminated soils must be handled to prevent spills, runoff, tracking, cross-contamination, dust generation and discharges to land, water or stormwater.

Truck loading and transport

- (39) Trucks transporting contaminated or potentially contaminated soil must be loaded in a designated area and securely covered before leaving the Site.

On-site soil reuse

- (40) Outside identified remedial areas, disturbed soils may remain on Site only where the Contaminated Land Specialist confirms reuse is suitable and consistent with the certified CSMRP.

Stockpile management

- (41) Temporary stockpiling of contaminated or potentially contaminated soils must be avoided where practicable. Where stockpiling is required, stockpiles must be:
- (a) wetted to suppress dust;
 - (b) covered when left overnight or during dry or windy conditions;
 - (c) bunded where required;
 - (d) protected by sediment controls; and
 - (e) located away from stormwater flow paths and water bodies where practicable.

Equipment decontamination

- (42) Machinery used in contaminated areas must be cleaned in a designated wash-down area before leaving the work area.

Health and safety

- (43) Workers and visitors entering contaminated or potentially contaminated work areas must be informed of contamination-related hazards, avoid unnecessary soil contact, use appropriate PPE and report health and safety incidents.

Environmental incidents

- (44) Spills, leaks, runoff and sediment control failures must be reported to the Site Supervisor and addressed immediately.

Dust management

- (45) Dust must be managed by limiting vehicle movements on exposed soils, wetting exposed soils, covering stockpiles, stabilising disturbed areas and suspending works where dust cannot be adequately controlled.

Odour management

- (46) If odorous soils are encountered, odour must be managed by covering, containing or promptly removing the material, minimising handling and obtaining advice from the Contaminated Land Specialist.

Stormwater management

- (47) Uncontrolled stormwater discharge from disturbed or contaminated areas must not occur. Any contaminated water must be contained and managed in accordance with the certified CSMRP.

Imported fill

- (48) Imported fill must meet the Waste Management Institute of New Zealand definition of cleanfill or Virgin Excavated Natural Material. Records of imported fill source, type and quantity must be retained.

Unexpected contamination

- (49) If unexpected contamination is discovered, works must stop in the affected area and the Contaminated Land Specialist must be contacted. Works must not recommence in the affected area until the Contaminated Land Specialist confirms appropriate management measures.

Soil Validation Report

- (50) Following completion of remedial works, the Consent Holder must provide a Soil Validation Report to the consent authority. The Soil Validation Report must be prepared by the Contaminated Land Specialist and include:
- (a) summary of remedial works;
 - (b) excavation locations and dimensions;
 - (c) validation sample locations;
 - (d) analytical results;
 - (e) assessment against remediation criteria;
 - (f) details of residual contamination;
 - (g) disposal records;
 - (h) imported fill records, if relevant;
 - (i) records of unexpected contamination, incidents or complaints; and
 - (j) confirmation whether the Site is suitable for the proposed commercial and industrial land use.

Regulatory compliance

- (51) All works must comply with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

2.14 Completion Requirements

- (52) Works completion reporting must be provided within two (2) months of soil disturbance works being completed, to confirm that the methods outlined in the CSMP were enforced for the period of soil disturbance works, and that the measures were successful in ensuring that the potential risks were adequately managed.
- (53) After completing remedial activities, site validation must be undertaken to demonstrate the approved remediation been achieved and that the land is suitable for the intended use. A Site Validation Report (SVR) must be provided to WDC's Planning Guidance Manager (or nominee) as soon as practicable after remedial validation is completed.
- (54) Following completion of any remedial activities, the Consent Holder must:
- (a) provide a Works Completion Report (WDC) within two (2) months of completion of soil disturbance works, confirming conditions of consent have been complied with; and
 - (b) provide receipts for transportation of contaminated material, included in the SVR or WCR.

2.15 Accidental Discovery

- (55) If previously unidentified contamination is encountered during soil disturbance works (including discoloured soils, unusual odours, asbestos materials, or separate-phase hydrocarbons), the Consent Holder must:
- (a) immediately cease works in the affected area;
 - (b) notify WDC's Planning Guidance Manager (or nominee) in writing within 24 hours of discovery;
 - (c) arrange for a SQEP in land contamination to assess the discovery and determine whether the CSMP or RAP requires amendment before works in the affected area resume; and
 - (d) not resume soil disturbance works in the affected area until written confirmation has been received from WDC's Planning Guidance Manager (or nominee) that any required amendments to the CSMP or RAP have been certified.

1.0 Part B – WDC Land Use Consent

1.1 Conditions Set Overview

This conditions set is structured in three sections. Section 1 sets out the general and pre-start conditions that apply across the entire SL1 Industrial North development, including general obligations, fees, consent lapse, pre-start requirements, iwi and cultural conditions, required management plans, engineering conditions of general application, and vehicle crossing requirements. Section 2 sets out the industrial land use and staging conditions, including the framework staging condition, industrial development controls. Section 3 sets out all remaining specialist and technical conditions, grouped under subheadings covering geotechnical, certification, landscaping, reserve and firefighting, completion reports, infrastructure agreements, water supply, wastewater, ecological, transport, retaining walls, 33 kV powerline undergrounding, and enabling works.

This consent must be read in conjunction with:

- Part A – Waipā DC Land Use Consent (Contaminated Land / NES:CS)
- **Part B – Waipā DC Land Use Consent**
- Part C – Waipā DC Subdivision Consent
- Part C0 – Waipā DC Day 0 Subdivision Consent (Fee Simple Subdivision)
- Part D – WRC Land Disturbance Consent
- Part E – WRC Groundwater Diversion and Discharge
- Part F – WRC Water Permit (Temporary Groundwater Take)
- Part G – WRC Stormwater Diversion and Discharge
- Part H – Wildlife Act Approval

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2.1 Abbreviations and Definitions

In these conditions, unless the context otherwise requires, the following abbreviations have the meanings set out below:

Abbreviation	Meaning
ADP	Accidental Discovery Protocol
AEE	Assessment of Environmental Effects
ASSMP	Acid Sulphate Soils Management Plan
B&A	Barker & Associates Limited
BMP	Bat Management Plan
BPMP	Buffer Planting Management Plan
CAR	Corridor Access Request
CIA	Cultural Impact Assessment
CMP	Construction Management Plan
CNVMP	Construction Noise and Vibration Management Plan
CommMP	Communications Management Plan
CPEng	Chartered Professional Engineer
CSMP	Contaminated Soils Management Plan
CTMP	Construction Traffic Management Plan
DMP	Dust Management Plan
EcoIMP	Ecological Management Plan
EMP	Earthworks Management Plan
ESCMP	Erosion and Sediment Control Management Plan
FENZ	Fire and Emergency New Zealand
FTAA	Fast-track Approvals Act 2024
GCR	Geotechnical Completion Report
GEMP	Geotechnical Effects Management Plan

HCC	Hamilton City Council
HNZPT	Heritage New Zealand Pouhere Taonga
IAWAI	IAWAI – Flowing Waters
ITA	Integrated Transport Assessment
LMP	Lizard Management Plan
Maven	Maven Associates Limited
PDA	Private Developer Agreement
RITS	Regional Infrastructure Technical Specifications 2025
RMA	Resource Management Act 1991
SDP	Stage Development Plan
Site	The land subject to this resource consent, being XX
SMP	Stormwater Management Plan
SQEP	Suitably Qualified and Experienced Person/Professional
WDC	Waipā District Council
WRC	Waikato Regional Council
the Consent Holder	Industre Property Rua Limited

2.2 Consent Particulars Table

Resource Consent: XX	
Grants to:	Industre Property Rua Limited
Commencement date:	XX
Lapse date:	Fifteen (15) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.
Location:	160 and 162 Higgins Road and 20 and 24 Wickham Street, Frankton: Lot 1 DP 584573, Lot 1 DP 603134, Lot 2 DP 603134, Lot 1 DPS 59491.

3.0 Section 1 – General and Pre-Start Conditions

3.1 General Conditions

- (1) The project must proceed in general accordance with the information and plans submitted with the application, and all supporting information, except where otherwise required by the resource consent conditions. Where there is any discrepancy between the application documents and the conditions, the conditions shall prevail.
- (2) A copy of this resource consent and any certified Management Plans shall be kept on Site at all times that the works authorised by this consent are being undertaken and shall be produced without unreasonable delay upon request from a WDC officer or agent.
- (3) The Consent Holder shall be responsible for all contracted operations relating to the exercise of this consent and must ensure contractors are made aware of the conditions of this consent and ensure compliance with those conditions.
- (4) Any reference in these conditions to a New Zealand Standard includes any later New Zealand Standard that amends or replaces it.
- (5) The Consent Holder must advise WDC in writing, at least five (5) working days prior to works commencing on Site, so that monitoring of the conditions of this consent can be undertaken.

3.2 Fees & Charges

- (6) The Consent Holder must pay to WDC any administrative charge fixed in accordance with Section 36 of the RMA, or any charge prescribed in accordance with regulations made under Section 360 of the RMA. This includes the reasonable costs incurred by WDC arising from supervision and monitoring of this consent, including routine inspections, liaison with the Consent Holder, responding to complaints or enquiries, and review and assessment of compliance with conditions.

3.3 Consent Lapse

- (7) This consent shall lapse fifteen (15) years from the date of commencement unless it has been given effect to, surrendered, or been cancelled at an earlier date.

3.4 Review

- (8) WDC may, once per year, serve notice on the Consent Holder under Section 128(1) of the RMA of its intention to review the conditions of this consent where:
 - (a) a material adverse effect not identified in the AEE has arisen; or
 - (b) the magnitude of adverse effects from the Project is materially larger than indicated in the AEE.

3.5 Pre-Start Requirements

- (9) The Consent Holder must appoint a single Site Manager prior to commencement of any works as WDC's principal contact for matters relating to this consent. WDC must be

informed of the representative's name and contact details prior to this consent being exercised. Should the Site Manager change during the term of this consent, the Consent Holder must give written notice to WDC of the new representative's name and contact details.

- (10) Prior to the commencement of activities on Site, the Consent Holder must hold a pre-start meeting on the Site, scheduled not less than five (5) working days before commencement of activities. The meeting must include representatives of the contractor(s) and all relevant technical specialists required on Site during works (for example, engineers and ecologist).
- (11) No Management Plans or detailed design/engineering plans will be accepted for certification/approval by WDC until the Consent Holder has supplied an electronic file containing all application documents, indexed and referenced, with each document allocated a unique document number and named in accordance with the following convention: Unique Document Number - Document Title - Author - Document date - Document Version.

3.6 Communications Plan

- (12) Prior to the commencement of construction, the Consent Holder must prepare a Communications Plan and submit it to WDC at least twenty (20) working days prior to the start of construction. The Communications Plan must include:
 - (a) contact details of the Site Manager;
 - (b) a list of stakeholders;
 - (c) details of communication activities proposed;
 - (d) details of the complaint management process;
 - (e) details of consultation requirements; and
 - (f) the process for ongoing review and amendment.

3.7 Complaints Management

- (13) The Consent Holder must maintain a Complaints Log recording:
 - (a) date, time and type of complaint;
 - (b) complainant details (name, address, phone if provided);
 - (c) location of complaint, if known;
 - (d) weather conditions and wind direction at the time of any dust or noise complaint;
 - (e) likely cause;
 - (f) response of the Consent Holder including corrective action; and
 - (g) future actions to avoid reoccurrence.

The Consent Holder must notify WDC of any complaint within two (2) working days and advise WDC and the complainant of the outcome and measures taken within five (5) working days.

3.8 Iwi and Cultural

- (14) At least twenty (20) working days prior to commencement of each stage of earthworks, the Consent Holder must give written notice to Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura (with the support of Waikato-Tainui) to:
- (a) clarify the Accidental Discovery Protocol (ADP);
 - (b) obtain names and contact details of iwi representatives for cultural advice in the event of a discovery; and
 - (c) arrange inspections if desired.

At least ten (10) working days prior to commencement of construction, Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura (with the support of Waikato-Tainui) must also be invited to: attend the pre-start meeting; provide a karakia prior to commencement; deliver a cultural induction for key Site personnel; and monitor earthworks.

- (15) The Consent Holder must invite Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura (with the support of Waikato-Tainui) to attend the pre-start meeting, provide a karakia prior to commencement of works, deliver a cultural induction to key Site personnel, and monitor earthworks and in-stream works as requested.
- (16) In the event that any archaeological sites, artefacts, taonga, kōiwi or other material of cultural significance are discovered during earthworks, the Consent Holder must immediately implement the Accidental Discovery Protocol (ADP), which includes: cessation of works in the affected area; notification to WDC, HNZPT, and Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura (with the support of Waikato-Tainui) within 24 hours; and no recommencement of works until all necessary statutory authorisations are obtained.
- (17) If during construction activities any kōiwi (skeletal remains) or similar material are uncovered, works must cease within a 20 m radius of the discovery immediately, and the Consent Holder shall notify the New Zealand Police, Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura (with the support of Waikato-Tainui), HNZPT, and WDC's Consents Team Leader. Works shall not recommence until authorised.
- (18) Prior to the commencement of any construction works, the Consent Holder must invite Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura (with the support of Waikato-Tainui) to discuss the implementation of the recommendations within the CIA and to confirm the approach to cultural monitoring of earthworks, dewatering, and any works near waterways or wetlands. The outcomes of this engagement must be reported to WDC prior to construction commencing.

3.8.1 Cultural Values and Mana Whenua

Cultural Values

- (19) The Consent Holder shall undertake the development having regard to the cultural values and outcomes identified in the Te Awa Koiora – SL1 Stage 1 Cultural Values and Effects Assessment, prepared by Pouwhenua Consultancy Limited on behalf of the Southern Links 1 Tangata Whenua Working Group, dated June 2026 ("CVA").

In particular, implementation of the development shall recognise the outcomes sought through:

- (a) Piko Wai – freshwater and the mauri of wai;
- (b) Piko Whenua – the ancestral landscape and cultural heritage;
- (c) Piko Taiao – indigenous biodiversity and ecological restoration; and
- (d) Piko Tangata – cultural identity, wellbeing and mana whakahaere.

Cultural Recommendations Register

- (20) Prior to commencement of bulk earthworks, the Consent Holder shall prepare a Cultural Recommendations Register in consultation with the Southern Links 1 Tangata Whenua Working Group ("SL1 TWWG").

The Register shall identify:

- (a) the relevant CVA recommendations applicable to the development;
- (b) how those recommendations are being addressed through consent conditions, management plans, detailed design or construction; and
- (c) any recommendations that remain relevant to future stages.

The Register may be updated as the development progresses and shall operate as an implementation and tracking document only.

Ongoing Engagement

- (21) The Consent Holder shall invite the SL1 TWWG to remain involved in the implementation of the development in relation to matters of cultural relevance, including:

- (a) cultural monitoring;
- (b) archaeological or accidental discoveries;
- (c) ecological and freshwater restoration;
- (d) public realm and landscape design; and
- (e) naming of roads, reserves, wetlands and significant public spaces.

Consultation shall occur sufficiently early to allow cultural advice to be considered before the relevant activity or design is finalised.

Cultural Monitoring and Accidental Discovery

- (22) Prior to commencement of bulk earthworks, the Consent Holder shall prepare, in consultation with the SL1 TWWG, a Cultural Monitoring and Accidental Discovery Protocol.

The Protocol shall include:

- (a) circumstances where cultural monitoring is required;

- (b) communication procedures between the contractor and cultural monitors;
- (c) procedures where archaeological material, taonga, kōiwi tangata, wāhi tapu or other potentially culturally significant material is discovered; and
- (d) procedures for recommencement of works following a discovery.

Where such material is discovered, works within the immediate vicinity shall cease until the applicable archaeological, statutory and cultural procedures have been completed.

Management Plans

- (23) Where relevant to the subject matter of a management plan required by these consents, the Consent Holder shall provide the relevant draft management plan to the SL1 TWWG for comment before finalisation.

This may include plans relating to:

- (a) earthworks;
- (b) archaeology;
- (c) contaminated land;
- (d) ecological restoration; and
- (e) stormwater management.

The Consent Holder shall consider any feedback received and may incorporate practicable recommendations consistent with the consented development.

Cultural Design and Naming

- (24) During detailed design of wetlands and principal entrance features, where relevant, the Consent Holder shall consult with the SL1 TWWG regarding opportunities to incorporate appropriate mana whenua cultural narratives, indigenous planting, interpretation and cultural design elements.

Prior to submitting proposed names for new public roads, reserves, wetlands or significant public spaces to the relevant authority, the Consent Holder shall invite the SL1 TWWG to provide naming recommendations.

Nothing in this condition requires disclosure of culturally sensitive information or limits the statutory decision-making role of the relevant authority.

Resourcing

- (25) The Consent Holder shall meet the reasonable and actual costs of cultural monitoring and other cultural advisory services specifically required by these conditions, with the scope and estimated cost to be agreed between the Consent Holder and the SL1 TWWG prior to the relevant work being undertaken.

Advice Note: These conditions are intended to operate alongside the specific earthworks, stormwater, freshwater, ecological, contaminated land, archaeological and landscape conditions applying to the development.

Where a cultural outcome is already expressly addressed through another condition or approved management plan, duplication of that requirement is not necessary.

3.8.2 Archaeological Conditions

Accidental discovery protocol

- (26) If any archaeological material, koiwi tangata / human remains, taonga, Māori artefacts, or other material of potential archaeological or cultural significance is uncovered during earthworks or construction, the Consent Holder must immediately:
- (a) cease all works within 20 m of the discovery;
 - (b) secure the discovery area so that the material is not further disturbed;
 - (c) advise all site personnel of the discovery and the requirement to avoid further disturbance;
 - (d) notify the consent authority;
 - (e) notify Heritage New Zealand Pouhere Taonga;
 - (f) notify Mana Whenua; and
 - (g) if koiwi tangata / human remains are suspected or identified, notify New Zealand Police.

Works must not recommence within the discovery area until the relevant statutory requirements have been met and written confirmation has been obtained from the consent authority, following consultation with Heritage New Zealand Pouhere Taonga, Mana Whenua and, where relevant, New Zealand Police.

Archaeological authority

- (27) If an archaeological site, as defined by the Heritage New Zealand Pouhere Taonga Act 2014, is identified and the site may be modified or destroyed by the works, the Consent Holder must obtain any necessary archaeological authority from Heritage New Zealand Pouhere Taonga before works affecting that site recommence.

Archaeological induction

- (28) Prior to the commencement of earthworks, the Consent Holder must ensure that all contractors and earthworks personnel are briefed on the accidental discovery protocol.

The induction must include:

- (a) the possibility of accidental archaeological or cultural discoveries;
- (b) examples of archaeological material that may be encountered, including shell, charcoal, hangi stones, artefacts, modified soils, historic remains, building foundations, bottles, ceramics, metal items, timber structures, drains, or human remains;
- (c) the requirement to stop works immediately if suspected archaeological material is uncovered;
- (d) the requirement to protect the discovery area from further disturbance; and
- (e) the notification process for the consent authority, Heritage New Zealand Pouhere Taonga, Mana Whenua and New Zealand Police, where relevant.

Mana Whenua consultation

- (29) Prior to the commencement of earthworks, the Consent Holder must provide Mana Whenua with a copy of the archaeological assessment and invite comment on:

- (a) the findings of the assessment;
- (b) any cultural values associated with the site;
- (c) the accidental discovery protocol; and
- (d) whether any additional cultural monitoring or cultural management measures are required during earthworks.

Any agreed cultural monitoring or cultural management measures must be implemented during earthworks.

Discovery record

- (30) If any archaeological or cultural material is discovered, the Consent Holder must keep a record of:

- (a) the date and time of discovery;
- (b) the location of the discovery;
- (c) a description of the material discovered;
- (d) photographs, where appropriate and culturally acceptable;
- (e) the parties notified;
- (f) advice received from Heritage New Zealand Pouhere Taonga, Mana Whenua, New Zealand Police and the consent authority;
- (g) any archaeological authority required; and
- (h) the date and basis on which works recommenced.

The record must be provided to the consent authority on request.

3.9 Management Plans

- (31) The following Management Plans (MPs) are required to be prepared and certified in accordance with the conditions of this consent:

Management Plan	Abbreviation
Construction Traffic Management Plan	CTMP
Erosion and Sediment Control Management Plan	ESCMP
Acid Sulphate Soil Management Plan	ASSMP
Earthworks Management Plan	EMP
Contaminated Soils Management Plan	CSMP
Communications Management Plan	CommMP

Construction Management Plan	CMP
Construction Noise and Vibration Management Plan	CNVMP
Dust Management Plan	DMP
Geotechnical Effects Management Plan	GEMP
Stormwater Management Plan	SMP
Ecological Management Plan	EcoIMP

- (32) The Consent Holder must ensure that all MPs are prepared by a SQEP. Where an MP is an update of an existing draft, the update must be completed by a SQEP. The Consent Holder must submit all MPs to WDC for certification at least twenty (20) working days prior to work commencing, except where otherwise specified in these conditions.
- (33) MPs may be submitted in parts or in stages to address particular activities or to reflect the staged implementation of the development. When an MP is provided in part or for a stage it must satisfy all certification requirements. MPs submitted to WDC must clearly show the linkage with MPs for adjacent stages and any interrelated activities or other MPs.
- (34) The certification process for MPs must be confined to confirming that each MP:
- (a) gives effect to its objective(s);
 - (b) addresses the consent condition requirements;
 - (c) contains the required information; and
 - (d) is generally consistent with the application documents.

Within twenty (20) working days of receiving an MP for certification, WDC must notify the Consent Holder whether the MP is certified or, if not, the reasons why and the matters that must be addressed.

- (35) The Consent Holder must implement all certified MPs for the duration of the works.
- (36) Any changes and/or updates to a certified MP must be made in writing and submitted to WDC for certification. While an MP is being changed or updated, construction activity must cease unless WDC provides written confirmation that the activity may continue.

3.9.1 Construction Management Plan (CMP)

- (37) The Consent Holder must carry out all construction activities in accordance with the certified CMP. The objective of the CMP is to detail the approach to managing construction works to ensure that adverse effects have been appropriately identified, managed and minimised. The CMP must include, but is not limited to:
- (a) a response to any relevant conditions of this consent;
 - (b) the contact details of the Site Manager ;
 - (c) the location of notice board(s) on Site that are readily visible and readable from a public place;

- (d) a schedule of each construction stage including site plans, commencement date and expected duration;
- (e) the hours of construction work, in accordance with Condition 79 (7:30 am to 6:00 pm, Monday to Saturday, with no noisy construction on Sundays or public holidays);
- (f) machinery to be used on Site and measures to prevent contaminant spills during refuelling and machinery servicing;
- (g) a list of hazardous substances stored on Site and the response in the event of a spill;
- (h) detailed management procedures for fill placement, treatment, and/or stockpiling;
- (i) measures to address the cumulative effects of working on multiple stages simultaneously;
- (j) any other details of the intended works programme; and
- (k) the process for ongoing review and amendment of the CMP.

3.9.2 Communications Management Plan (CommMP)

- (38) As part of the CMP, the Consent Holder must also submit a CommMP for certification. The objective of the CommMP is to set out how the public and stakeholders will be communicated with throughout the construction period. The CommMP must include, but is not limited to:
- (a) contact details of the Site Manager as the main point of contact;
 - (b) a list of stakeholders, including all those who provided comment on the application;
 - (c) details of communication activities already undertaken and any stakeholder feedback;
 - (d) procedures for ensuring owners/occupiers within approximately 150 m of the Site are given a minimum of ten (10) working days' prior notice of commencement of construction works;
 - (e) details of the complaint management process; and
 - (f) the process for ongoing review and amendment.

3.9.3 Earthworks Management Plan (EMP)

- (39) As part of the CMP, the Consent Holder must also submit an EMP for certification. The objective of the EMP is to set out the earthworks stages and appropriate management methods. The EMP must include:
- (a) a response to any relevant conditions of this consent;
 - (b) the staging and sequence of earthworks, including commencement dates and expected duration of major cut and fill operations; and
 - (c) the process for ongoing review and amendment.

3.9.4 Contaminated Soils Management Plan (CSMP)

- (40) As part of the CMP, the Consent Holder must also submit a CSMP for certification. The objective of the CSMP is to identify how soil disturbance on the Site must be managed to

avoid hazards to human health and recommend mitigation methods relevant to actual Site conditions and future uses. The CSMP must include:

- (a) a response to any relevant conditions of this consent;
- (b) map(s) showing likely areas of contamination/concern;
- (c) a testing regime reflecting the findings of the Detailed Site Investigation (Appendix 21 – Volume 3 – Detailed Site Investigation prepared by Swiftsure Consulting);
- (d) measures to prevent or restrict exposure to contaminated soils;
- (e) methods to remediate contaminated soils, including remediation targets;
- (f) measures to safely manage the removal of any soil exceeding NES:CS limits; and
- (g) the process for ongoing review and amendment.

3.9.5 Construction Traffic Management Plan (CTMP)

- (41) As part of the CMP, the Consent Holder must also submit a CTMP for certification and a Corridor Access Request (CAR). The objective of the CTMP is to avoid, remedy and/or mitigate adverse effects associated with construction traffic. The CTMP must include, but is not limited to:
- (a) a response to any relevant conditions of this consent;
 - (b) construction staging and proposed activities;
 - (c) expected number of vehicle movements, particularly heavy vehicle numbers;
 - (d) points of Site access and measures to stabilise those access points;
 - (e) construction traffic routes;
 - (f) nature and duration of any temporary traffic management proposed;
 - (g) location on Site for worker car parking and loading areas;
 - (h) measures to prevent, monitor and remedy tracking of debris onto public roads;
 - (i) pre-construction road condition surveys; and
 - (j) the process for ongoing review and amendment.

3.9.6 Construction Noise and Vibration Management Plan (CNVMP)

- (42) As part of the CMP, the Consent Holder must also submit a CNVMP for certification. The detailed requirements for the CNVMP are set out in Conditions 83 to 87, which are the primary CNVMP conditions and take precedence over any general description in this section.

3.9.7 Dust Management Plan (DMP)

- (43) As part of the CMP, the Consent Holder must also submit a DMP for certification. The objective of the DMP is to identify sources of dust and require the adoption of the best practicable option to minimise the effects of discharges to air from construction works. The DMP must accord with, as a minimum, the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016) and must include:

- (a) a response to any relevant conditions of this consent;
- (b) practices to minimise all dust and particulate emissions;
- (c) measures to ensure exposed areas have sufficient soil moisture levels;
- (d) use of chemical dust suppressants for problematic areas if other methods fail;
- (e) identification of on-call staff available at all times; and
- (f) the process for ongoing review and amendment.

3.9.8 Geotechnical Effects Management Plan (GEMP)

- (44) As part of the CMP, the Consent Holder must also submit a GEMP for certification. The objective of the GEMP is to manage effects during the earthworks phase and ensure buildable ground for development. The GEMP must include:
- (a) a response to the recommendations of the Geotechnical Investigation Report (Appendix 3N – Geotechnical Investigation Report prepared by CMW Geosciences); and
 - (b) the process for ongoing review and amendment.

3.9.9 Stormwater Management Plan (SMP)

- (45) The Consent Holder must submit an SMP for certification. The objective of the SMP is to set out how stormwater runoff from the Site will be managed to avoid, remedy or mitigate adverse effects on the receiving environment. The SMP must include, but is not limited to:
- (a) a response to any relevant conditions of this consent;
 - (b) design details for all stormwater management devices and infrastructure;
 - (c) an operation and maintenance schedule for all on-site stormwater devices;
 - (d) monitoring and reporting requirements; and
 - (e) the process for ongoing review and amendment.

3.10 Engineering – Catch-All (All Staging)

3.10.1 During Construction – Earthworks

- (46) All earthworks shall be carried out in accordance with good engineering practice and shall:
- (a) be implemented in accordance with the approved CMP;
 - (b) avoid or mitigate effects on the environment with regard to dust, contamination of natural water or diversion of surface or groundwater flows;
 - (c) not alter the existing landform in a manner that detrimentally affects adjoining properties through changes in drainage or changes in ground level; and
 - (d) avoid any hazard to persons or property.
- (47) Earthworks must not be carried out between 1 May and 30 September in any year unless the prior written agreement of WDC has been obtained. (noting Landuse Disturbance requirements are a WRC matter to be advised separately).

- (48) The Consent Holder must ensure that all vehicle movements do not track dirt and loose material from the vehicle entrance onto the road carriageway. Any material that inadvertently deposits on the road must be washed or swept clear as soon as practicable.
- (49) All bare areas of land and fill must be either sealed or covered with aggregate or topsoiled and established with a grass mixture to achieve an 80% ground cover within three months of the completion of earthworks.
- (50) All areas of bare earth no longer required for construction purposes shall be revegetated or re-grassed no less than three months post construction.
- (51) All earthmoving machinery, pumps and generators shall be operated in a manner that ensures spillages of fuel, oil and similar contaminants are prevented. Refuelling and lubrication activities shall be carried out away from any surface water.
- (52) Prior to bulk earthworks commencing in any stage of development, the Consent Holder must submit to WDC a certificate signed by a SQEP confirming that the erosion and sediment control measures have been constructed in accordance with the certified ESCMP. The certificate must be submitted within five (5) working days of completion.
- (53) Stockpiles must be located at least 30 m from any Site boundary unless otherwise agreed in writing with WDC.
- (54) The Consent Holder must take all reasonable measures to ensure that existing trees and vegetation identified for retention are protected from damage during construction, in accordance with best practice arboricultural methods.
- (55) All temporary retaining walls required during earthworks or construction must be designed by a CPEng, constructed and maintained in a safe and stable condition for the duration of the works, and removed upon completion of the relevant construction stage unless otherwise incorporated into permanent works.

3.10.2 Engineering Design and Approval

- (56) The Consent Holder must submit all engineering plans to WDC for review and approval prior to any building consent application (or at least twenty (20) working days prior to construction commencing where building consent is not required). Engineering plan approval is required for all stormwater, wastewater, water, transport and landscaping infrastructure. The engineering plans must:
 - (a) be consistent with the relevant certified SDP;
 - (b) include trunk servicing details and ensure that future connections within the Site are provided for;
 - (c) include servicing details for each lot as applicable;
 - (d) be in accordance with the RITS and other relevant standards including the WDC Development Manual; and
 - (e) nominate the name and contact details of the SQEP responsible for overseeing construction of the infrastructure.
- (57) All as-built plans, Quality Assurance documents, producer statements, warranty documents and associated data for all assets to be transferred to WDC, as well as written

correspondence from utility providers confirming connections to each lot, must be submitted at the completion of works in accordance with the requirements of the RITS.

3.11 Importation and Placement of Cleanfill

- (58) The Consent Holder shall ensure that all material imported onto the Site for the purpose of filling comprises cleanfill, as defined in the Waipā District Plan.
- (59) No material that does not meet the definition of cleanfill shall be imported or placed as part of the works authorised by this consent.
- (60) The Consent Holder shall maintain records of all cleanfill imported to the Site. As a minimum, the records shall include:
 - (a) the date the material was received;
 - (b) the source location of the material;
 - (c) a description of the nature and composition of the material;
 - (d) the approximate volume of material received; and
 - (e) where relevant, any investigation or testing to demonstrate the material meets the definition of cleanfill.
- (61) The records required by Condition XX shall be retained and provided to WDC upon request.
- (62) Prior to accepting imported material, the Consent Holder shall undertake a visual inspection and make reasonable enquiries regarding the source and previous use of the material to confirm it is suitable as cleanfill.
- (63) Where the source, appearance, odour, composition or previous use of the material gives reasonable cause to suspect it may not meet the definition of cleanfill, the material shall:
 - (a) not be placed within the fill area; and
 - (b) either be removed from the Site or quarantined pending confirmation of its suitability.
- (64) By April 1st each year, or upon request by WDC, the Consent Holder shall provide WDC with a summary of cleanfill imported during the preceding 12-month period including: total volume imported; cumulative volume imported; principal sources; and details of any loads rejected or quarantined.
- (65) Imported cleanfill shall be placed, compacted, contoured and stabilised in a manner that:
 - (a) maintains the long-term stability of the filled land;
 - (b) does not cause or exacerbate instability or erosion;
 - (c) does not obstruct or adversely alter overland flow paths;
 - (d) does not increase the risk of flooding on neighbouring properties; and
 - (e) enables the completed surface to be permanently stabilised.

3.12 Noise & Vibration

3.12.1 Construction Noise and Vibration Management Plan

- (66) At least ten (10) working days prior to the commencement of construction works, the Consent Holder must submit a CNVMP to WDC for certification. The objectives of the CNVMP are to:
- (a) identify and require implementation of the Best Practicable Option to avoid or minimise construction noise and vibration effects;
 - (b) achieve compliance with the construction noise and vibration conditions of this consent;
 - (c) establish specific management requirements for construction works undertaken within 40 metres of any occupied building on another site; and
 - (d) establish specific management requirements for any construction activities authorised to occur outside the hours specified in Condition XX.
- (67) The CNVMP must, as a minimum:
- (a) address the relevant requirements of Annex E of NZS 6803:1999;
 - (b) identify construction activities with the potential to generate significant noise or vibration;
 - (c) identify sensitive receivers;
 - (d) specify construction methodologies and Best Practicable Option mitigation measures;
 - (e) specify procedures for construction works within 40 metres of an occupied building;
 - (f) specify procedures for responding to and investigating noise and vibration complaints; and
 - (g) be prepared by a suitably qualified and experienced acoustic specialist.
- (68) Construction works must not commence until WDC has provided written certification of the CNVMP. All construction works must be undertaken in accordance with the certified CNVMP.
- (69) At least five (5) working days before the commencement of earthworks, the Consent Holder must provide written notice of the construction works to the occupiers of all buildings located within 50 metres of the Site boundary, including: an overview of the construction works; the approximate dates and anticipated duration of activities expected to generate the highest levels of construction noise or vibration; and contact details for the relevant Site Manager.
- (70) All construction works must be designed and undertaken so that construction vibration does not exceed the applicable guideline values in DIN 4150-3:1999 Structural Vibration, when measured at any building located outside the Site.

3.12.2 Roading

- (71) All works within a road corridor must be managed under a current Corridor Access Request (CAR) in accordance with WDC's current requirements prior to any works commencing within the road reserve.
- (72) The Consent Holder must complete a Safe System Audit at the detailed design stage for all Site accesses and any new internal roads, and submit to WDC in accordance with the Waka Kotahi NZ Transport Agency Safe System Audit Guidelines (October 2022). A post-construction Safe System Audit must also be completed following construction.
- (73) Prior to the commencement of construction, the Consent Holder must commission and submit to WDC a pre-construction road condition survey of all roads to be used for construction traffic, completed by a SQEP.

3.12.3 Construction Noise and Vibration Conditions

- (74) Prior to construction works, the Consent Holder must submit a final Construction Noise and Vibration Management Plan to WDC for certification.
- (75) The CNVMP must be submitted at least 10 working days before construction works commence.
- (76) Construction works must not commence until the CNVMP has been certified in writing. All construction works must be undertaken in accordance with the certified CNVMP.
- (77) The objective of the CNVMP is to adopt the best practicable option to minimise construction noise and vibration effects and ensure compliance with the project noise and vibration limits.
- (78) The CNVMP, and any amendments, must be prepared by a suitably qualified acoustics consultant, such as a MASNZ acoustician.
- (79) The CNVMP must address, as a minimum:
 - (a) Annex E of NZS 6803:1999 Acoustics – Construction Noise;
 - (b) the AAAC Guideline for interpreting and applying NZS 6803:1999;
 - (c) construction methodology and programme;
 - (d) areas of work within 40 m of occupied buildings;
 - (e) equipment and activity-specific noise levels;
 - (f) minimum setback distances;
 - (g) noise and vibration mitigation;
 - (h) communication and complaints procedures;
 - (i) monitoring and reporting; and
 - (j) corrective actions.
- (80) The CNVMP may be updated during the works to respond to changes in methodology, receiving environment or monitoring results.

- (81) Any material amendment to the certified CNVMP must be clearly marked and submitted to WDC for re-certification before implementation.
- (82) A copy of the certified CNVMP must be kept on site for the duration of earthworks and civil works.

Construction Hours

- (83) Construction works exceeding the applicable permitted construction noise limits, and heavy vehicle movements associated with the development, shall only occur between 7:30am and 6:00pm, Monday to Saturday.
- (84) Construction activities may occur outside standard construction hours where they comply with the applicable construction noise limits and do not generate audible noise at neighbouring sites.
- (85) Construction noise must not exceed the following limits when measured and assessed 1 m from the façade of any occupied dwelling on any other site in accordance with NZS 6803:1999:
 - (a) 70 dB LAeq and 85 dB LAFmax between 7:30am and 6:00pm, Monday to Saturday; and
 - (b) 45 dB LAeq and 70 dB LAFmax at all other times and on public holidays.
- (86) Construction noise must not exceed the following limits when measured and assessed 1 m from the façade of any other occupied building on any other site in accordance with NZS 6803:1999:
 - (a) 80 dB LAeq between 7:30am and 6:00pm, Monday to Saturday; and
 - (b) 75 dB LAeq at all other times and on public holidays.
- (87) Construction noise limits apply at 1 m from the façade and 1.2 m to 1.5 m above the relevant floor level of any occupied building not on the site.
- (88) Construction noise limits do not apply to buildings on the site or buildings on other sites that are unoccupied during the works.
- (89) Construction noise must be measured and assessed in accordance with NZS 6803:1999 Acoustics – Construction Noise.
- (90) Localised acoustic barriers should extend past the noise source by at least 1.5 times the height of the plant or machinery and partially surround the source where practicable.
- (91) Construction vibration must not exceed the guideline values in DIN 4150-3:1999 Structural Vibration – Effects of Vibration on Structures when measured at any building not on the construction site.
- (92) Construction vibration must be measured and assessed in accordance with DIN 4150-3:1999.
- (93) Any non-compliance with the project noise or vibration limits must be addressed by implementing corrective actions in accordance with the certified CNVMP.

3.12.4 Industrial land use Acoustic Conditions

Operational noise compliance

- (94) Industrial activities must be located, designed and operated to comply with the operational noise limits below.
- (95) Noise from any industrial lot, except the lots occupied by Waste Management and Wattle Distribution, must not exceed 65 dB LAeq(15 min) at any time when measured and assessed at the boundary of any other industrial lot, including:
 - (c) any other industrial lot within the site;
 - (d) any industrial lot in the Rogerson Block; and
 - (e) any site in the Hamilton City Industrial Zone.

Waste Management and Wattle Distribution lots

- (96) Noise from the lots occupied by Waste Management and Wattle Distribution must not exceed 75 dB LAeq(15 min) at any time when measured and assessed at the boundary of any other industrial lot, including:
 - (f) any other industrial lot within the site; and
 - (g) any site in the Hamilton City Industrial Zone.

Noise received at Waipā Rural Zone notional boundaries

- (97) Noise from any industrial lot must not exceed the following limits when measured and assessed at the notional boundary of any noise sensitive activity in the Waipā District Rural Zone:
 - (a) 50 dB LAeq between 7:00am and 10:00pm, Monday to Saturday;
 - (b) 50 dB LAeq between 8:00am and 6:00pm on Sundays and public holidays;
 - (c) 40 dB LAeq at all other times; and
 - (d) 70 dB LAmx for any single noise event between 10:00pm and 7:00am.

Noise received at Hamilton Residential Zone dwellings

- (98) Noise from any industrial lot must not exceed the following limits when measured and assessed at the site boundary of any dwelling in the Hamilton City Residential Zone:
 - (a) 45 dB LAeq(15 min) and 75 dB LAmx between 6:00am and 7:00am;
 - (b) 50 dB LAeq(15 min) between 7:00am and 8:00pm;
 - (c) 45 dB LAeq(15 min) between 8:00pm and 11:00pm; and
 - (d) 40 dB LAeq(15 min) and 75 dB LAmx between 11:00pm and 6:00am.

Noise measurement standards

- (99) Operational noise must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.

Noise sensitive activities prohibited

- (100) Noise sensitive activities must not establish within the industrial lots.

3.13 Vehicle Crossings

- (101) The location and configuration of vehicle crossings serving individual industrial lots shall be in general accordance with the approved Maven Scheme Plans XX.
- (102) The vehicle crossings shown on the approved Maven Scheme Plans are authorised by this consent, including their location and connection to the adjoining road network, and no further resource consent shall be required in respect of the location of those vehicle crossings, subject to compliance with this condition.
- (103) Notwithstanding Condition XXX, the location of an individual vehicle crossing may be adjusted from the location shown on the approved Maven Scheme Plans where necessary to respond to the final building footprint, loading areas, services, or detailed design, provided that:
 - (a) the crossing remains associated with and provides access to the same allotment;
 - (b) the revised location does not materially alter the safe and efficient operation of the adjoining road or intersection;
 - (c) the revised location does not create a conflict with any required pedestrian or cycling facility, street tree, stormwater device or other infrastructure; and
 - (d) any engineering approval required from the relevant road controlling authority is obtained.

4.0 Section 2 – Industrial Development Conditions

4.1 Industrial Staging Framework

- (104) Development may be undertaken in stages or sub-stages, subject to each stage or sub-stage occurring sequentially, complying with all relevant conditions of this consent, being in general accordance with the plans, drawings and information submitted with the application, and being able to be serviced without restricting the future development of later stages.

Advice note: Sequentially means Stage 1, then Stage 2, and so on. This does not preclude stages being constructed concurrently.

Advice note: Each stage must include the associated three-waters and roading infrastructure. Staging is as shown on the Maven Scheme Plan.

- (105) Prior to the commencement of any industrial stage, the Consent Holder must prepare and submit a Stage Development Plan (SDP) for that stage to WDC for certification. The SDP must:
 - (a) be in general accordance with the approved Maven Scheme Plans;
 - (b) identify the lots, roads, infrastructure, and open space proposed for that stage;
 - (c) demonstrate that the stage can be adequately serviced in accordance with the conditions of this consent without restricting the future development of later stages; and

- (d) include detailed engineering plans for all infrastructure to be constructed within that stage.

4.2 Industrial Development Controls

- (106) Development within the land subject to this consent must comply with the Industrial Bulk and Location Controls contained in Appendix 9 – “Bulk and Location Controls – SL1 Industrial North”.
- (107) Any future industrial building, structure or activity authorised by this consent must comply with the applicable bulk and location controls in Appendix 9, including any requirements relating to the location, scale, height, coverage, setbacks, yards, outdoor storage, servicing, parking, access, landscaping and other development standards specified in that Appendix.
- (108) Detailed building and site layouts may vary from any indicative layouts shown in the approved plans, provided that:
 - (a) the development proposed complies with Appendix 9 - Bulk and Location Controls - SL1 Industrial North;
 - (b) the nature, scale and intensity of the industrial development remains within the scope of the activities and effects authorised by this consent; and
 - (c) the development complies with all other applicable conditions of this consent.

Advice Note: This condition is intended to enable the progressive development and occupation of the Industrial Area without requiring further land use consent solely as a consequence of changes to individual building or site layouts, where those changes remain within the scope of the development authorised by this consent. Where development is proposed that does not comply with Appendix 9, a new consent, or variation to this consent will be required.

5.0 Section 3 – Specialist Conditions

5.1 Geotechnical Conditions

- (109) The Consent Holder must engage an independent Chartered Professional Geotechnical Engineer (Peer Reviewer), acceptable to WDC, to undertake an independent review of the geotechnical design, construction methodology and implementation for each development stage. The Peer Reviewer must be independent of the Project Geotechnical Engineer.
- (110) Prior to construction of each development stage, the Peer Reviewer must provide written confirmation to WDC that the proposed methodology is consistent with accepted geotechnical engineering practice and appropriately manages the identified geotechnical hazards. The review must include:
 - (a) the Stage-Specific Geotechnical Design Report;
 - (b) the Geotechnical Effects Management Plan (GEMP);
 - (c) the Geotechnical Works Specification;

- (d) the Settlement Monitoring Plan;
 - (e) preload and surcharge design where applicable;
 - (f) retaining wall and foundation design; and
 - (g) pavement and subgrade recommendations.
- (111) Throughout construction, the Consent Holder must provide the Peer Reviewer with all relevant monitoring and verification information. Where the Peer Reviewer determines that approved design objectives or performance criteria are unlikely to be achieved, remedial measures must be prepared, reviewed by the Peer Reviewer, and implemented prior to continuation of the relevant works.
- (112) The following activities must not proceed until the Project Geotechnical Engineer and the Peer Reviewer have jointly confirmed in writing that the relevant geotechnical performance criteria have been achieved:
- (a) removal of preload or surcharge material;
 - (b) commencement of permanent pavement construction;
 - (c) commissioning of stormwater devices and retaining structures; and
 - (d) installation of permanent gravity infrastructure where ongoing settlement may affect performance.
- (113) Prior to the acceptance of infrastructure intended to vest in WDC, the Peer Reviewer must provide a Peer Review Completion Statement confirming that: geotechnical works have been completed in accordance with the approved design; settlement monitoring demonstrates compliance with adopted design criteria; and the infrastructure is suitable from a geotechnical perspective for its intended design life.

5.2 Certification

- (114) All engineering plans for infrastructure to vest in WDC must be certified by a CPEng prior to construction commencing.
- (115) All as-built plans of finished contours and all urban services must be submitted to WDC in accordance with RITS for certification as to consistency with the approved engineering plans.
- (116) Prior to vesting of assets in WDC, the Consent Holder must provide:
- (a) PS3 Construction Observation;
 - (b) PS4 Construction Review;
 - (c) as-built drawings;
 - (d) asset data;
 - (e) survey information; and
 - (f) maintenance manuals where applicable.

5.3 Landscaping Conditions

- (117) All hard and soft landscape works within stormwater reserves, public parks, public roads, and accessways must be implemented in general accordance with the landscape plans (Appendix 11 – Landscape Drawings and Design Statement).
- (118) The Consent Holder must provide a certified Landscape Maintenance Plan (LandMP) for all planting and landscaping to be established within all reserves, public roads, and accessways as approved under this consent.
- (119) As-built plans of completed landscape works must be submitted in .CAD (NZTM2000) and .PDF format in general accordance with WDC's Development Engineering as-built requirements.
- (120) Prior to commencement of bulk earthworks or civil works within the relevant stage of the Industrial Area, the Consent Holder must submit a final Landscape Design Plan for that stage to the consent authority for certification.
- (121) The Landscape Design Plan must be prepared by a suitably qualified landscape architect and be generally consistent with the Landscape and Visual Effects Assessment – Southern Links 1 Industrial Development, prepared by Barker & Associates, dated 27 August 2026, the approved masterplan, and the landscape plans and design requirements forming part of this consent.
- (122) The purpose of certification is to confirm that the Landscape Design Plan appropriately gives effect to the landscape and visual mitigation and design outcomes identified in those documents.

Implementation of Landscape Design

- (123) Landscape works must be completed within the first practicable planting season following completion of the relevant civil works, except where an alternative implementation timeframe is identified in the certified Landscape Design Plan.

Landscape Establishment and Maintenance

- (124) All planting required by a certified Landscape Design Plan must be maintained for a minimum period of 5 years following implementation, or until successfully established, whichever is later.
- (125) Any planting that dies, fails, is removed, or becomes seriously damaged or diseased during this period must be replaced with the same or an equivalent species within the next practicable planting season.

Completion Certification

- (126) Within 20 working days following completion of the landscape works required for each stage, the Consent Holder must provide written certification from a suitably qualified landscape architect confirming that the works have been completed in accordance with the certified Landscape Design Plan.

5.4 Completion Reports

- (127) Within two (2) months of completion of civil works within each stage, the Consent Holder must submit a Works Completion Report (WCR) to WDC confirming that all conditions of consent relevant to that stage have been complied with.
- (128) The WCR must be prepared by the Site Manager and signed off by the SQEP responsible for overseeing construction of the infrastructure.
- (129) As-built information for all assets to be vested in WDC must be submitted in accordance with RITS requirements prior to vesting.

5.5 Infrastructure Agreements and Private Developer Arrangements

- (130) Prior to giving effect to the first subdivision stage, the Consent Holder must enter into any Private Developer Agreement(s) (PDA) or Infrastructure Delivery Agreement(s) (IDA) (or equivalent) required by WDC or the relevant infrastructure provider(s) in connection with the delivery of water supply, wastewater, stormwater, and transport infrastructure for the SL1 Industrial North development.
- (131) Any PDA or IDA must include provision for:
 - (a) the quantum and timing of infrastructure delivery;
 - (b) the land to vest in WDC and/or the relevant infrastructure provider, including the size, purpose and value of that land;
 - (c) the quantum of any development and financial contributions payable; and
 - (d) provision of any securities required by WDC securing the performance of the Consent Holder's obligations.
- (132) Notwithstanding any other condition of this consent relating to the staging, design, timing, location or delivery of water supply, wastewater, transport or stormwater infrastructure, an alternative infrastructure solution may be implemented where it is agreed in writing by the relevant infrastructure authority. Any such alternative must be recorded in a signed Infrastructure Agreement and provide for the servicing of the relevant stage prior to occupation or use.

5.6 Connection to IAWAI Water and Wastewater Infrastructure

- (133) Where any water supply or wastewater servicing solution for the development requires a connection to, use of, or reliance upon infrastructure owned, operated or controlled by IAWAI and/or WWL, the following shall apply:
 - (a) the Consent Holder shall provide Waikato Waters with all plans, modelling, technical information and other information reasonably required to facilitate the connection;
 - (b) The Consent Holder shall invite Waikato Waters to manage and coordinate all relevant discussions, technical approvals and agreements with IAWAI necessary to facilitate the connection, including matters relating to:
 - (i) network capacity and servicing availability;
 - (ii) connection location and configuration;

- (iii) infrastructure design and engineering requirements;
 - (iv) operational and network requirements;
 - (v) timing and sequencing of the connection;
 - (vi) ownership, vesting and maintenance responsibilities; and
 - (vii) any other matter reasonably necessary to enable the proposed connection;
- (c) unless otherwise agreed in writing between the Consent Holder, Waikato Waters and IAWAI, the Consent Holder shall not be required to enter into a separate direct infrastructure or connection agreement with IAWAI where the relevant connection can be appropriately managed and implemented through Waikato Waters; and
- (d) prior to occupation or habitation of any Development Unit reliant upon an IAWAI connection, the Consent Holder shall provide the relevant consent authority with written confirmation from Waikato Waters that the necessary arrangements for that connection have been completed and that the relevant Development Units are able to be serviced.

Advice note: The applicant agrees and confirms that Waikato Waters shall be the primary interface with IAWAI on behalf of the Consent Holder in relation to the proposed connection.

Resolution of Connection Matters

- (134) Where a matter necessary to establish an IAWAI water supply or wastewater connection remains unresolved between Waikato Waters and IAWAI, and that unresolved matter is preventing or is reasonably likely to prevent the Consent Holder from satisfying a development or infrastructure threshold under these consents, the following process shall apply:
- (a) Waikato Waters shall notify the Consent Holder in writing of the outstanding matter and the steps being taken to resolve it;
 - (b) the Consent Holder may request that the matter be referred to a meeting between appropriately authorised senior representatives of the Consent Holder, Waikato Waters and IAWAI. That meeting shall be convened as soon as reasonably practicable for the purpose of seeking an agreed resolution;
 - (c) if the matter remains unresolved following that meeting, the Consent Holder may request that the matter be referred to independent mediation. The mediator shall be agreed between the parties or, failing agreement, appointed by the President of the Arbitrators' and Mediators' Institute of New Zealand Inc. (AMINZ);
 - (d) the parties shall participate in the mediation in good faith and shall use reasonable endeavours to resolve the outstanding connection matter. Unless otherwise agreed, the costs of the mediator shall be shared equally between the participating parties, with each party meeting its own costs;
 - (e) where the matter is principally a technical or engineering matter and remains unresolved following mediation, the Consent Holder may request referral of that technical matter to an independent suitably qualified and experienced expert agreed

between the parties or, failing agreement, nominated by the President of Engineering New Zealand;

- (f) the expert shall consider the relevant consent requirements, approved infrastructure strategy, applicable engineering standards, available network capacity and the reasonable operational requirements of the relevant network operators and provide a written determination or recommendation, as agreed by the parties prior to the referral; and
- (g) nothing in this condition requires IAWAI or Waikato Waters to approve a connection where sufficient network capacity is not available or where the proposed connection would not satisfy applicable statutory, engineering, operational or network requirements.

Alternative Servicing Pathway

- (135) Where an IAWAI/WWL connection cannot be agreed or implemented following the process in Condition 134, this shall not of itself prevent the Consent Holder from pursuing an alternative water supply or wastewater servicing solution in accordance with Condition 126.

Any alternative solution shall be considered with Waikato Waters in the first instance, together with any other relevant stakeholder or infrastructure provider as necessary, and may be formalised through a Private Development Agreement (PDA) where appropriate.

- (136) For the avoidance of doubt, the purpose of Condition 133 & 134 is to:
 - (a) provide a transparent process for progressing and resolving connection requirements;
 - (b) ensure that an unresolved matter between infrastructure providers does not leave the Consent Holder without a defined escalation and resolution pathway; and
 - (c) preserve the ability for an alternative compliant servicing solution to be developed where an IAWAI connection cannot ultimately be achieved.

5.7 Water Supply Conditions

- (137) Water supply infrastructure for each stage of the Development must be provided in general accordance with the approved Water Supply Servicing Strategy and must comply with:
 - (a) the Regional Infrastructure Technical Specifications (RITS);
 - (b) the WDC Development Manual; and
 - (c) SNZPAS 4509:2008 (NZ Fire Service Fire Fighting Water Supply Code of Practice).
- (138) Prior to lodging engineering plans for each stage, the Consent Holder must submit a report to WDC confirming whether actual water demand is consistent with the water supply modelling assessment submitted with the application, and whether upgrades are required to the wider public water network to meet RITS and WDC Development Manual standards.
- (139) Installed water supply reticulation serving each stage must be pressure tested and sterilised in accordance with Appendix C of NZS 4404:2010. Written proof of pressure

testing and sterilisation must be provided to WDC prior to the issue of the Section 224(c) certificate for that stage.

- (140) Prior to the commencement of any occupation within a stage, the Consent Holder must provide WDC with written confirmation from Waikato Waters Limited that the reticulated water supply system serving that stage has been completed and approved as compliant with all applicable standards.

Advice note: Confirm the relevant water infrastructure authority for the Waipā District portion of the SL1 site. IAWAI has jurisdiction within Hamilton City and Waikato District; Waikato Waters Limited includes Waipā District as a participating council. Update references accordingly.

- (141) Strategic water supply infrastructure delivery conditions specific to SL1 Industrial Indusre Rua must be implemented in accordance with Section 5.4 and 5.5 of this conditions set.

5.8 Wastewater Conditions

- (142) Wastewater infrastructure for each stage of the Development must be provided in general accordance with the approved Wastewater Servicing Strategy and must comply with:
- (a) the Regional Infrastructure Technical Specifications (RITS);
 - (b) the WDC Development Manual; and
 - (c) any relevant infrastructure servicing agreement with the relevant wastewater authority.
- (143) Any new wastewater pump stations must be:
- (a) provided with emergency storage with a minimum nine (9) hours storage based on average daily flow prior to emergency overflow, in accordance with RITS;
 - (b) provided with a rider main connection for wash-down water supply from the adjacent water main;
 - (c) elevated from the ground with lid levels a minimum of 150 mm above adjacent ground levels; and
 - (d) provided with electrical and telemetry equipment confirmed with WDC, with alarm and operational data control systems installed by the Consent Holder (or by WDC at the Consent Holder's cost).
- (144) Prior to the commencement of any occupation within a stage, the Consent Holder must provide WDC with written confirmation from XX that the reticulated wastewater system serving that stage has been completed and approved as compliant with all applicable standards.
- (145) Any strategic wastewater infrastructure delivery conditions specific to SL1 Industrial North, including any connection to the proposed Southern Wastewater Treatment Plant, must be implemented in accordance with XX.

5.8.1 Earthworks Controls

- (146) Prior to the commencement of bulk earthworks in any stage, the Consent Holder must:

- (a) install silt fencing, sediment controls, and exclusion barriers around all ecological features to be retained; and
 - (b) obtain written confirmation from the Project Ecologist that the relevant environmental controls are in place.
- (147) All works must be carried out to minimise sediment discharge to any surface water body, and all drains must be managed in accordance with the certified EcolMP to minimise ecological effects during construction.
- (148) The Consent Holder must undertake ecological monitoring of any retained ecological features on a frequency specified in the certified EcolMP and must report findings to WDC annually or as otherwise required by WDC.

5.9 Transport Conditions

5.9.1 Common Transport Conditions

General

- (149) The establishment and operation of industrial activities authorised by this consent must be undertaken generally in accordance with the transport assumptions, access strategy and mitigation measures applying to the Industrial Development in the SL1 Industrial and Residential Integrated Transport Assessment, prepared by Bloxam Burnett & Olliver Ltd, dated 4 September 2026.

Initial Industrial Development

- (150) Up to an aggregate maximum of 1 hectare of net developable industrial land may be established and occupied prior to the transport infrastructure required by Condition TRA-RUA-3 becoming operational.
- (151) The 1 hectare threshold applies cumulatively to industrial development authorised by this consent.

Development Beyond 1 Hectare

- (152) No industrial activity resulting in the aggregate occupied industrial development exceeding 1 hectare of net developable industrial land may commence operation unless a continuous and operational transport connection is available between the Industrie Rua land and the strategic road network by either:
- (a) the relevant Hamilton Southern Links and SL1 access arrangement identified in the BBO ITA; or
 - (b) the Interim Option B arrangement identified in the BBO ITA, including:
 - (i) the interim four-arm Greenwood Street / Kahikatea Drive roundabout;
 - (ii) the interim access road between Greenwood Street / Kahikatea Drive and the east-west collector road;
 - (iii) the east-west collector road; and
 - (iv) the connections necessary to provide access between the Industrie Rua land and that network.

Any interim infrastructure must be designed and implemented so as not to preclude integration with the ultimate Hamilton Southern Links transport network.

East-West Collector Road

- (153) Prior to commencement of any industrial activity relying on the east-west collector road for access, the section of the east-west collector road necessary to serve that activity must be formed and operational generally in accordance with the BBO ITA.

The road must provide for:

- (a) safe and efficient movement of industrial and heavy vehicles;
- (b) integration with the wider SL1 and Hamilton Southern Links transport network; and
- (c) the walking and cycling facilities identified for the corridor in the BBO ITA.

Vehicle Access

- (154) Each industrial activity must be provided with a formed vehicle access appropriate to the nature and scale of the activity.

Vehicle crossings must be designed and located to:

- (a) provide adequate sight distance;
- (b) safely accommodate anticipated vehicle types, including heavy vehicles;
- (c) appropriately manage interactions with pedestrians and cyclists; and
- (d) avoid materially compromising the safe and efficient operation of the adjoining road network.

On-Site Manoeuvring and Servicing

- (155) Each industrial activity must provide sufficient on-site access, manoeuvring, loading and servicing areas for the vehicles reasonably anticipated to use the site.
- (156) Vehicles must, where practicable, enter and exit the site in a forward direction.

Walking and Cycling Connectivity

- (157) Industrial activities must not obstruct or preclude the walking and cycling connections identified in the BBO ITA.
- (158) Access arrangements must be designed to provide for the safe interaction of vehicles, pedestrians and cyclists.

Construction Traffic Management Plan

- (159) Prior to commencement of bulk earthworks or construction, a Construction Traffic Management Plan must be prepared by a suitably qualified and experienced transport professional and provided to Waipā District Council.
- (160) The objective of the Construction Traffic Management Plan is to manage construction traffic so that the surrounding transport network continues to operate safely and efficiently and disruption to other road users and adjoining properties is minimised as far as practicable.
- (161) The Construction Traffic Management Plan must address, as relevant:

- (a) construction access locations;
- (b) construction staging and sequencing;
- (c) anticipated construction traffic and heavy vehicle movements;
- (d) haul routes and heavy or over-dimension vehicle routing;
- (e) pedestrian, cyclist and vehicle safety;
- (f) wheel washing and road cleanliness;
- (g) temporary traffic management; and
- (h) contact details for the person responsible for construction traffic management.

The Construction Traffic Management Plan must be implemented for the duration of the relevant construction works.

Temporary Construction Access

- (162) Temporary construction access may be provided independently of the permanent operational access required by Conditions TRA-RUA-2 to TRA-RUA-4, provided the access and associated vehicle movements are managed in accordance with the Construction Traffic Management Plan required by Condition TRA-RUA-8.

5.10 Retaining Walls – Sub-Staged Construction

- (163) Retaining walls within each sub-stage of the development must be constructed in the locations generally shown on the Maven Scheme Plan [Insert approved plan reference].
- (164) The retaining walls required within each sub-stage must be designed and constructed:
 - (a) in general accordance with the approved plans and information forming part of this consent;
 - (b) in accordance with the recommendations of the approved geotechnical report [Insert reference]; and
 - (c) together with any associated drainage, erosion protection and other ancillary works necessary to ensure structural stability.
- (165) Retaining walls may be constructed on a sub-stage basis, provided that all retaining works necessary to safely support the landform, roads, lots and accessways within that sub-stage are completed before those areas are brought into use.

5.11 33 kV Powerline Undergrounding

- (166) The section of the existing 33 kV overhead powerline traversing the SL1 Industrial North site must be relocated underground in accordance with [Insert WEL Networks approval and Maven Engineering Plans reference] prior to the commencement of any works within the affected area, or prior to occupation of any lot within the affected area, whichever occurs first.

Advice note: The requirement for the 33 kV powerline undergrounding and the staging of this work is to be confirmed from Volume 3 and in consultation with WEL Networks. Update Conditions 168 - 171 accordingly.

- (167) The undergrounding works shall be undertaken by suitably qualified and experienced contractors in accordance with the requirements of WEL Networks and shall include all cables, ducts, jointing, terminations, earthing, transition infrastructure and associated works necessary to provide an operational underground 33 kV connection.
- (168) Until the underground 33 kV connection has been commissioned and the affected overhead line has been de-energised, all earthworks and construction activities within the vicinity of the existing 33 kV infrastructure shall be undertaken in accordance with applicable WEL Networks requirements and electrical safe-distance requirements.
- (169) Prior to the issue of a Section 224(c) certificate for any lot within the affected stage, the Consent Holder shall provide WDC with written confirmation from WEL Networks that:
 - (a) the underground 33 kV connection has been completed, tested and commissioned;
 - (b) the underground infrastructure has been accepted by WEL Networks;
 - (c) the existing overhead powerline infrastructure within the relevant area has been removed.

Relocation or Undergrounding of Existing Powerlines

- (170) Prior to the construction, formation or use of the right of way (ROW) shown on the approved Scheme Plan and prior to any land development (excluding enabling works) occurring within Lots [1 - 4], the Consent Holder, Industrie Property Rua Limited, shall, at its cost:
 - (a) Relocate or underground the existing overhead powerlines and associated infrastructure located along the western boundary of the site, to ensure that the power infrastructure does not conflict with the approved ROW or the development of the relevant lots;
 - (b) Undertake the relocation or undergrounding in general accordance with the approved MAVEN engineering plans [insert drawing/reference numbers], subject to any minor amendments required through detailed engineering design; and
 - (c) Obtain all necessary approvals from the relevant electricity network utility operator and complete the works in accordance with that operator's applicable design, construction, safety and commissioning requirements.

The relocated or undergrounded electricity infrastructure shall be fully operational and the existing overhead infrastructure affected by the works shall be removed or otherwise made redundant before the ROW is brought into use or development proceeds on Lots [1 - 4], whichever occurs first.

Advice Note: For the purposes of this condition, enabling works may include site establishment, investigations, surveying, temporary access, erosion and sediment controls, vegetation clearance and other preliminary works that do not compromise the ability to relocate or underground the existing power infrastructure in accordance with this condition.

5.12 Enabling Works

- (171) Notwithstanding any other condition of this consent, the Consent Holder may undertake Enabling Works prior to the commencement of the main earthworks, civil works or construction works authorised by this consent.
- (172) For the purposes of this consent, Enabling Works means preliminary works necessary to investigate, access, secure, prepare or establish the Site for subsequent earthworks and construction and may include:
- (a) site investigations, surveying, monitoring, testing, sampling and geotechnical investigations;
 - (b) establishment of site access, temporary construction accesses, haul roads, construction compounds, site offices, laydown areas, contractor facilities, temporary fencing, gates, hoardings and site security;
 - (c) installation, relocation, protection or removal of existing services and utilities;
 - (d) vegetation clearance, including removal of individual trees, hedges, shelterbelts and other vegetation, where otherwise authorised by this consent;
 - (e) demolition and removal of existing buildings, structures, fences, hardstand areas and redundant infrastructure;
 - (f) establishment of erosion and sediment control measures, clean-water diversions, stabilised construction entrances and other environmental controls;
 - (g) minor earthworks associated with the activities identified above;
 - (h) establishment of temporary drainage and dewatering measures;
 - (i) archaeological investigations and any works required to implement archaeological, ecological or contamination-related protocols; and
 - (j) any other preliminary or preparatory activity of a similar nature that does not comprise bulk earthworks or substantive civil construction associated with a development stage.
- (173) The undertaking of Enabling Works shall not constitute commencement of bulk earthworks, civil construction or a development stage for the purposes of these conditions and shall not trigger any condition requiring the preparation, submission, certification or implementation of a Management Plan, Stage Development Plan, detailed engineering plan or other pre-commencement requirement, unless that condition expressly states that it applies to Enabling Works.
- (174) Notwithstanding Conditions 171 - 173, all Enabling Works shall:
- (a) comply with any condition of this consent that expressly applies to Enabling Works;
 - (b) be undertaken in accordance with all applicable permitted activity standards or any separate resource consent required for those works;
 - (c) incorporate erosion, sediment, dust, noise and traffic management measures appropriate to the nature, scale and duration of the Enabling Works; and

- (d) not prevent or compromise the subsequent implementation of any certified Management Plan, engineering design, staging requirement or other condition of this consent.

5.12.1 Geotechnical Conditions and Geotechnical Effects Management Plan

GEMP certification and implementation

Objective: Manage geotechnical effects during construction so that groundwater drawdown, ground settlement, slope stability and related risks to buildings, infrastructure, land and the environment are monitored, controlled and responded to.

- (175) Prior to the commencement of bulk earthworks, stormwater wetland formation, Stage 2 filling, dewatering, or any works that may result in groundwater drawdown or ground settlement, the Consent Holder must submit a final Geotechnical Effects Management Plan (GEMP) to Waikato Regional Council and Waipā District Council for certification.
- (176) The GEMP must be generally in accordance with the CMW Geosciences Geotechnical Effects Management Plan, Rev 0 XX, and must include, as a minimum:
 - (a) The final construction methodology and staging.
 - (b) Groundwater drawdown management measures.
 - (c) Ground settlement management measures.
 - (d) Slope stability management measures.
 - (e) Specific monitoring locations.
 - (f) Groundwater monitoring requirements.
 - (g) Settlement monitoring requirements.
 - (h) Trigger levels.
 - (i) A Trigger Action Response Plan.
 - (j) Reporting requirements.
 - (k) Roles and responsibilities.
 - (l) Procedures for reviewing and updating the GEMP.
 - (m) All works must be undertaken in accordance with the certified GEMP.

More stringent requirement applies

- (177) Where the certified GEMP differs from a condition of this consent, a certified technical design, or a subsequent approved management plan, the more stringent requirement must apply until the discrepancy has been resolved and the GEMP has been formally updated and certified.

5.12.2 Geotechnical conditions: industrial development

General accordance

- (178) All earthworks, ground improvement, surcharging, preloading, filling, road formation, service trenching, stormwater pond construction, culvert and bridge construction,

retaining structures and building platform preparation must be undertaken generally in accordance with:

- (a) The CMW Geosciences Geotechnical Investigation Report for the Industrial Development.
- (b) Any subsequent Geotechnical Earthworks Specification.
- (c) Any certified Geotechnical Completion Report.
- (d) The requirements of NZS 4431:2022 and the applicable Regional Infrastructure Technical Specification.

Where there is any conflict between the CMW Geosciences report, subsequent detailed design, a certified management plan or a condition of this consent, the more stringent requirement must apply.

Chartered Geo-professional

- (179) All earthworks and geotechnical works must be undertaken under the guidance of a suitably qualified and experienced Chartered Geo-professional. The Chartered Geo-professional must be responsible for:
 - (a) Review of the detailed earthworks design.
 - (b) Preparation or review of the Geotechnical Earthworks Specification.
 - (c) Construction observation and testing.
 - (d) Assessment of unsuitable materials.
 - (e) Review of ground improvement and surcharge performance.
 - (f) Certification of engineered fill.
 - (g) Confirmation of building platform suitability.
 - (h) Preparation of the Geotechnical Completion Report.

Geotechnical Earthworks Specification

- (180) Prior to the commencement of bulk earthworks, the Consent Holder must submit a Geotechnical Earthworks Specification to the consent authority for certification. The specification must include, as a minimum:
 - (a) Earthworks methodology.
 - (b) Fill sources and fill acceptance criteria.
 - (c) Compaction requirements.
 - (d) Testing frequency and acceptance criteria.
 - (e) Subgrade preparation requirements.
 - (f) Unsuitable material management.
 - (g) Moisture control requirements.
 - (h) Surcharge and preload requirements.
 - (i) Settlement monitoring requirements.

- (j) Road subgrade requirements.
- (k) Service trench backfilling requirements.
- (l) Erosion and stability controls.
- (m) Construction observation and reporting requirements.

Use of onsite fill from Latham's Mountain

- (181) Material from the onsite uncontrolled fill stockpile known as Latham's Mountain must not be reused as engineered fill unless it has first been assessed and confirmed as suitable by:
 - (a) A suitably qualified land contamination specialist.
 - (b) The Chartered Geo-professional.
- (182) The assessment must include, where required:
 - (a) Visual monitoring of excavation faces.
 - (b) Contamination testing.
 - (c) Laboratory testing for geotechnical suitability.
 - (d) Air monitoring for airborne asbestos fibres where asbestos-containing material may be present.
 - (e) Confirmation that contaminant concentrations are acceptable for the proposed reuse.
 - (f) Confirmation that the material can achieve engineered-fill requirements.

Contaminated or unsuitable onsite fill

- (183) Any material found to contain contaminants above acceptable levels must be:
 - (a) Disposed of offsite to an appropriately authorised facility.
 - (b) Managed onsite only where approved by a suitably qualified land contamination specialist and the Chartered Geo-professional.

Where contaminated material is managed onsite, it must be placed beneath an adequate clean-fill capping layer and geotextile or geocloth separation layer, with the capping thickness confirmed by the suitably qualified land contamination specialist and the Chartered Geo-professional.

Engineered fill

- (184) All engineered fill must comprise material approved by the Chartered Geo-professional and must be placed and compacted in accordance with the certified Geotechnical Earthworks Specification. Engineered fill may include:
 - (a) Imported clay fill.
 - (b) Imported gravel aggregate.
 - (c) Suitable site-won material.
 - (d) Suitable screened onsite fill from Latham's Mountain, if approved under these conditions.
 - (e) All engineered fill must be subject to appropriate compaction testing and certification.

Unsuitable material

- (185) If unsuitable material is encountered during earthworks, including low-strength soils, uncontrolled fill, buried organic material, buried waste, root balls, debris, test pit backfill, or material that cannot achieve the specified compaction criteria, the material must be assessed by the Chartered Geo-professional. Unsuitable material must be:
- (a) Undercut and replaced with approved engineered fill.
 - (b) Removed from the Site.
 - (c) Reused only as landscape fill in reserve areas.
 - (d) Otherwise managed in accordance with the directions of the Chartered Geo-professional and, where relevant, the land contamination specialist.

Moisture-sensitive subgrade

- (186) The Consent Holder must manage natural subgrade soils to avoid remoulding, moisture ingress, pumping and yielding. Measures must include, where required:
- (a) Avoiding overworking and trafficking of exposed subgrades.
 - (b) Managing works during wet weather.
 - (c) Protecting exposed subgrades from rainfall and moisture ingress.
 - (d) Moisture conditioning clean sandy soils where required.
 - (e) Allowing wet subgrades to dry before filling.
 - (f) Undercutting and replacing saturated or low-strength material.
 - (g) Using temporary working platforms where necessary.

Ground improvement and surcharge design

- (187) Prior to bulk filling or construction of roads, building platforms or infrastructure over peat or compressible soils, the Consent Holder must submit a final ground improvement and surcharge design prepared or certified by the Chartered Geo-professional. The design must confirm:
- (a) The ground improvement option selected.
 - (b) Surcharge and preload heights.
 - (c) Surcharge duration.
 - (d) Target settlement criteria.
 - (e) Monitoring requirements.
 - (f) Criteria for surcharge removal.
 - (g) Treatment of transition zones.
 - (h) Any wick drains, rigid inclusions, stone columns, grouted rammed aggregate piers, piles or other ground improvement measures.
 - (i) Effects on adjoining land, roads, services and future building platforms.

- (j) Requirements for flexible service connections where differential settlement may occur.

Surcharge and preload performance

- (188) Surcharge and preload works must be monitored to confirm that settlement performance is consistent with the detailed design. Surcharge must not be removed until the Chartered Geo-professional has confirmed that the relevant design settlement criteria have been achieved.

Road and infrastructure settlement criteria

- (189) Road corridors and buried gravity services must be designed and constructed so that post-construction settlement does not compromise pavement performance or serviceability. The preliminary target is 25 mm settlement over the relevant design life for road corridors and buried infrastructure.
- (190) For gravity wastewater lines, detailed design must assess differential settlement between manholes and confirm that minimum grades for self-cleaning are maintained for the design life of the asset. Flexible connections must be provided where required to accommodate differential settlement.

Building platform settlement criteria

- (191) Building platforms must be designed so that probable maximum differential settlement over a horizontal distance of 6 m does not exceed 25 mm under serviceability limit state load combinations, unless the structure is specifically designed to accommodate greater settlement without damage.
- (192) Where building loads are higher, or where settlement criteria cannot be achieved by surcharge alone, specific foundation design or additional ground improvement must be provided.

Settlement monitoring during earthworks

- (193) Detailed settlement monitoring must be undertaken during construction. The settlement monitoring programme must be prepared by the Chartered Geo-professional and include, where required:
 - (a) Surface settlement plates placed over the ground surface before filling.
 - (b) Monitoring points at regular intervals, including nominally 50 m longitudinal intervals along road centrelines unless otherwise certified.
 - (c) Hydraulic profilometers beneath embankments where cross-sectional differential settlement needs to be defined.
 - (d) Vibrating wire piezometers at multiple depths within peat to monitor pore pressure dissipation.
 - (e) Monitoring at transition points between cut and fill.
 - (f) Monitoring frequency.
 - (g) Trigger levels.
 - (h) Criteria for surcharge removal.

- (i) Reporting requirements.

Peat and compressible soils

(194) Works over peat and compressible soils must be designed to manage:

- (a) Primary consolidation settlement.
- (b) Secondary creep settlement.
- (c) Differential settlement.
- (d) Liquefaction-related deformation.
- (e) Bearing capacity.
- (f) Groundwater and pore pressure effects.
- (g) Long-term serviceability of roads, services and buildings.

The final design must be informed by site-specific laboratory testing, trial embankment data or monitoring data where required by the Chartered Geo-professional.

Liquefaction and lateral spreading

(195) Detailed design must address liquefaction-induced settlement, differential settlement and lateral spreading risks. The Consent Holder must ensure that:

- (h) Building platforms are sufficiently preloaded and capped with engineer-certified clay or gravel fill where relied on to manage liquefaction effects.
- (i) Foundation design accounts for liquefaction-induced ground deformation.
- (j) Further assessment is undertaken at detailed design stage once final earthworks and building platform levels are confirmed.
- (k) Lateral spread risk is assessed relative to stormwater ponds, swales, fill batters and building locations.
- (l) Buildings are set back from stormwater ponds or specifically designed to withstand predicted lateral displacement where required.

Foundation design

(196) Specific foundation design must be undertaken for industrial buildings on a case-by-case basis. Foundation design must address:

- (a) Bearing capacity.
- (b) Static settlement.
- (c) Secondary creep settlement.
- (d) Liquefaction-induced settlement.
- (e) Lateral spread.
- (f) Expansive soil conditions.
- (g) Differential settlement between buildings, pavements and services.
- (h) Building load.

- (i) Any required ground improvement.

Expansive soil and Class P site

- (197) The Site has been assessed as Class P under AS 2870 due to soft or unstable ground conditions. Foundations must be specifically designed by a suitably qualified engineer experienced in footing design.
- (198) Design must account for seasonal shrinkage and swelling, and exposed building platforms must be managed during foundation preparation to avoid excessive drying or softening. Measures may include:
 - (a) Covering platforms with polythene.
 - (b) Placing hardfill.
 - (c) Concrete blinding in footing bases.
 - (d) Controlled wetting where appropriate.
 - (e) Avoiding over-wetting.

Road subgrades

- (199) Road subgrades must be tested and confirmed as suitable before pavement construction. Where low subgrade strengths are identified, the road pavement design must be amended or the subgrades improved as directed by the Chartered Geo-professional.

Service trench and open drain backfilling

- (200) All service trenches and open drains beneath road carriageways, or within a 45-degree zone of influence of any building foundation, must be backfilled with compacted trench spoil or imported pit sand to engineered-fill standards. Backfilling must be tested and certified in accordance with the Geotechnical Earthworks Specification.

Stormwater ponds and slope stability

- (201) Stormwater ponds, swales, fill batters and retaining structures must be subject to detailed slope stability design. The following factors of safety must be achieved unless otherwise certified by the Chartered Geo-professional:
 - (a) 1.5 for static long-term drained conditions.
 - (b) 1.3 for transient short-term conditions with elevated groundwater and pore pressures.
 - (c) Fill slopes must not be steeper than 1V:3H unless additional retention or reinforcement is provided. Where cutting into peat, slopes of 1V:3H may not be stable and mitigation must be implemented, such as:
 - (d) Flatter slopes, nominally 1V:4H.
 - (e) A rock buttress.
 - (f) Geogrid reinforcement.
 - (g) Retaining walls.
 - (h) Soil nails.
 - (i) Other measures certified by the Chartered Geo-professional.

Culverts and bridges

- (202) Culverts and bridges over swales or drains must be subject to specific geotechnical assessment and a staged construction methodology. Design must address:
- (a) Settlement.
 - (b) Differential settlement between approach embankments and structures.
 - (c) Bearing capacity.
 - (d) Slope batter stability.
 - (e) Liquefaction and lateral spread.
 - (f) Geogrid-reinforced gravel rafts.
 - (g) Geotextile or geogrid wrapping to prevent loss of raft material into peat.
 - (h) Surcharging or piled embankments where required.
 - (i) Rigid inclusions or other ground improvement where required.

Southern Links road corridor surcharge

- (203) Where the Southern Links road corridor is surcharged, the surcharge must be undertaken before buildings are constructed on lots affected by settlement from that surcharge. Cross-boundary settlement effects must be assessed during detailed design once fill types and building loads are finalised, and must be monitored during construction.

Laboratory testing and trial embankment

- (204) Before finalising detailed design, the Consent Holder must undertake further testing where required by the Chartered Geo-professional, including:
- (a) Atterberg limits.
 - (b) Fines content testing.
 - (c) Compaction curve testing.
 - (d) Solid density testing.
 - (e) Oedometer testing.
 - (f) Testing of proposed fill materials.
 - (g) Trial embankment and preload performance monitoring.
 - (h) Any testing required to optimise liquefaction, lateral spread and preload design.

Geotechnical Completion Report

- (205) Following completion of earthworks, the Consent Holder must provide a Geotechnical Completion Report prepared by a CPEng. The report must:
- (a) Describe the works undertaken.
 - (b) Confirm compliance with the certified Geotechnical Earthworks Specification.
 - (c) Summarise construction observations and testing.
 - (d) Confirm fill sources and compaction results.

- (e) Confirm surcharge and preload monitoring outcomes.
 - (f) Confirm foundation design parameters.
 - (g) Identify any building platform restrictions.
 - (h) Describe future building and earthworks limitations.
 - (i) Identify any lots requiring further engineering investigation or specific foundation design.
 - (j) Identify any restrictions required to avoid exacerbating natural hazards.
 - (k) Certify that the completed works are suitable for their intended subdivision or development purpose.
- (206) The report may be provided in stages where the Site is developed in stages.

1.0 Part C – WDC Subdivision Consent

1.1 Conditions Set Overview

This consent authorises subdivision of the SL1 Industrial land in accordance with the approved Maven subdivision scheme plans, including the Industrie Property Tahī and Southpark Agri subdivision areas.

This consent must be read in conjunction with:

- Part A – Waipā DC Land Use Consent (Contaminated Land / NES:CS)
- Part B – Waipā DC Land Use Consent
- **Part C – Waipā DC Subdivision Consent**
- Part CO – Waipā DC Day 0 Subdivision Consent (Fee Simple Subdivision)
- Part D – WRC Land Disturbance Consent
- Part E – WRC Groundwater Diversion and Discharge
- Part F – WRC Water Permit (Temporary Groundwater Take)
- Part G – WRC Stormwater Diversion and Discharge
- Part H – Wildlife Act Authority

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2.1 Abbreviations and Definitions

In these conditions, unless the context otherwise requires, the following abbreviations have the meanings set out below:

Consent Holder	Industre Property Tahi Limited and Southpark Agri Development Limited
RMA	Resource Management Act 1991
s223	Section 223 of the Resource Management Act 1991
s224(c)	Section 224(c) of the Resource Management Act 1991
WDC	Waipā District Council

2.2 Consent Particulars Table

Resource Consent:	XX
Grants to:	Industre Property Tahi Limited and Southpark Agri Development Limited
Commencement date:	[To be inserted]
Lapse date:	15 years from commencement unless given effect to, surrendered or cancelled earlier.
Location:	160 and 162 Higgins Road and 20 and 24 Wickham Street, Frankton: Lot 1 DP 584573, Lot 1 DP 603134, Lot 2 DP 603134, Lot 1 DPS 59491.

3.0 Part A – Industre Property Tahi Limited

Subdivision of Lot 1 DP 584573, generally in accordance with Maven Drawing 298002-C150, comprising Lots 1-6, 3000-3003, 4000 and 5000.

3.1 General

General accordance

- (1) The subdivision shall be undertaken in general accordance with the approved Maven Proposed Scheme Plan - Tahi, Drawing 298002-C150, Sheets C150-Overview, C150-1 and C150-2, Revision A, dated August 2026, except where modified by these conditions.

Staging

- (2) The subdivision may be undertaken in one or more stages. Section 223 and section 224(c) certification may be sought separately for each stage, provided that each stage is capable

of being completed and titled independently and does not prevent or materially prejudice the implementation of the balance of the approved subdivision.

- (a) all lots within the stage have appropriate legal access at the time titles issue;
- (b) all easements, rights of way, amalgamations and vesting required for that stage are dealt with concurrently; and
- (c) all physical infrastructure required to service that stage is completed or otherwise secured before section 224(c) certification for that stage.

3.2 Section 223 Certification

Survey plan

- (3) Prior to certification pursuant to section 223 of the Resource Management Act 1991, the Consent Holder shall submit a survey plan generally consistent with the approved scheme plan. Minor changes to lot boundaries, areas, dimensions and easement alignments may be made where arising from detailed design or final cadastral survey, provided the overall subdivision layout and functionality remain generally consistent with the approved scheme plan.

Road vesting

- (4) The survey plan shall identify Lot 3002, as applicable to the relevant stage, as road to vest in Waipa District Council at no cost to Council. Notwithstanding any contrary notation on an approved plan, no road or road lot approved under this consent is required to vest in Hamilton City Council.

Stormwater reserve

- (5) The survey plan shall identify Lot 4000 as Local Purpose (Stormwater) Reserve to vest in Waipa District Council at no cost to Council, unless Waipa District Council agrees in writing to an alternative ownership arrangement prior to section 223 certification for the relevant stage.

Wastewater reserve

- (6) The survey plan shall identify Lot 5000 as Local Purpose (Wastewater) Reserve to vest in Waipa District Council or the relevant water services entity at no cost to the receiving entity, unless that entity agrees in writing to an alternative ownership arrangement prior to section 223 certification for the relevant stage.

Existing interests

- (7) All existing easements, covenants and other registered interests affecting the parent title that remain necessary following subdivision shall be retained and carried forward onto the relevant new Records of Title. Any interest that becomes redundant may be surrendered, and any interest requiring adjustment may be varied, as necessary to give effect to the final survey plan.

Existing easements in gross

- (8) The following existing easement in gross shall be retained, varied or surrendered as necessary to reflect the final subdivision:

New easements and rights of way

- (9) The survey plan shall show all new easements and rights of way necessary to give effect to the subdivision. The associated easement schedule shall include, where applicable, rights of way and rights to drain water or sewage, convey water, electricity, gas, telecommunications or computer media, together with all rights reasonably necessary for access, inspection, maintenance, repair, replacement and renewal of infrastructure.

Easements in gross

- (10) Where infrastructure that is or will be owned or operated by Waipa District Council, the relevant water services entity, or a network utility operator is located within land that will remain in private ownership, the survey plan shall show an easement in gross in favour of the relevant infrastructure owner or operator, unless that entity confirms in writing that an easement is not required.

Easement instruments

- (11) All easements, easements in gross and rights of way required by Conditions T7-T10 shall be granted or reserved in a form suitable for registration and shall be registered contemporaneously with deposit of the relevant survey plan.

Amalgamation

- (12) Where any amalgamation condition is shown on the final approved cadastral plan or required to ensure a lot has appropriate legal access or title configuration, that amalgamation condition shall be endorsed on the survey plan and implemented at the time the relevant titles issue. No physical works are required by this condition.

3.3 Section 224(c) Certification

Road construction and completion

- (13) Prior to section 224(c) certification for any stage, all roads required to provide legal and physical access to the lots within that stage shall be constructed and completed in accordance with the approved engineering plans and applicable engineering standards. All road lots within the stage that are identified for vesting shall be capable of vesting in Waipa District Council upon deposit of the survey plan.

Water supply

- (14) Prior to section 224(c) certification for each stage, the Consent Holder shall demonstrate that the water supply infrastructure required to service the lots within that stage has been constructed, tested and commissioned in accordance with the approved engineering design and the requirements of the relevant infrastructure owner.

Wastewater

- (15) Prior to section 224(c) certification for each stage, the Consent Holder shall demonstrate that the wastewater infrastructure required to service the lots within that stage has been constructed, tested and commissioned in accordance with the approved engineering design and the requirements of the relevant infrastructure owner.

Stormwater

- (16) Prior to section 224(c) certification for each stage, the Consent Holder shall demonstrate that the stormwater infrastructure required to service the lots within that stage has been constructed and is operational in accordance with the approved engineering design. Where a stormwater asset is to vest following a defects liability or maintenance period, section 224(c) certification shall not be withheld solely because that period has not expired where appropriate security and post-certification arrangements have been agreed with Waipa District Council.

Reserve infrastructure

- (17) Any infrastructure within Lot 4000 or Lot 5000 required to service the relevant stage shall be completed and commissioned before section 224(c) certification for that stage, unless an alternative arrangement is recorded in an infrastructure agreement or otherwise agreed in writing with the receiving infrastructure owner.

Easement completion

- (18) Prior to section 224(c) certification for a stage, the Consent Holder shall provide confirmation from a licensed cadastral surveyor or solicitor that all easements, easements in gross and rights of way required for that stage are shown on the survey plan and that the necessary instruments have been prepared for registration.

As-built and completion documentation

- (19) Prior to section 224(c) certification, the Consent Holder shall provide all as-built plans, completion certificates, testing records and other completion documentation reasonably required under the applicable engineering standards for infrastructure constructed as part of the relevant stage.

4.0 Part B – Southpark Agri Development Limited

Subdivision of Lots 1 and 2 DP 603134, generally in accordance with Maven Drawing 298002-C151, comprising Lots 7 - 21, 3000-3008, 4000, 4001 and 5000.

4.1 General

General accordance

- (20) The subdivision shall be undertaken in general accordance with the approved Maven Proposed Scheme Plan - Southpark, Drawing 298002-C151, Sheets C151-Overview and C151-1 to C151-4, Revision A, dated August 2026, except where modified by these conditions.

Staging

- (21) The subdivision may be undertaken in one or more stages. Section 223 and section 224(c) certification may be sought separately for each stage, provided that each stage is capable of being completed and titled independently and does not prevent or materially prejudice the implementation of the balance of the approved subdivision.
- (a) all lots within the stage have appropriate legal access at the time titles issue;

- (b) all easements, rights of way, easements in gross, amalgamations and vesting required for that stage are dealt with concurrently; and
- (c) all physical infrastructure required to service that stage is completed or otherwise secured before section 224(c) certification for that stage.

4.2 Consent Notice Cancellation or Variation

- (22) Lot 1 DP 584573 (Record of Title 1100385) is subject to the following consent notices registered pursuant to section 221 of the Resource Management Act 1991:

- (a) Consent Notice 12607131.2;
- (b) Consent Notice 11872275.2;
- (c) Consent Notice 10227683.3; and
- (d) Consent Notice 6837043.1.

The subdivision and development authorised by these approvals establishes a new subdivision, development, servicing and environmental management framework for the land. The purpose of Conditions 23-37 is to provide for the existing consent notices to be cancelled or varied where their requirements have been superseded, are no longer applicable, or require modification to reflect the development authorised by these approvals.

Consent Notice Review

- (23) Prior to certification under section 224(c) of the Resource Management Act 1991 for the first stage of subdivision affecting land subject to an existing consent notice identified in Condition 22, the Consent Holder must submit to Waipā District Council a Consent Notice Review Schedule identifying:
- (a) the relevant consent notice and provisions affecting the stage;
 - (a) whether each provision:
 - (i) has been superseded or otherwise addressed by these approvals, including the approved plans, supporting technical assessments or conditions of consent;
 - (ii) is no longer relevant to the subdivision or development authorised by these approvals; or
 - (iii) remains relevant and should continue to apply, with or without modification;
 - (b) whether cancellation or variation of the relevant consent notice is proposed; and
 - (c) where a requirement is proposed to continue, the resulting lot or lots to which that requirement is to apply and the proposed form of any varied or replacement provision.

Application under section 221(3)

- (24) Following submission of the Consent Notice Review Schedule, the Consent Holder must request that Waipā District Council exercise its powers under section 221(3) of the Resource Management Act 1991 to cancel or vary the relevant consent notice.

- (25) Cancellation must be sought where the requirements of the relevant consent notice have been superseded, are no longer applicable, or are otherwise adequately addressed through the subdivision and development framework authorised by these approvals.
- (26) Variation may be sought where one or more requirements remain relevant and should continue to apply to a resulting lot.

Basis for Variation

- (27) Where Waipā District Council determines that a requirement contained in an existing consent notice remains necessary, the Consent Holder must seek to vary the relevant consent notice so that, as applicable:
 - (a) provisions that have been superseded or are no longer applicable are removed;
 - (b) continuing requirements are modified where necessary to reflect the subdivision, development, servicing and environmental management framework authorised by these approvals;
 - (c) continuing requirements apply only to the resulting lot or lots to which they remain relevant; and
 - (d) unnecessary duplication between the consent notice and the conditions of these approvals is avoided.
- (28) Nothing in these conditions requires the cancellation of a requirement that Waipā District Council determines remains necessary and is not otherwise adequately secured through these approvals.

Consent Notice 6837043.1 – Subdivision Restriction

- (29) For Consent Notice 6837043.1, the subdivision authorised by these approvals establishes a replacement subdivision, staging and titling framework for the land.
- (30) To the extent that Consent Notice 6837043.1 prevents or restricts subdivision, staging or titling expressly authorised by these approvals, the Consent Holder must seek cancellation or variation under section 221(3) of the Resource Management Act 1991 to remove that restriction from the land affected by the relevant stage.
- (31) Where Consent Notice 6837043.1 contains any separate requirement that remains relevant independently of the historic subdivision restriction, that requirement may be retained or varied in accordance with Condition 27.

Staged Implementation

- (32) The cancellation or variation of an existing consent notice may be undertaken progressively on a stage-by-stage basis.
- (33) Cancellation or variation is only required prior to section 224(c) certification for the stage containing land against which the relevant consent notice would otherwise continue to be registered and affect the subdivision or resulting titles.

Section 224(c) Certification

- (34) Prior to section 224(c) certification for the relevant stage, the Consent Holder must provide Waipā District Council with evidence that:

- (a) the relevant consent notice has been cancelled or varied under section 221(3) of the Resource Management Act 1991; or
- (b) the documentation necessary to give effect to the cancellation or variation approved by Waipā District Council has been lodged for registration with Toitū Te Whenua Land Information New Zealand, unless otherwise agreed in writing by Waipā District Council.

Advice Note: For the purposes of Conditions 95-107, the anticipated matters to be considered through the Consent Notice Review Schedule include:

- (a) Consent Notice 12607131.2 – historic requirements including firefighting water supply. The underlying servicing requirement is to be assessed against, and where necessary secured through, the servicing arrangements authorised by these approvals;
- (b) Consent Notice 11872275.2 – historic requirements relating to stormwater, foundation design, firefighting water supply, contaminated soil, secondary dwellings and nearby waste-management activities. Requirements superseded by the approved development and technical framework should be removed, with only requirements that remain necessary continuing;
- (c) Consent Notice 10227683.3 – historic requirements relating to acoustic design, existing noise and odour effects, stormwater and wastewater disposal and foundation design. These matters are to be considered against the technical assessments, design and conditions forming part of these approvals; and
- (d) Consent Notice 6837043.1 – historic restrictions on further subdivision of Lots 1 and 2 DP 365434. To the extent that those restrictions would prevent or constrain the subdivision, staging or titling expressly authorised by these approvals, cancellation or variation is to be sought to enable implementation of the approved subdivision framework.

For clarity, Conditions 1–7 do not themselves cancel or vary any consent notice. They establish a process by which the existing instruments can be reconciled with the Fast-track approval through the exercise by Waipā District Council of its functions under section 221(3) of the Resource Management Act 1991.

4.3 Section 223 Certification

- (35) Prior to certification under s223 for each stage, the survey plan shall show, where applicable:
 - (a) for a C141 Stage 1 survey, Lots 1-7, including Lot 7 as road to vest in Waipa District Council, together with the applicable C141 amalgamation conditions;
 - (b) for a C151 survey, fee-simple Lots 1-14 included within that stage and all Road Lots 3000-3008 required by that stage, to vest in Waipa District Council;
 - (c) C151 Lots 4000 and 4001 where included, as Local Purpose (Stormwater) Reserve;
 - (d) C151 Lot 5000 where included, as Local Purpose (Wastewater) Reserve;
 - (e) all rights of way and other easements required for legal access and infrastructure;

- (f) all existing easements and registered interests to be retained, varied, surrendered or replaced;
 - (g) all land within the HSL designation and, where applicable, C141 Lot 7 or C151 Road Lots 3003 and 3004; and
 - (h) all other land required for infrastructure purposes.
- (36) The survey plan for each stage shall be consistent with the applicable approved C141 or C151 Scheme Plan and the applicable Staging Plan, subject to the minor amendment provisions in Condition (4), and shall be prepared and certified by a Licensed Cadastral Surveyor.
- (37) Prior to s223 for any stage affecting the HSL designation, the Consent Holder shall identify the designated land on the survey plan and demonstrate that any legal interests required to protect the designation corridor are capable of registration concurrently with the subdivision. Any approval required under section 176(1)(b) of the RMA for physical works remains subject to Condition (24).

4.4 Section 223 Certification

Survey plan

- (38) Prior to certification pursuant to section 223 of the Resource Management Act 1991, the Consent Holder shall submit a survey plan generally consistent with the approved scheme plan. Minor changes to lot boundaries, areas, dimensions and easement alignments may be made where arising from detailed design or final cadastral survey, provided the overall subdivision layout and functionality remain generally consistent with the approved scheme plan.

Road vesting

- (39) The survey plan shall identify Lots 3001, 3003, 3004, 3007, as applicable to the relevant stage, as road to vest in Waipa District Council at no cost to Council. Notwithstanding any contrary notation on an approved plan, all road and road lots approved under this consent shall vest in Waipa District Council and no road is required to vest in Hamilton City Council.

Southern Links designation - cadastral provision

- (40) Where Lots 3003 and/or 3004 are located within the Southern Links designation, the relevant road lots shall remain identified on the survey plan as road to vest in Waipa District Council. This condition concerns the cadastral and vesting outcome only. Any approval required from the requiring authority for physical works within the designation shall be addressed under Condition SP17.

Stormwater reserves

- (41) The survey plan shall identify Lot 4001 as Local Purpose (Stormwater) Reserve to vest in Waipa District Council at no cost to Council, unless Waipa District Council agrees in writing to an alternative ownership arrangement prior to section 223 certification for the relevant stage.

Wastewater reserve

- (42) The survey plan shall identify Lot 5000 as Local Purpose (Wastewater) Reserve to vest in Waipa District Council or the relevant water services entity at no cost to the receiving entity, unless that entity agrees in writing to an alternative ownership arrangement prior to section 223 certification for the relevant stage.

Existing easements

- (43) The following existing easements shall be retained, varied, partially surrendered or surrendered as necessary to give effect to the final survey plan:

Existing easements in gross

- (44) The following existing easements in gross shall be retained, varied or surrendered as necessary to give effect to the final survey plan:

Public access easement in gross

- (45) An easement in gross shall be created over area A shown on the approved scheme plan over Lot 6, providing a right of way for public access in favour of Hamilton City Council, unless Hamilton City Council and Waipa District Council agree in writing to an alternative grantee before section 223 certification. The easement instrument shall provide the ancillary rights reasonably necessary for public access and for inspection, maintenance, repair and renewal of the access facility.

New easements and rights of way

- (46) The survey plan shall show all additional easements and rights of way necessary to give effect to the subdivision. The associated easement schedule shall include, where applicable, rights of way and rights to drain water or sewage, convey water, electricity, gas, telecommunications or computer media, together with all rights reasonably necessary for access, inspection, maintenance, repair, replacement and renewal of infrastructure.

Infrastructure easements in gross

- (47) Where infrastructure that is or will be owned or operated by Waipa District Council, the relevant water services entity, or a network utility operator is located within land that will remain in private ownership, the survey plan shall show an easement in gross in favour of the relevant infrastructure owner or operator, unless that entity confirms in writing that an easement is not required. This shall include easements required to protect existing or relocated overhead electricity infrastructure shown on the approved scheme plan.

Amalgamation - Lots 1, 2 and 6

- (48) The following amalgamation condition shall be endorsed on the survey plan: "That Lot 1 hereon, Lot 2 hereon and Lot 6 hereon be held together in the same Record of Title."

Amalgamation - Lots 3, 4 and 5

- (49) The following amalgamation condition shall be endorsed on the survey plan: "That Lot 3 hereon, Lot 4 hereon and Lot 5 hereon be held together in the same Record of Title."

Existing land covenant

- (50) The new Records of Title shall continue to be subject to existing land covenant CI 11713595.3 except to the extent that the covenant is lawfully surrendered, varied or otherwise modified before title issue.

Easement instruments

- (51) All easements, easements in gross and rights of way required by Conditions SP8-SP12 shall be granted or reserved in a form suitable for registration and shall be registered contemporaneously with deposit of the relevant survey plan.

4.5 Section 224(c) Certification

Road construction, designation approval and vesting

- (52) Prior to section 224(c) certification for any stage, all roads required to provide legal and physical access to the lots within that stage shall be constructed and completed in accordance with the approved engineering plans and applicable engineering standards. Where road works are located within or directly affect the Southern Links designation, the Consent Holder shall provide evidence that any approval required from the requiring authority for those physical works has been obtained. All road lots within the stage identified for vesting shall be capable of vesting in Waipa District Council upon deposit of the survey plan. Section 224(c) certification for a stage shall not require construction of any future road that is not necessary to provide access to or service that stage.

Water supply

- (53) Prior to section 224(c) certification for each stage, the Consent Holder shall demonstrate that the water supply infrastructure required to service the lots within that stage has been constructed, tested and commissioned in accordance with the approved engineering design and the requirements of the relevant infrastructure owner.

Wastewater

- (54) Prior to section 224(c) certification for each stage, the Consent Holder shall demonstrate that the wastewater infrastructure required to service the lots within that stage has been constructed, tested and commissioned in accordance with the approved engineering design and the requirements of the relevant infrastructure owner.

Stormwater

- (55) Prior to section 224(c) certification for each stage, the Consent Holder shall demonstrate that the stormwater infrastructure required to service the lots within that stage has been constructed and is operational in accordance with the approved engineering design. Where a stormwater asset is to vest following a defects liability or maintenance period, section 224(c) certification shall not be withheld solely because that period has not expired where appropriate security and post-certification arrangements have been agreed with Waipa District Council.

Reserve infrastructure

- (56) Any infrastructure within Lots 4000, 4001 or 5000 required to service the relevant stage shall be completed and commissioned before section 224(c) certification for that stage, unless an alternative arrangement is recorded in an infrastructure agreement or otherwise agreed in writing with the receiving infrastructure owner.

Easement completion

- (57) Prior to section 224(c) certification for a stage, the Consent Holder shall provide confirmation from a licensed cadastral surveyor or solicitor that all easements, easements in gross and rights of way required for that stage are shown on the survey plan and that the necessary instruments have been prepared for registration.

As-built and completion documentation

- (58) Prior to section 224(c) certification, the Consent Holder shall provide all as-built plans, completion certificates, testing records and other completion documentation reasonably required under the applicable engineering standards for infrastructure constructed as part of the relevant stage.

Independent certification by stage

- (59) For clarity, section 224(c) certification for any stage shall not be dependent on completion of infrastructure serving a later stage, provided the relevant stage is independently serviced and all infrastructure necessary for its lawful operation has been completed or otherwise secured in accordance with these conditions.

4.6 Common Interpretation

Road vesting authority: For the avoidance of doubt, all roads and road lots required to vest under Parts A and B of these conditions shall vest in Waipa District Council. Any reference on an approved scheme plan to Hamilton City Council as the road vesting authority shall be read as a reference to Waipa District Council.

Section 223 and section 224(c) separation: No condition requiring physical construction, commissioning, testing or completion of roads or three waters infrastructure is a prerequisite to section 223 certification. Those matters are to be satisfied through the applicable section 224(c) conditions for the relevant stage.

5.0 General Conditions

- (60) The subdivision shall be undertaken in general accordance with the following plans and documents, subject to these conditions:
- (i) Maven Drawings 298002-C140-OVERVIEW and 298002-C140-1, Proposed Scheme Plan – Tahi Overview Plan, Revision A, dated 4 September 2026;
 - (j) Maven Drawings 298002-C150-OVERVIEW and 298002-C150-1 to C150-3, Proposed Scheme Plan - Tahi, Revision A, dated 4 September 2026;
 - (k) the Maven Memorandum/Schedule of Easements - Southern Links Industrial associated with the C140 Tahi Overview Scheme Plan;
 - (l) Maven Drawing I1-C131 and the associated Stage 1A, Stage 1B, Stage 2 and Stage 3 three-waters staging drawings;
 - (m) Maven engineering drawings 298002-I1-C200 to C799, Revision A, insofar as they relate to the Industrie Rua subdivision and infrastructure required to service it;
 - (n) the EWMP; and the transport staging and infrastructure requirements assessed in the approved Integrated Transport Assessment (ITA).

- (61) Where there is an inconsistency between the documents referred to in Condition (1):
 - (o) these conditions prevail;
 - (p) the C140 Scheme Plan governs the cadastral configuration, legal interests and amalgamations for any initial Stage 1 subdivision implemented in accordance with C140;
 - (q) the C150 Scheme Plan governs the ultimate Southpark legal boundaries, lot numbering, road lots, reserve lots, rights of way and vesting;
 - (r) I1-C130 and I1-C131 govern the broad infrastructure staging and servicing framework, and the remaining engineering drawings govern physical infrastructure configuration, subject to detailed engineering approval.
- (62) For the avoidance of doubt, every public road created pursuant to this subdivision consent shall vest in Waipa District Council, notwithstanding any inconsistent notation on an earlier combined SL1 engineering drawing.
- (63) Minor amendments to allotment boundaries, road alignments, reserve boundaries, easements or infrastructure may be made through final survey or detailed engineering design where the amendment maintains the overall subdivision function, legal and practical access, required infrastructure servicing outcomes and future strategic connections, and does not result in materially different environmental effects.
- (64) A copy of this subdivision consent and any certified management plans relevant to subdivision works shall be kept available on site while physical works are being undertaken and produced without unreasonable delay on request by WDC.
- (65) The Consent Holder shall advise WDC in writing at least five working days before commencing physical subdivision works and shall nominate a principal site contact for matters relating to this consent.
- (66) The Consent Holder shall pay any administrative charge lawfully fixed by WDC in relation to monitoring and administration of this consent.

5.1 Subdivision Lots and Legal Structure

- (67) The consent authorises the staged cadastral subdivision shown on the approved Maven scheme plans. This includes:
 - (a) an initial Stage 1 subdivision in accordance with C140, comprising Lots 1-3, where Lot 3 is a local road lot to vest in Waipa District Council; and
 - (b) the ultimate Industrie Rua subdivision in accordance with C150, comprising fee-simple Lots 1-6, Lot 1 DP 486522, Road Lots 3002, Local Purpose (Stormwater) Reserve Lots 4000, and Local Purpose (Wastewater) Reserve Lot 5000.
- (68) The C150 fee-simple lot areas are indicative and subject to final cadastral survey.
 - (a) For the C150 ultimate subdivision, the indicative fee-simple lot areas are:
 - (iv) Lot 1 – 8,303 m²;
 - (v) Lot 2 – 10,570 m²;
 - (vi) Lot 3 -13,394 m²;

- (vii) Lot 4 – 12,005 m²;
 - (viii) Lot 5 – 6,583 m²;
 - (ix) Lot 6 – 8961 m²;
 - (x) Lot 1 DP 486522 – 21768m²;
- (69) Where the initial Stage 1 subdivision is implemented in accordance with C140, the following amalgamation conditions shall be endorsed on the survey plan:
- (a) That Lots 1, 2 and 3 hereon be held in the same Record of Title; and
- (70) These amalgamation conditions apply to the C140 Stage 1 cadastral configuration and do not impose an amalgamation requirement on the ultimate C150 subdivision unless shown on the approved final survey plan.
- (71) The following road lots shall vest as road in Waipa District Council at no cost to Council: C140 Stage 1 Lot 3, where that stage is implemented, and C150 Road Lot 3002, where included in the relevant stage.
- (72) C151 Lots 4000 (approximately 3,615 m²) shall vest in Waipa District Council as Local Purpose (Stormwater) Reserve at no cost to Council, where included in the relevant stage, unless otherwise agreed with Waipa.
- (73) C151 Lot 5000, approximately 150 m², shall vest in Waipa District Council as Local Purpose (Wastewater) Reserve at no cost to Council, where included in the relevant stage.

5.2 Staging Framework

- (74) The subdivision may be implemented progressively. The cadastral staging shown on C140 and C150 is separate from, but shall be coordinated with, the Stage 1A, Stage 1B, Stage 2 and Stage 3 infrastructure framework shown on the approved engineering drawings. The C140 Stage 1 subdivision may be implemented before the ultimate C150 subdivision. Infrastructure stages may overlap and their order may vary, provided each stage is capable of independent access and servicing and does not prevent implementation of subsequent approved stages.
- (75) Prior to s223 certification for each stage, a Staging Plan shall be provided to WDC identifying:
- (a) the fee-simple allotments included;
 - (b) roads and rights of way required to provide legal and practical access;
 - (c) three-waters infrastructure required to service the stage;
 - (d) stormwater and wastewater reserve lots required by the stage;
 - (e) temporary road and infrastructure terminations;
 - (f) infrastructure passing through, or required for, later stages; and
 - (g) the applicable transport or strategic infrastructure trigger.
- (76) Prior to s224(c) certification for each stage, that stage shall have legal and practical access; operational water, wastewater and stormwater servicing; all necessary public and private

infrastructure rights; safe temporary road and infrastructure terminations where applicable; and shall not prevent implementation of subsequent approved stages.

- (77) Completion of Stage 1A is not a prerequisite to Stage 1B, provided the infrastructure and transport requirements applicable to the stage for which certification is sought have been satisfied.

5.3 Detailed Engineering and Pre-Start Requirements

- (78) Prior to commencement of physical subdivision works for a stage, detailed engineering plans for infrastructure required to service that stage shall be submitted to and approved by WDC and/or the relevant infrastructure owner, as applicable. The plans shall address roads and intersections, water supply, wastewater, stormwater, earthworks and finished levels, utilities, street lighting, road drainage and existing and future infrastructure connections.
- (79) Infrastructure intended to vest in WDC shall be designed and constructed in accordance with applicable RITS and WDC requirements, unless an alternative is approved in writing by WDC.
- (80) Prior to commencement of subdivision construction works, a Construction Traffic Management Plan (CTMP) shall be prepared by a SQEP and submitted to WDC for certification. The objective of the CTMP is to manage construction traffic so that construction works can be undertaken while maintaining the safe and efficient operation of the surrounding transport network and the safety of pedestrians, cyclists and other road users.
- (81) The CTMP shall address, where relevant, construction access, haul routes, heavy vehicle movements, staging and sequencing, temporary traffic management, pedestrian and cyclist safety, mud and debris, oversized vehicles and site contact arrangements.
- (82) Wickham Street and the existing right of way may be used as temporary or secondary construction access where provided for in the certified CTMP and subject to any separate approval required from the relevant Road Controlling Authority.

5.4 Transport and Roads

- (83) Up to 1 hectare of cumulative net developable industrial land within the SL1 Industrial Development may be completed under s224(c) before the strategic transport connection in Condition (23) is operational.
- (84) No s224(c) certificate shall be issued where doing so would result in more than 1 hectare of cumulative net developable industrial land being available for development unless either:
- (a) the relevant Hamilton Southern Links infrastructure providing strategic access to the Industrial Development is operational; or
 - (b) an interim strategic connection is operational comprising:
 - (c) the four-arm Greenwood Street/Kahikatea Drive roundabout;
 - (i) the north-south access road connecting that roundabout with the East-West Collector Road;

- (ii) the intersection between that road and the East-West Collector Road; and
 - (iii) the portion of the East-West Collector Road required to provide a continuous operational connection to the subdivision stage.
- (85) Prior to s224(c) for any allotment, all roads required to provide access to that allotment shall be constructed in accordance with approved engineering plans, operational, connected to an existing legal road or completed stage, and suitable for vesting in WDC where applicable.
 - (86) The East-West Collector Road shall be constructed progressively in accordance with the approved engineering drawings and shall function as the principal east-west movement corridor, connect with the internal industrial road network, maintain the strategic connection to the east and preserve the ability to connect to adjoining land to the west.
 - (87) The East-West Collector Road shall be designed generally in accordance with the approved C320-series drawings, which provide for a 25.5 m corridor, 11.5 m carriageway and pedestrian/cycle facilities, subject to detailed engineering approval.
 - (88) Local industrial roads shall be constructed generally in accordance with the approved C300-C320 series drawings and applicable RITS requirements.
 - (89) Where a road terminates temporarily pending a later stage, safe turning shall be provided for heavy, service and emergency vehicles; drainage shall remain functional; access to infrastructure shall be maintained; and the termination shall enable future road extension.
 - (90) Walking and cycling infrastructure shall be constructed progressively with the roads it serves, including the shared path along the East-West Collector Road, footpaths on the local industrial road network and connectivity to Wickham Street and the wider walking and cycling network.
 - (91) Prior to s224(c), pedestrian and cycle infrastructure associated with completed roads within that stage shall be constructed and available for use.
 - (92) Every fee-simple allotment shall have legal and practical access from an existing legal road, a road to vest in WDC, or a registered right of way shown on the C151 Scheme Plan.
 - (93) All rights of way shown on the approved C150 Scheme Plan that are necessary to provide access to an allotment shall be created before s224(c) certification for that allotment.
 - (94) Where a permanent vehicle crossing is required to establish practical access as part of the subdivision works, it shall be constructed before s224(c). Where the final location or configuration depends on future industrial land use, the crossing may be deferred to subsequent development of the allotment.
 - (95) Street lighting associated with a road required to serve a stage shall be commissioned and operational before s224(c) certification for that stage.

5.5 Earthworks and Geotechnical Requirements

- (96) Earthworks shall be undertaken generally in accordance with the C200-series contour and earthworks drawings, C215 peat-preload drawings, C230 erosion and sediment control drawings, the EWMP and approved geotechnical recommendations.

- (97) Earthworks may be undertaken in Stage 1A, Stage 1B, Stage 2, Stage 3 and the HSL/NZTA corridor work areas. Stage 1A may proceed independently and Stage 1B may proceed concurrently where appropriate.
- (98) Earthworks shall remain generally within the extent and levels shown on the approved drawings. The assessed overall industrial earthworks quantities are indicative design quantities rather than absolute consent limits, provided variations remain within the assessed earthworks envelope and do not materially alter effects.
- (99) Road and infrastructure corridors affected by compressible soils shall be preloaded or otherwise ground-improved in accordance with the C215 drawings and geotechnical recommendations. A SQEP geotechnical professional shall determine when the required settlement performance has been achieved before permanent infrastructure reliant on that treatment is completed.
- (100) Suitable preload material may be transferred to subsequent preload areas, incorporated as engineered fill or stockpiled pending future reuse, subject to geotechnical and contaminated-land suitability.
- (101) Engineered fill shall be placed and compacted under the supervision of a suitably qualified geotechnical professional in accordance with the approved Geotechnical Earthworks Specification and applicable standards.
- (102) Prior to significant excavation within the Stage 3 borrow area, a Geotechnical Earthworks Specification shall address excavation methodology, temporary and permanent batters, benching, slope stability, extraction sequencing, monitoring and protection of adjoining land. Unless otherwise supported by specific geotechnical design, cut batters shall be no steeper than 1V:3H.
- (103) Temporary stockpiles shall be located generally within approved earthworks areas, have a height approved by the geotechnical professional, generally have side slopes no steeper than 2H:1V, be protected with appropriate erosion and sediment controls, be stabilised where not actively worked and be recorded where required to track material movement.
- (104) Before earthworks commence in a work area, erosion and sediment controls required by the approved C230 plans and EWMP shall be installed and shall remain in place until the relevant contributing catchment has been adequately stabilised.
- (105) No more than 20 ha of unstabilised earthworks shall be open at any one time unless otherwise authorised under the applicable regional earthworks approval.
- (106) Earthworked areas shall be progressively stabilised in accordance with the EWMP, including where final levels have been reached or works are suspended for an extended period.
- (107) Prior to s224(c) certification for a stage involving engineered fill, preload or significant excavation, an Earthworks Completion Report prepared by a suitably qualified geotechnical professional shall confirm, as applicable, cut and fill extents, engineered-fill testing, material-source and placement records, preload completion and settlement performance, batter stability, road and infrastructure subgrade suitability, suitability of industrial development platforms, contaminated-material placement records and any residual geotechnical recommendations.

5.6 Contaminated Material and HAIL Land

- (108) Excavated material from the Stage 3 borrow area shall be managed in accordance with the approved contaminated-soils management and remediation plan. A suitably qualified contaminated-land specialist shall determine sampling requirements, suitability for reuse, appropriate placement and capping, segregation requirements and any material requiring off-site disposal.
- (109) Stage 3 material may be incorporated into Stage 1B and Stage 2 where it is geotechnically suitable, meets applicable contaminated-land acceptance criteria and is placed and capped in accordance with the approved management methodology.
- (110) Prior to s224(c) for any allotment containing or adjacent to land subject to contaminated land requirements under the corresponding WDC land-use/NES-CS approval, the Consent Holder shall provide the applicable Site Validation Report or Works Completion Report demonstrating that the relevant contamination management requirements have been satisfied for that allotment.

5.7 Stormwater

- (111) Each allotment shall be provided with an operational stormwater connection or approved stormwater management arrangement before s224(c). Stormwater infrastructure shall be constructed generally in accordance with the C400 stormwater drawings, C440 wetland drawings and associated details, C131 staging drawings and the approved stormwater management strategy.
- (112) Prior to s224(c) for land relying on the Stage 1A stormwater catchment, Artificial Stormwater Wetland 1 and all associated conveyance, treatment and discharge infrastructure required to service that land shall be operational.
- (113) Prior to s224(c) for land relying on the Stage 1B stormwater catchment, Artificial Stormwater Wetland 2 and its associated conveyance and discharge infrastructure shall be operational.
- (114) Prior to s224(c) for land relying on Artificial Stormwater Wetland 3, the wetland, associated pipe and swale network, approved downstream connection and associated secondary overland flow paths shall be operational and available.
- (115) Stormwater infrastructure intended to vest in WDC, including infrastructure located within Lots 4000, shall be completed, certified, provided with legal and practical maintenance access, and accepted by WDC before s224(c) for development reliant on that infrastructure, unless otherwise agreed in writing by WDC.
- (116) Where stormwater infrastructure is constructed progressively, the Consent Holder shall demonstrate before s224(c) that sufficient treatment, attenuation and conveyance capacity is operational for the development being certified and that progressive implementation does not compromise ultimate operation, maintenance or vesting.

SL1 Industrial North – Private Stormwater Management Devices (Lot 4000)

- (117) The owner of this lot shall inspect, operate, maintain, repair and, where necessary, replace all privately owned stormwater management, detention and treatment devices located on the lot so that those devices continue to perform their intended function.

- (118) This includes, where applicable, detention tanks, rain gardens, treatment devices, oil/water separators and other privately owned stormwater infrastructure.
- (119) The devices shall be maintained in accordance with the Stormwater Management Plan certified under Resource Consent XX, including any subsequent certified update, and any applicable device-specific operation and maintenance schedule.
- (120) This obligation shall continue for as long as the relevant stormwater device is required to manage stormwater generated by development of the lot.
- (121) Prior to s224(c) certification for the subdivision creating each lot identified by the certified Detailed Site Investigation (DSI) as containing land on which an activity or industry described on the Hazardous Activities and Industries List (HAIL) has been, or is more likely than not to have been, undertaken, the Consent Holder shall register the following consent notice against the Record of Title:

5.8 Wastewater

- (122) Each industrial allotment shall be provided with a connection to the reticulated wastewater network. The wastewater network shall be constructed generally in accordance with the C500, C520 and C550 engineering drawings.
- (123) Prior to s224(c) for land reliant on the Stage 1A wastewater catchment, Wastewater Pump Station A, associated gravity reticulation and the rising main to the approved receiving network shall be constructed and commissioned, with required emergency storage, standby power, alarms, telemetry and maintenance access available.
- (124) Prior to s224(c) for land reliant on the Stage 1B or later-stage wastewater catchment, Wastewater Pump Station B and the associated gravity system and rising-main connection shall be constructed and operational, with adequate emergency storage and legal and practical maintenance access.
- (125) Prior to s224(c) for any allotment that would exceed approved interim downstream wastewater capacity, the Consent Holder shall demonstrate that sufficient receiving-network capacity exists, including through any approved storage or off-peak pumping strategy; or that necessary downstream augmentation has been completed; or that an alternative servicing solution has been approved by the relevant wastewater network operator.
- (126) A wastewater pump station or rising main may subsequently be upgraded, replaced, relocated, decommissioned or incorporated into the ultimate wastewater network where an alternative operational wastewater solution is available and approved by the relevant infrastructure owner.

5.9 Water Supply

- (127) Each allotment shall be provided with an operational reticulated potable and firefighting water connection generally in accordance with the C600 engineering drawings.
- (128) The initial development water system shall include the connection to the existing network generally in accordance with the Stage 1A C131 and C600 drawings.

- (129) Prior to s224(c) for an allotment that cannot meet required servicing performance through the initial network, the later-stage trunk water connection shall be completed. This may include the connection to the Kahikatea Drive system, trunk mains through the strategic transport corridor, distribution mains and any booster pumping, storage or pressure-management infrastructure demonstrated to be necessary.
- (130) Prior to s224(c) for each stage, hydraulic modelling or testing shall confirm compliance with applicable water pressure, capacity and firefighting requirements.

5.10 Electricity and Telecommunications

- (131) Each allotment shall be provided with electricity and telecommunications connections generally in accordance with the C700-series engineering drawings.
- (132) New electricity and telecommunications infrastructure shall be underground unless otherwise approved by the relevant utility operator.
- (133) Prior to s224(c) for each stage, confirmation shall be provided from the relevant network utility operator that the infrastructure required to service that stage has been installed or is available for connection.
- (134) Where development interfaces with existing overhead electricity infrastructure or associated easements, the Consent Holder shall demonstrate before s224(c) for the affected development that the infrastructure remains appropriately protected and legally accessible, or has been relocated or undergrounded in accordance with the approved engineering plans and requirements of the relevant network utility operator.

5.11 Reserves and Landscaping

- (135) Street trees within road reserves shall be planted in general accordance with the approved landscape drawings and design statement during the first planting season following completion of the relevant roading works, or at another time agreed by WDC.
- (136) Berms within road reserves shall be topsoiled and grassed before s224(c) for the relevant stage unless bonded or otherwise secured in writing by WDC.
- (137) Planting within vested stormwater reserves shall be installed in accordance with approved landscape and stormwater plans and maintained through the applicable defects liability period. Failed planting shall be replaced during the next suitable planting season.

5.12 Easements, Rights of Way and Existing Interests

- (138) Existing easements and other registered interests shown on the approved scheme plans shall be retained, varied, surrendered or replaced as necessary to give effect to the approved subdivision and infrastructure layout.
- (139) All new easements necessary for rights of way, water supply, wastewater, stormwater, overland flow, electricity, telecommunications and infrastructure access and maintenance shall be created before s224(c) certification for the affected allotment.
- (140) Where the C140 Stage 1 subdivision is implemented, the final survey documentation shall appropriately carry forward, vary, surrender or replace the existing easements identified in the Maven Memorandum/Schedule of Easements, including Areas A & B DP 584573

(created by EI 11872275.3) are to be partially surrendered in so far as they relate to Lots 3001 & 3003 heron.

- (141) Where an easement is required for public or shared stormwater infrastructure, it shall provide the right to convey and manage stormwater, access for inspection, maintenance, repair and renewal, and appropriate restrictions against obstructing, diverting or interfering with the infrastructure.
- (142) Where any allotment is created adjacent to an existing watercourse, drain or overland flow path and maintenance access is required, an appropriate drainage, access or riparian easement or reserve shall be established before s224(c).

5.13 Consent Notices

- (143) Prior to s224(c) for an allotment to which a continuing title obligation in Conditions (XX)-(XX) applies, the Consent Holder shall prepare and register the applicable consent notice under section 221 of the RMA in a form reasonably acceptable to WDC.
- (144) Prior to s224(c) for each industrial allotment, the following consent notice shall be registered:

This lot forms part of the SL1 Industrial development authorised by the applicable Fast-track approvals and resource consents. The use and development of the lot shall comply with those approvals and conditions. No residential activity shall establish on this lot unless otherwise authorised under the Waipa District Plan and any additional resource consent required by Waipa District Council has first been obtained.
- (145) Where an allotment contains a privately owned stormwater management, detention or treatment device, the following consent notice shall be registered:

The owner of this lot shall inspect, operate, maintain, repair and, where necessary, replace all privately owned stormwater management, detention and treatment devices on the lot so that those devices continue to perform their intended function, in accordance with the approved stormwater management requirements and any applicable device-specific operation and maintenance schedule.
- (146) Where an allotment contains land identified by the approved contaminated-land investigation as HAIL land, the following consent notice shall be registered:

This lot contains land identified as land on which an activity or industry described on the Hazardous Activities and Industries List has been, or is more likely than not to have been, undertaken. Any future subdivision, change of use, soil disturbance, soil sampling or removal or replacement of a fuel storage system shall be undertaken in accordance with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, or any replacement regulations. The owner is responsible for determining whether any proposed future activity requires further investigation, management and/or resource consent.
- (147) Where development controls forming part of the Fast-track approval are intended to bind successors in title, the following consent notice shall be registered on the affected industrial allotment:

Development and use of this lot shall comply with the SL1 Industrial Development Controls forming part of the applicable Fast-track approval, insofar as those controls apply to this lot. Any building, structure, earthworks or land use activity that does not comply with an applicable Development Control shall not be undertaken unless otherwise authorised by the Fast-track approval, an approved amendment or variation, or any further resource consent required by Waipa District Council.

- (148) Prior to s224(c) for any allotment located wholly or partly within, or immediately adjacent to, the HSL designation corridor, the extent of the designation shall be identified relative to the lot and the following consent notice shall be registered:

This lot is located wholly or partly within, or immediately adjacent to, the Hamilton Southern Links designation corridor (Designation D156 / NZTA-8), for which Waka Kotahi New Zealand Transport Agency is the requiring authority. Where proposed work is located within designated land, the owner shall obtain any approval required from the requiring authority under section 176 of the Resource Management Act 1991, or any equivalent successor provision, before undertaking those works. This notice continues to apply for so long as the designation affects the lot.

- (149) Where an allotment is released under s224(c) before the strategic transport connection in Condition (25) is operational, a consent notice shall be registered to alert successors in title that land development is subject to the cumulative 1 hectare transport threshold and that development beyond that threshold cannot proceed until Condition (25) is satisfied.

This lot forms part of the SL1 Industrial Development. Until the strategic transport connection secured by the subdivision consent is operational, land development across the SL1 Industrial Development is subject to a cumulative maximum of 1 hectare of net developable industrial land. Development that would result in that cumulative threshold being exceeded shall not proceed until Waipa District Council has confirmed that the applicable strategic transport condition has been satisfied. Following satisfaction, this consent notice may be varied or cancelled in accordance with section 221 of the Resource Management Act 1991.

- (150) All consent notices required by these conditions shall be registered before or concurrently with issue of s224(c) for the relevant allotment, and evidence of registration shall be provided to WDC.

5.14 Consent Notice Cancellation or Variation

5.14.1 Existing Consent Notices – Lot DP 584573 and Lot 1 DP 486522 (RT 704262)

Existing Consent Notices

- (151) The land comprising Lot 1 DP 396081 and Lot 1 DP 486522 (Record of Title 704262) is subject to the following consent notices registered pursuant to section 221 of the Resource Management Act 1991:

- (a) Consent Notice 7878083.1, affecting Lot DP 486522; and
- (b) Consent Notice 10227683.3, affecting Lot DP 584573.

The consent notices record requirements arising from earlier subdivisions of the land, including matters relating to on-site effluent and stormwater disposal, geotechnical and

foundation design, acoustic design in proximity to the Southern Links designation, and recognition of existing noise and odour generating activities.

The subdivision and development authorised by these approvals establishes a new subdivision, development, servicing and environmental management framework for the land. Conditions in Section 2.27 provide a pathway for the relevant provisions of the existing consent notices to be cancelled or varied where they have been superseded, are no longer applicable, or require modification to reflect the development authorised by these approvals.

Consent Notice Review

(152) Prior to certification under section 224(c) of the Resource Management Act 1991 for the first stage of subdivision affecting land subject to either consent notice identified in Condition 95, the Consent Holder must submit to Waipā District Council a Consent Notice Review Schedule identifying:

- (a) each consent notice and provision affecting the relevant stage;
- (b) whether each provision:
 - (i) has been superseded or otherwise addressed by these approvals, including the approved plans, servicing arrangements, supporting technical assessments or conditions of consent;
 - (ii) is no longer relevant to the subdivision or development authorised by these approvals; or
 - (iii) remains relevant and should continue to apply, with or without modification;
- (c) whether cancellation or variation of the relevant consent notice or provision is proposed; and
- (d) where a requirement is proposed to continue, the resulting lot or lots to which that requirement is to apply and the proposed form of any varied or replacement provision.

Application under section 221(3)

- (153) Following submission of the Consent Notice Review Schedule, the Consent Holder must request that Waipā District Council exercise its powers under section 221(3) of the Resource Management Act 1991 to cancel or vary the relevant consent notice.
- (154) Cancellation must be sought where the relevant requirements have been superseded, are no longer applicable, or are otherwise adequately addressed through the subdivision, development, servicing and environmental management framework authorised by these approvals.
- (155) Variation may be sought where one or more requirements remain relevant and should continue to apply to a resulting lot.

Basis for Cancellation or Variation

- (156) In determining the cancellation or variation to be sought:
 - (a) requirements relating to on-site effluent, wastewater or stormwater disposal should be removed where those requirements have been superseded by the servicing and stormwater arrangements authorised by these approvals;

- (b) geotechnical and foundation design requirements should be removed or varied where those matters have been reassessed and are adequately addressed through the geotechnical assessments, earthworks requirements, certification processes or conditions forming part of these approvals;
- (c) acoustic requirements associated with proximity to the Southern Links designation should be reviewed against the approved development layout, current Southern Links infrastructure framework and the acoustic requirements applying under these approvals;
- (d) requirements relating to existing noise or odour generating activities should be removed or varied where they are no longer relevant to the resulting lots or have otherwise been appropriately addressed through the assessments and conditions applying to the approved development;
- (e) continuing requirements must apply only to the resulting lot or lots to which they remain relevant; and
- (f) unnecessary duplication between the existing consent notices and these approvals must be avoided.

Staged Implementation

- (157) Cancellation or variation of the relevant consent notices may be undertaken progressively on a stage-by-stage basis and is only required in respect of the land or resulting titles affected by the relevant stage.

Section 224(c) Certification

- (158) Prior to section 224(c) certification for the relevant stage, the Consent Holder must provide Waipā District Council with evidence that:
 - (a) the relevant consent notice or provision has been cancelled or varied under section 221(3) of the Resource Management Act 1991; or
 - (b) the documentation necessary to give effect to the cancellation or variation approved by Waipā District Council has been lodged for registration with Toitū Te Whenua Land Information New Zealand, unless otherwise agreed in writing by Waipā District Council.

Advice Note: Intended Treatment of Existing Consent Notices

For the purposes of Section 2.27, the anticipated matters to be considered through the Consent Notice Review Schedule include:

- (a) *Consent Notice 7878083.1 – historic requirements relating to the design, installation and ongoing maintenance of on-site effluent and stormwater disposal systems and geotechnical input into foundation design. These requirements should be reviewed against the comprehensive servicing, stormwater and geotechnical framework authorised through the Fast-track approval, with cancellation sought where the historic requirements have been superseded.*
- (b) *Consent Notice 10227683.3 – historic requirements relating to acoustic design in proximity to the Southern Links designation and recognition of noise and odour emissions from previously consented activities. These requirements should be reviewed*

against the development, acoustic and infrastructure framework authorised through the Fast-track approval, with cancellation or variation sought where the historic requirements have been superseded or require modification.

Any requirements within Consent Notice 10227683.3 that apply specifically and independently to Lot 1 DP 396081 are outside the intended scope of cancellation or variation unless that land is also affected by the subdivision or development authorised by these approvals.

For clarity, conditions in Section 2.27 do not themselves cancel or vary either consent notice. They establish a process for the existing instruments to be reconciled with the Fast-track approval through the exercise by Waipā District Council of its functions under section 221(3) of the Resource Management Act 1991.

5.15 Section 224(c) Certification

(159) Prior to s224(c) certification for each stage:

- (a) earthworks required to form the allotments, roads and infrastructure within that stage shall be complete;
- (b) any required preload or ground improvement shall be complete;
- (c) the applicable Earthworks Completion Report shall have been provided;
- (d) all roads required to access the allotments shall be complete and operational;
- (e) all applicable road lots shall be suitable for vesting in Waipa District Council;
- (f) the portion of the East-West Collector Road required to serve the stage shall be operational;
- (g) the strategic transport trigger in Conditions (24)-(25) shall be satisfied where applicable;
- (h) walking and cycling infrastructure required to serve the stage shall be complete;
- (i) permanent stormwater infrastructure serving the stage shall be operational;
- (j) the applicable artificial stormwater wetland shall be operational;
- (k) permanent wastewater infrastructure serving the stage shall be operational;
- (l) required downstream wastewater capacity shall be demonstrated;
- (m) water infrastructure serving the stage shall be operational;
- (n) required water pressure and firefighting performance shall be demonstrated;
- (o) electricity and telecommunications connections shall be available;
- (p) all reserve lots required to operate infrastructure serving the stage shall be capable of vesting;
- (q) all rights of way and easements required by the stage shall be capable of registration;
- (r) all required consent notices shall be registered or capable of concurrent registration; and

- (s) all required as-built plans, asset information, completion certificates, producer statements, testing and commissioning records and operation and maintenance information shall have been supplied to WDC and/or the relevant infrastructure owner.
- (160) Where infrastructure serving a completed stage is intended to continue into a later stage, it shall be extended to a suitable termination point, safely capped or terminated, remain accessible for future connection and be configured so that later extension does not require unnecessary disturbance of completed public infrastructure.
- (161) Infrastructure intended to vest in WDC shall be completed and accepted by WDC before s224(c) for development reliant on that infrastructure, unless otherwise agreed in writing by WDC.
- (162) Vested infrastructure shall be subject to applicable defects liability requirements. Where agreed by WDC, minor outstanding works, landscaping or defects liability obligations that are not necessary for safe and functional servicing may be secured by an appropriate bond or other security rather than delaying s224(c).

5.16 Completion

- (163) Within two months after completion of civil works for each stage, or before s224(c) if earlier required by these conditions, the Consent Holder shall provide a Works Completion Report to WDC confirming compliance with the conditions relevant to that stage and identifying any continuing obligations.
- (164) All as-built plans for infrastructure within each stage shall be provided to WDC and/or the relevant infrastructure owner in the required format before vesting of the relevant assets.
- (165) The Consent Holder shall maintain subdivision infrastructure intended for vesting in good working order from completion until formal acceptance by the relevant infrastructure owner, including throughout any applicable defects liability period.

5.17 Advice Notes

Advice Note - Road vesting: All public roads created by the Southpark subdivision are to vest in Waipa District Council. This includes C140 Stage 1 Lot 3 and C150 Road Lots 3002, where relevant, notwithstanding any inconsistent notation contained in an earlier combined SL1 engineering drawing.

Advice Note - Detailed design: The engineering drawings incorporated by Condition (1) establish the consented infrastructure arrangement. Final pipe sizes, invert levels, wetland details, pavement design and other technical details may be refined through detailed engineering approval where the outcomes secured by these conditions are maintained.

Advice Note - Individual industrial development: Final parking, loading, manoeuvring and site-specific vehicle-crossing requirements associated with individual industrial activities are controlled through the corresponding land-use consent and are not duplicated in these subdivision conditions.

Advice Note - Regional approvals: Nothing in these conditions removes the need to comply with any applicable Waikato Regional Council consent governing earthworks, discharges, dewatering or stormwater.

Advice Note - Condition references: Any cross-reference affected by final renumbering of the full Fast-track conditions package should be updated before lodgement or issue of the final consent schedule.

1.0 Part C0 - WDC Day 0 Subdivision Consent (Fee Simple Subdivision)

1.1 Conditions Set Overview

This consent authorises the Day 0 fee simple subdivision of the Site to create proposed Lots 1 to 8 and road Lots 3000 to 3002, in general accordance with the Southern Link 1 Industrial Stage 1 – Proposed Scheme Plan Day 0 prepared by Maven Associates (Project 298002, Drawing C140, Revision A, dated August 2026) and the Memorandum/Schedule of Easements – Southern Links Industrial. The subdivision may be surveyed, serviced and completed in stages, with section 223 and section 224(c) certification sought separately for each stage.

This consent must be read in conjunction with:

- Part A – Waipā DC Land Use Consent (Contaminated Land / NES:CS)
- Part B – Waipā DC Land Use Consent
- Part C – Waipā DC Subdivision Consent
- **Part C0 – Waipā DC Day 0 Subdivision Consent (Fee Simple Subdivision)**
- Part D – WRC Land Disturbance Consent
- Part E – WRC Groundwater Diversion and Discharge
- Part F – WRC Water Permit (Temporary Groundwater Take)
- Part G – WRC Stormwater Diversion and Discharge
- Part H – Wildlife Act Authority

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2.1 Abbreviations and Definitions

In these conditions, unless the context otherwise requires, the following abbreviations have the meanings set out below:

Abbreviation	Meaning
Approved Scheme Plan	Southern Link 1 Industrial Stage 1 – Proposed Scheme Plan Day 0, prepared by Maven Associates, Project 298002, Drawing C140, Revision A, dated August 2026
FTAA	Fast-track Approvals Act 2024
HCC	Hamilton City Council
LINZ	Land Information New Zealand
Maven	Maven Associates Limited
RMA	Resource Management Act 1991
Site	The land subject to this resource consent, being XX
SQEP	Suitably Qualified and Experienced Person/Professional
s223	Section 223 of the RMA (approval of survey plan)
s224(c)	Section 224(c) of the RMA (issue of completion certificate)
WDC	Waipā District Council
the Consent Holder	Industre Property Rua Limited

2.2 Consent Particulars Table

Resource Consent:	
Grants to:	Industre Property Rua Limited
Commencement date:	XX
Lapse date:	Five (5) years from the date of commencement unless it has been given effect to, surrendered, or been cancelled at an earlier date.

Location:	160 and 162 Higgins Road and 20 and 24 Wickham Street, Frankton: Lot 1 DP 584573, Lot 1 DP 603134, Lot 2 DP 603134, Lot 1 DPS 59491.
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2.3 General

General Accordance

- (1) The subdivision shall be undertaken in general accordance with:
 - (a) Southern Link 1 Industrial Stage 1 – Proposed Scheme Plan Day 0, prepared by Maven Associates, Project 298002, Drawing C140, Revision A, dated August 2026 (“Approved Scheme Plan”); and
 - (b) Memorandum/Schedule of Easements – Southern Links Industrial, subject to any amendments necessary to give effect to these conditions, detailed engineering design, cadastral survey, infrastructure requirements or Land Information New Zealand requirements.
- (2) The final boundaries, areas and dimensions of allotments, road lots and easements may be refined provided that:
 - (a) the overall configuration and intended function of the subdivision is maintained;
 - (b) legal and practical access to each developable allotment is maintained;
 - (c) the ability to appropriately service each developable allotment is maintained;
 - (d) the intended road connections and ability to vest the relevant road corridors are maintained; and
 - (e) the amendments do not result in materially different subdivision effects from those authorised by this consent.

Staged Subdivision

- (3) The subdivision may be surveyed, serviced and completed in stages.
- (4) Section 223 and section 224(c) certification may be sought separately for each stage, provided that:
 - (a) each allotment for which certification is sought has the legal and practical access and infrastructure necessary for its intended use;
 - (b) infrastructure may be progressively constructed and infrastructure completed as part of an earlier stage may be relied upon by subsequent stages;
 - (c) infrastructure or works associated exclusively with a later stage need not be completed for an earlier stage;
 - (d) any temporary or interim arrangement required to service a stage is suitable for its intended purpose and does not prevent implementation of the balance of the subdivision; and
 - (e) each staged survey plan maintains the ability to implement the balance of the approved subdivision.

2.4 Section 223 Requirements

Survey Plan

- (5) The survey plan submitted for certification pursuant to section 223 of the RMA shall be in general accordance with the Approved Scheme Plan and shall show, as applicable to the relevant stage:
- (a) the relevant fee simple allotments comprising proposed Lots 1–3;
 - (b) the final boundaries of the proposed local road corridors;
 - (c) the Southern Links designation boundary where relevant;
 - (d) existing easements required to remain;
 - (e) existing easements proposed to be surrendered, varied or replaced;
 - (f) new easements required to provide legal access, servicing, drainage or utility rights;
 - (g) easements in gross required for utility infrastructure; and
 - (h) the amalgamation conditions required by Condition (7).

Road to Vest

- (6) The final boundaries and areas of the road lots may be refined through detailed engineering design and cadastral survey where necessary to provide the approved road corridor, connections and associated infrastructure.

Easements and Property Interests

- (7) Existing easements, covenants and other registered interests shall be retained, surrendered, varied or replaced, as appropriate, to give effect to the approved subdivision and final infrastructure design.

Without limiting this condition:

- (a) existing easements identified in the approved Memorandum/Schedule of Easements as being surrendered shall be surrendered to the extent that they are no longer required, or have been replaced by an appropriate alternative legal right;
- (b) existing rights of way A and B affecting Lots 2 and 1 respectively shall be retained to the extent necessary to provide ongoing legal access; and
- (c) existing easements in gross for electricity, telecommunications and other utility infrastructure shall be retained, varied or replaced as necessary having regard to the final location of the relevant infrastructure.

New Easements

- (8) The survey plan shall show all new easements necessary to provide legal access, servicing, drainage and utility rights to the resulting allotments.

Such easements shall include, where necessary:

- (a) rights of way;
- (b) rights to drain water and sewage;
- (c) rights to convey water;

- (d) stormwater drainage and conveyance rights;
- (e) electricity and telecommunications rights; and
- (f) rights of access for the inspection, operation, maintenance, repair and replacement of public, private or shared infrastructure.

Amalgamation Conditions

- (9) The following amalgamation conditions shall apply:
 - (a) That Lot 1 hereon, Lot 2 hereon & Lot 3 hereon be held in the same Record of Title.
- (10) The amalgamation conditions shall be endorsed on the relevant survey plan and implemented in accordance with LINZ requirements.

Advice Note: The final form of the amalgamation conditions is subject to confirmation with the Registrar-General of Land in accordance with section 220 of the RMA.

2.5 Road Interface

Land Required for Local Road

- (11) Prior to section 224(c) certification for any allotment or stage relying on a portion of a proposed local road located on land not owned by the Consent Holder, the Consent Holder shall demonstrate that the land necessary to provide that road is:
 - (a) otherwise controlled by the consent holder;
 - (b) vested or transferred to the relevant road controlling authority; or
 - (c) subject to another legally enforceable arrangement sufficient to enable construction, operation and vesting of the road.

2.6 Section 224(c) Requirements

Access and Infrastructure Servicing

- (12) Prior to certification pursuant to section 224(c) for each developable fee simple allotment, a suitably qualified and experienced engineer shall confirm that the allotment:
 - (a) has legal and practical access to a formed road or other access arrangement authorised by this consent;
 - (b) is capable of connection to the approved public water supply system;
 - (c) is capable of connection to the approved public wastewater system;
 - (d) has an approved means of stormwater management; and
 - (e) has any easements and other legal rights necessary for infrastructure serving that allotment.

Road Construction and Vesting

- (13) Prior to section 224(c) certification for an allotment or stage relying upon a new local road for access, the relevant road shall:

- (a) be constructed in accordance with the approved engineering plans and applicable infrastructure standards;
- (b) be operational and suitable for its intended function;
- (c) include the road drainage, lighting, signage, markings and associated infrastructure required by the approved engineering design;
- (d) be supported by the required engineering completion and as-built documentation; and
- (e) be suitable for vesting in Waipa District Council.

Easements, Covenants and Legal Interests

- (14) Prior to section 224(c) certification for each stage, the consent holder shall provide confirmation from a solicitor or licensed cadastral surveyor that, as applicable:
 - (a) existing easements required to remain have been appropriately carried forward;
 - (b) existing easements that are no longer required have been surrendered or the necessary instruments are capable of registration;
 - (c) easements requiring variation or replacement have been appropriately provided for;
 - (d) all new easements necessary for legal access and servicing have been documented;
 - (e) easements in gross required for electricity, telecommunications or other utility infrastructure have been retained, varied or replaced as necessary;
 - (f) any surrender, relocation or material variation of an easement in gross has been agreed with the relevant easement holder; and
 - (g) all necessary instruments are capable of registration concurrently with deposit of the survey plan.

Existing Land Covenant

- (15) Existing Land Covenant Instrument 11713595.3 shall be carried forward onto the resulting Records of Title to the extent that it continues to apply to the subdivided land.
- (16) Where any variation, partial surrender or replacement of the covenant is necessary to give effect to the approved subdivision, the necessary documentation shall be executed and capable of registration prior to section 224(c) certification for the affected allotment.

Engineering Completion and As-Built

- (17) Prior to section 224(c) certification for each stage, the consent holder shall provide, as applicable:
 - (a) as-built plans for infrastructure constructed to service that stage;
 - (b) engineering completion certification prepared by a suitably qualified and experienced engineer;
 - (c) asset information reasonably required by the authority receiving any infrastructure to be vested; and

- (d) confirmation that defects identified through completion inspections have been remedied or otherwise secured through an arrangement acceptable to the authority receiving the infrastructure.

Final Legal Certification

- (18) Prior to section 224(c) certification for each stage, the consent holder shall provide written certification from a solicitor or licensed cadastral surveyor confirming that:
 - (a) the easement, covenant and amalgamation requirements applicable to that stage have been appropriately provided for;
 - (b) all necessary legal instruments are capable of registration in conjunction with deposit of the survey plan; and
 - (c) there is no outstanding title matter required by these conditions that would prevent the relevant allotments from having the legal access and servicing rights necessary for their intended use.

1.0 Part D – WRC Land Disturbance Consent

1.1 Conditions Set Overview

This consent authorises land disturbance activities on the SL1 Industrial North site at 160 and 162 Higgins Road and 20 and 24 Wickham Street, Frankton (Lot 1 DP 584573, Lot 1 DP 486522, Lot 1 DP 603134, Lot 2 DP 603134) Authorised activities include the clearance of vegetation (approximately XX ha), bulk earthworks (approximately XX m³ of cut and fill), and the associated discharge of sediment-laden water to water, in accordance with the Waikato Regional Plan.

This consent must be read in conjunction with:

- Part A – Waipā DC Land Use Consent (Contaminated Land / NES:CS)
- Part B – Waipā DC Land Use Consent
- Part C – Waipā DC Subdivision Consent
- Part CO – Waipā DC Day 0 Subdivision Consent (Fee Simple Subdivision)
- **Part D – WRC Land Disturbance Consent**
- Part E – WRC Groundwater Diversion and Discharge
- Part F – WRC Water Permit (Temporary Groundwater Take)
- Part G – WRC Stormwater Diversion and Discharge
- Part H – Wildlife Act Authority

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2.1 Abbreviations and Definitions

In these conditions, unless the context otherwise requires, the following abbreviations have the meanings set out below:

Abbreviation	Meaning
ADP	Accidental Discovery Protocol
AEE	Assessment of Environmental Effects
CIA	Cultural Impact Assessment
CMP	Construction Management Plan
CPEng	Chartered Professional Engineer
DMP	Dust Management Plan
EMP	Earthworks Management Plan
ESCMP	Erosion and Sediment Control Management Plan
FTAA	Fast-track Approvals Act 2024
GD05	WRC Erosion and Sediment Control Guidelines GD05
HNZPT	Heritage New Zealand Pouhere Taonga
NES:CS	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
RMA	Resource Management Act 1991
Site	XX
SQEP	Suitably Qualified and Experienced Person/Professional
WDC	Waipā District Council
WRC	Waikato Regional Council
WRP	Waikato Regional Plan
the Consent Holder	Industrie Property Rua Limited

2.2 Consent Particulars Table

Resource Consent: XX

Grants to:	Industre Property Rua Limited
Commencement date:	XX
Lapse date:	Ten (10) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.
Location:	Lot 1 DP 584573, Lot 1 DP 486522, Lot 1 DP 603134, Lot 2 DP 603134, being 160 and 162 Higgins Road and 20 and 24 Wickham Street, Frankton.

2.3 General Conditions

- (1) The activities authorised by this consent must be undertaken in general accordance with the information and plans submitted by the Consent Holder in support of the consent application. In the event of a conflict between the application documents and the conditions of this consent, the conditions shall prevail.
- (2) A copy of this consent and any certified Management Plans must be kept on Site at all times that works are being undertaken and must be produced without unreasonable delay upon request from a WRC officer or agent.
- (3) The Consent Holder must be responsible for all contracted operations and must ensure contractors are made aware of the conditions of this consent and ensure compliance with those conditions.
- (4) Any reference in these conditions to a New Zealand Standard or guideline document includes any later version that amends or replaces it.
- (5) The Consent Holder must advise WRC in writing at least five (5) working days prior to works commencing on any part of the Site.

2.4 Fees & Charges

- (6) The Consent Holder must pay to WRC any administrative charge fixed in accordance with Section 36 of the RMA, or any charge prescribed under Section 360 of the RMA, including charges for compliance monitoring.

2.5 Consent Lapse

- (7) This consent shall lapse ten (10) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.

2.6 Review

- (8) WRC may at any time serve notice on the Consent Holder under Section 128(1) of the RMA of its intention to review the conditions of this consent where:
 - (a) a material adverse effect not identified in the AEE has arisen; or
 - (b) the magnitude of adverse effects is materially larger than indicated in the AEE.

2.7 Pre-Start Requirements

- (9) The Consent Holder must appoint a representative prior to commencement of works as WRC's principal contact for matters relating to this consent. WRC must be informed of the representative's name and contact details before works commence. Should that person change, the Consent Holder must immediately notify WRC in writing.
- (10) Prior to commencing any land disturbance activities, the Consent Holder must hold a pre-start meeting with WRC's Compliance Monitoring team not less than five (5) working days before commencement.

2.8 Staged Pre-Start Notifications

- (11) At least ten (10) working days prior to the commencement of each stage of construction works, the Consent Holder must provide to WRC:
 - (a) an invitation to attend a pre-start meeting for that stage;
 - (b) the name and contact details of the Site Manager and contractor for that stage; and
 - (c) the planned date, staging, and duration of construction works for that stage.

2.9 Mana Whenua and Cultural

- (12) At least twenty (20) working days prior to commencement of vegetation clearance or earthworks on the Site, the Consent Holder must give written notice to Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura, of the proposed activities, including details of the areas to be disturbed and the timing of works.
- (13) Prior to commencement of vegetation clearance or earthworks, the Consent Holder must invite Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura, with the support of Waikato-Tainui, to attend the pre-start meeting, provide a karakia prior to commencement of works, and deliver a cultural induction to Site personnel.
- (14) If any archaeological sites, artefacts, taonga, or material of cultural significance is discovered during earthworks or vegetation clearance, the Consent Holder must: immediately cease works in the affected area; implement the Accidental Discovery Protocol; notify WRC, HNZPT, and Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura, with the support of Waikato-Tainui, within 24 hours; and not resume works until authorised.
- (15) If kōiwi (skeletal remains) are uncovered, the Consent Holder must immediately cease works within 20 m of the discovery and notify the New Zealand Police, Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura, with the support of Waikato-Tainui, HNZPT, and WRC within 24 hours. Works must not resume until authorised.

2.9.1 Cultural Values and Mana Whenua

Cultural Values

- (16) The Consent Holder shall undertake the development having regard to the cultural values and outcomes identified in the Te Awa Koiora – SL1 Stage 1 Cultural Values and Effects Assessment, prepared by Pouwhenua Consultancy Limited on behalf of the Southern Links 1 Tangata Whenua Working Group, dated June 2026 ("CVA").

In particular, implementation of the development shall recognise the outcomes sought through:

- (a) Piko Wai – freshwater and the mauri of wai;
- (b) Piko Whenua – the ancestral landscape and cultural heritage;
- (c) Piko Taiao – indigenous biodiversity and ecological restoration; and
- (d) Piko Tangata – cultural identity, wellbeing and mana whakahaere.

Cultural Recommendations Register

- (17) Prior to commencement of bulk earthworks, the Consent Holder shall prepare a Cultural Recommendations Register in consultation with the Southern Links 1 Tangata Whenua Working Group ("SL1 TWWG").

The Register shall identify:

- (a) the relevant CVA recommendations applicable to the development;
- (b) how those recommendations are being addressed through consent conditions, management plans, detailed design or construction; and
- (c) any recommendations that remain relevant to future stages.

The Register may be updated as the development progresses and shall operate as an implementation and tracking document only.

Ongoing Engagement

- (18) The Consent Holder shall invite the SL1 TWWG to remain involved in the implementation of the development in relation to matters of cultural relevance, including:

- (a) cultural monitoring;
- (b) archaeological or accidental discoveries;
- (c) ecological and freshwater restoration;
- (d) public realm and landscape design; and
- (e) naming of roads, reserves, wetlands and significant public spaces.

Consultation shall occur sufficiently early to allow cultural advice to be considered before the relevant activity or design is finalised.

Cultural Monitoring and Accidental Discovery

- (19) Prior to commencement of bulk earthworks, the Consent Holder shall prepare, in consultation with the SL1 TWWG, a Cultural Monitoring and Accidental Discovery Protocol.

The Protocol shall include:

- (a) circumstances where cultural monitoring is required;
- (b) communication procedures between the contractor and cultural monitors;

- (c) procedures where archaeological material, taonga, kōiwi tangata, wāhi tapu or other potentially culturally significant material is discovered; and
- (d) procedures for recommencement of works following a discovery.

Where such material is discovered, works within the immediate vicinity shall cease until the applicable archaeological, statutory and cultural procedures have been completed.

Management Plans

- (20) Where relevant to the subject matter of a management plan required by these consents, the Consent Holder shall provide the relevant draft management plan to the SL1 TWWG for comment before finalisation.

This may include plans relating to:

- (a) earthworks;
- (b) archaeology;
- (c) contaminated land;

The Consent Holder shall consider any feedback received and may incorporate practicable recommendations consistent with the consented development.

Resourcing

- (21) The Consent Holder shall meet the reasonable and actual costs of cultural monitoring and other cultural advisory services specifically required by these conditions, with the scope and estimated cost to be agreed between the Consent Holder and the SL1 TWWG prior to the relevant work being undertaken.

Advice Note: These conditions are intended to operate alongside the specific earthworks, stormwater, freshwater, ecological, contaminated land, archaeological and landscape conditions applying to the development.

Where a cultural outcome is already expressly addressed through another condition or approved management plan, the conditions have sought to avoid duplication.

2.9.2 Archaeological Conditions

Accidental discovery protocol

- (22) If any archaeological material, kōiwi tangata / human remains, taonga, Māori artefacts, or other material of potential archaeological or cultural significance is uncovered during earthworks or construction, the Consent Holder must immediately:
 - (d) cease all works within 20 m of the discovery;
 - (a) secure the discovery area so that the material is not further disturbed;
 - (b) advise all site personnel of the discovery and the requirement to avoid further disturbance;
 - (c) notify the consent authority;
 - (d) notify Heritage New Zealand Pouhere Taonga;
 - (e) notify Mana Whenua; and

- (f) if kōiwi tangata / human remains are suspected or identified, notify New Zealand Police.

Works must not recommence within the discovery area until the relevant statutory requirements have been met and written confirmation has been obtained from the consent authority, following consultation with Heritage New Zealand Pouhere Taonga, Mana Whenua and, where relevant, New Zealand Police.

Archaeological authority

- (23) If an archaeological site, as defined by the Heritage New Zealand Pouhere Taonga Act 2014, is identified and the site may be modified or destroyed by the works, the Consent Holder must obtain any necessary archaeological authority from Heritage New Zealand Pouhere Taonga before works affecting that site recommence.

Archaeological induction

- (24) Prior to the commencement of earthworks, the Consent Holder must ensure that all contractors and earthworks personnel are briefed on the accidental discovery protocol.

The induction must include:

- (a) the possibility of accidental archaeological or cultural discoveries;
- (b) examples of archaeological material that may be encountered, including shell, charcoal, hangi stones, artefacts, modified soils, historic remains, building foundations, bottles, ceramics, metal items, timber structures, drains, or human remains;
- (c) the requirement to stop works immediately if suspected archaeological material is uncovered;
- (d) the requirement to protect the discovery area from further disturbance; and
- (e) the notification process for the consent authority, Heritage New Zealand Pouhere Taonga, Mana Whenua and New Zealand Police, where relevant.

Discovery record

- (25) If any archaeological or cultural material is discovered, the Consent Holder must keep a record of:
 - (a) the date and time of discovery;
 - (b) the location of the discovery;
 - (c) a description of the material discovered;
 - (d) photographs, where appropriate and culturally acceptable;
 - (e) the parties notified;
 - (f) advice received from Heritage New Zealand Pouhere Taonga, Mana Whenua, New Zealand;
 - (g) Police and the consent authority;
 - (h) any archaeological authority required; and
 - (i) the date and basis on which works recommenced.

The record must be provided to the consent authority on request.

2.10 Erosion and Sediment Control Management Plan

Objective

The objective of an Erosion and Sediment Control Management Plan (ESCMP) is to minimize erosion and sediment loss from a site as a result of soil disturbing activities. This is achieved through the implementation of specific measures and devices designed to manage site runoff and prevent adverse environmental impacts.

- (26) Prior to commencing any earthworks or vegetation clearance, the Consent Holder must prepare an ESCMP and submit it to WRC for certification. The ESCMP must be prepared by a SQEP.
- (27) The ESCMP may be prepared and certified in stages. Each stage-specific ESCMP must satisfy all certification requirements and show linkage with adjacent stage ESCMPs.
- (28) The ESCMP must include, at a minimum:
 - (a) A response to all relevant conditions of consent;
 - (b) a site plan showing all proposed ESC measures, including sediment retention devices, clean water diversions, perimeter controls, vehicle crossing locations, and stabilisation areas;
 - (c) sediment retention device sizing, design and maintenance in accordance with GD05;
 - (d) a clean water diversion system design preventing clean water from entering disturbed areas;
 - (e) a tracking control system for all vehicle access points;
 - (f) a stabilisation schedule identifying when each disturbed area will be stabilised;
 - (g) a monitoring regime with inspection frequency, trigger values and corrective action thresholds; and
 - (h) a process for ongoing review and amendment.
- (29) The certification process must confirm that the ESCMP gives effect to its objectives, addresses consent conditions, contains the required information, and is generally consistent with the application documents. WRC must notify the Consent Holder within twenty (20) working days whether the ESCMP is certified.
- (30) No earthworks or vegetation clearance may commence on any part of the Site until the ESCMP covering that part is certified by WRC.

2.11 Earthworks Management

- (31) All earthworks must be undertaken in accordance with the certified EMP and ESCMP and in general accordance with the application documents.
- (32) Earthworks must not be undertaken between 1 May and 30 September in any year without prior written approval from WRC. WRC may impose additional ESC conditions when approving earthworks during this period.

- (33) Dust generation must be managed in accordance with the certified DMP (under Part B) and must not cause a nuisance to neighbouring properties or result in visible dust crossing the Site boundary.
- (34) Dewatering of excavations must be managed in accordance with Part F of this Conditions Set.
- (35) Imported fill material must be assessed for suitability in accordance with the certified CSMP (Part B) and the conditions of Part A (NES:CS).
- (36) All areas of completed earthworks must be permanently stabilised within three (3) months of completion of earthworks in that area.
- (37) The Consent Holder must maintain a works diary recording: dates and areas of earthworks; plant types operating; weather conditions; and any incidents or complaints.

2.12 Receiving Environment Protection

- (38) Land disturbance activities must not result in the discharge of any contaminant (including sediment, concrete, concrete washwater, fuel, or other substances) to any watercourse, wetland, or groundwater, other than sediment-laden water treated through the certified ESCMP sediment retention system.
- (39) Turbidity at the designated downstream monitoring points must not exceed the trigger values specified in the certified ESCMP. If trigger values are exceeded, works must cease and WRC must be notified immediately.
- (40) No concrete, concrete washwater, cement, or cement slurries may be discharged to any watercourse, land, or drain in a manner that may result in those substances reaching a watercourse.
- (41) In the event of a spill to any watercourse, the Consent Holder must: immediately implement the spill response procedure; cease works in the affected area; notify WRC within one hour; and submit a written incident report to WRC within 24 hours.
- (42) No petroleum or hazardous materials may be stored within 30 m of any watercourse. All storage areas must be bunded to contain 110% of the volume of the largest container.
- (43) Any chemical with potential adverse effects on aquatic ecosystems must be managed to prevent discharge to any watercourse or wetland.

2.13 Monitoring and Reporting

- (44) Prior to commencement of earthworks, the Consent Holder must establish a baseline water quality record at each monitoring location specified in the certified ESCMP.
- (45) During construction, water quality must be monitored at the upstream and downstream monitoring locations specified in the certified ESCMP: after every rainfall event that causes runoff; at a minimum weekly; and whenever WRC inspects the Site.
- (46) All monitoring results must be recorded in the site ESC inspection log and made available to WRC within 24 hours of request.

- (47) The Consent Holder must provide WRC with a monthly monitoring report including: a summary of monitoring results; description of any ESC failures or incidents; corrective actions taken; and weather conditions during the reporting period.
- (48) All water quality monitoring must use calibrated instruments and standard procedures approved by WRC.

2.14 Completion

- (49) Within two (2) months of completing all land disturbance activities, the Consent Holder must submit a Works Completion Report (WCR) to WRC confirming that: all disturbed areas are permanently stabilised; all conditions have been complied with; and ESC measures no longer required have been removed or incorporated as permanent infrastructure.
- (50) Revegetation of all disturbed areas must achieve a minimum 80% ground cover within six (6) months of earthworks completion. If the target is not achieved, the Consent Holder must report to WRC with proposed remedial actions.
- (51) All temporary ESC measures no longer required must be removed within three (3) months of earthworks completion. Any areas disturbed by removal must be stabilised.

2.15 SL1 – Acid Sulphate Soil Conditions

Objective

The objective of Conditions 52 to 55 is to manage the disturbance of Potential Acid Sulphate Soils (PASS) and Actual Acid Sulphate Soils (AASS) associated with the SL1 development so that:

- (a) disturbance and oxidation of potentially sulphidic soils is avoided or minimised;*
- (b) suspect or confirmed ASS is appropriately identified, contained and managed;*
- (c) acidic runoff, leachate and dewatering water is appropriately managed; and*
- (d) adverse effects on groundwater, drains, stormwater systems, wetlands and downstream receiving environments are avoided or otherwise appropriately mitigated.*

These outcomes reflect the management objectives established by the ASSMP.

Acid Sulphate Soil Management Plan

- (52) Earthworks with the potential to encounter or disturb PASS or AASS shall be undertaken in general accordance with the Acid Sulphate Soil Management Plan – Southern Links Stage 1, Southern Residential Block and Northern Industrial Block, prepared by Swiftsure Consultants Ltd, dated 24 August 2026, Revision 0 ("ASSMP"), or any subsequent version prepared in accordance with this condition.

The ASSMP shall be implemented alongside the applicable construction environmental management, erosion and sediment control, contaminated soils and dewatering requirements for the relevant works.

The ASSMP may be updated during detailed design or construction to respond to final earthworks design, actual soil and groundwater conditions, ASS testing, dewatering methodologies or construction methods, provided any material change to the ASS

management approach is reviewed and confirmed in writing by a suitably qualified and experienced practitioner ("SQEP") before implementation and continues to achieve the objective of Condition 80.

ASS Identification and Management

- (53) Where earthworks involve saturated natural soils, peat, organic silts, excavation below groundwater, deep stormwater or service excavations, dewatering, or other circumstances identified in the ASSMP as presenting a potential ASS risk, the consent holder shall ensure that:
- (a) the extent and duration of exposure of potentially sulphidic soils is minimised so far as practicable;
 - (b) suspect or confirmed ASS is segregated and contained separately from general fill;
 - (c) field screening and, where necessary, laboratory testing is undertaken to determine the appropriate management response;
 - (d) confirmed ASS is treated, reused, reburied, encapsulated or disposed of in accordance with the ASSMP and the direction of the SQEP;
 - (e) treated ASS is appropriately verified before unrestricted reuse; and
 - (f) the location of any permanently reburied or encapsulated ASS is recorded on the relevant as-built plans.

The ASSMP identifies excavation below groundwater, disturbance of peat and saturated natural soils, wetland/pond excavation, deep services and dewatering as the principal trigger activities. Its management framework then applies progressively greater controls to suspect and confirmed ASS rather than treating all soils within SL1 as ASS.

ASS-Affected Water

- (54) Dewatering, runoff and leachate associated with suspect or confirmed ASS shall be managed so that:
- (a) unnecessary groundwater lowering within potentially sulphidic soils is avoided or minimised;
 - (b) water suspected of being affected by ASS is contained and assessed;
 - (c) treatment is undertaken where necessary before discharge; and
 - (d) ASS-affected water is not discharged directly to an open drain, wetland, stormwater system or other receiving water unless it has been demonstrated to meet the applicable discharge requirements.

Water management shall be coordinated with the applicable erosion and sediment control, dewatering and discharge requirements for the development.

Unexpected Discovery, Verification and Records

- (55) Where previously unidentified material suspected of being PASS or AASS is encountered:
- (a) disturbance of the suspect material shall cease, except as necessary to make the area safe;

- (b) the material shall be isolated and runoff controlled;
- (c) the SQEP or Site Environmental Representative shall be notified;
- (d) the material shall be assessed and, where required, tested;
- (e) the appropriate treatment, reuse, reburial, encapsulation or disposal method shall be confirmed by the SQEP; and
- (f) works affecting the material shall not recommence until the applicable ASS hold point has been released.

The consent holder shall maintain records sufficient to demonstrate the management and final destination of suspect or confirmed ASS, including relevant testing, treatment, verification and the as-built location of permanently reburied or encapsulated material.

2.16 Geotechnical Conditions and Geotechnical Effects Management Plan

GEMP certification and implementation

Objective: manage geotechnical effects during construction so that groundwater drawdown, ground settlement, slope stability and related risks to buildings, infrastructure, land and the environment are monitored, controlled and responded to.

- (56) Prior to the commencement of bulk earthworks, stormwater wetland formation, Stage 2 filling, dewatering, or any works that may result in groundwater drawdown or ground settlement, the Consent Holder must submit a final Geotechnical Effects Management Plan (**GEMP**) to Waikato Regional Council and Waipā District Council for certification.
- (57) The GEMP must be generally in accordance with the CMW Geosciences Geotechnical Effects Management Plan, and must include, as a minimum:
 - (a) the final construction methodology and staging;
 - (b) groundwater drawdown management measures;
 - (c) ground settlement management measures;
 - (d) slope stability management measures;
 - (e) specific monitoring locations;
 - (f) groundwater monitoring requirements;
 - (g) settlement monitoring requirements;
 - (h) trigger levels;
 - (i) a Trigger Action Response Plan;
 - (j) reporting requirements;
 - (k) roles and responsibilities; and
 - (l) procedures for reviewing and updating the GEMP.

All works must be undertaken in accordance with the certified GEMP.

More stringent requirement applies

- (58) Where the certified GEMP differs from a condition of this consent, a certified technical design, or a subsequent approved management plan, the more stringent requirement must apply until the discrepancy has been resolved and the GEMP has been formally updated and certified.

GEMP purpose

- (59) The GEMP must manage the effects of:
- (a) groundwater drawdown;
 - (b) drawdown-induced ground settlement;
 - (c) load-induced settlement;
 - (d) static and seismic slope stability;
 - (e) settlement effects in the vicinity of the wetlands;
 - (f) settlement effects within the Stage 2 fill area; and
 - (g) potential effects on existing buildings, infrastructure and the NIMT railway corridor.

Maximum dewatering depth

- (60) The maximum dewatering depth must be in accordance with the WGA Hydrogeological Effects Assessment.

If an increase in dewatering depth is required, the Consent Holder must ensure that:

- (a) revised settlement calculations are undertaken by a suitably qualified and experienced geotechnical engineer or hydrogeologist;
- (b) the GEMP is updated to reflect the revised assessment;
- (c) any additional monitoring or mitigation measures are identified; and
- (d) the updated GEMP is provided and certified by Waikato Regional Council before the increased dewatering depth is implemented.

2.16.1 Slope stability and foundations

Stormwater wetland and fill slope stability

- (61) Stormwater wetland formation and Stage 2 filling must be designed and constructed to manage static and seismic slope stability risks.

Where cutting into peat is proposed, 1V:3H slopes must not be relied on unless a suitably qualified geotechnical engineer confirms that the requisite factors of safety are achieved. Where required, mitigation must include one or more of the following:

- (a) rock buttresses at the toe of the slope;
- (b) reducing batter gradients, including to approximately 1V:4H where required;
- (c) geogrid reinforcement;
- (d) retaining structures;
- (e) soil nails; or
- (f) other measures certified by the project geotechnical engineer.

Buildings within 50 m of stormwater wetlands

- (62) Any building proposed within 50 m of a stormwater wetland must be subject to specific foundation design to withstand predicted lateral displacements, including displacements of up to 70 mm where relevant. The foundation design must be prepared or certified by a suitably qualified and experienced geotechnical engineer.

Monitoring instrumentation

- (63) Prior to the commencement of relevant works, the Consent Holder must install and maintain the groundwater and settlement monitoring instrumentation required by the certified GEMP. The monitoring network must include, as a minimum:
- (a) groundwater monitoring piezometers MP01 and MP02 adjacent to Wetland 1;
 - (b) settlement monitoring markers SM01 to SM06;
 - (c) any additional monitoring points required through detailed design;
 - (d) downhole dataloggers for groundwater monitoring;
 - (e) nested or double standpipe piezometers where required; and
 - (f) a site barologger to compensate groundwater level loggers.

Piezometer construction

- (64) Piezometers installed for geotechnical monitoring must be constructed as double standpipes or nested piezometers unless otherwise certified by the project geotechnical engineer. Each borehole must monitor:
- (a) shallow groundwater, approximately RL37 m; and
 - (b) deeper groundwater, approximately RL35 m.

Final screen depths must be confirmed on site during borehole drilling to match the site conditions encountered.

2.16.2 Groundwater monitoring

Groundwater monitoring at Stormwater Wetland 1

- (65) Groundwater levels must be monitored adjacent to Wetland 1 during construction because of the existing industrial development to the east.

Groundwater levels from piezometers with dataloggers must be collected at 15-minute automated intervals. Manual measurements and data downloads must occur at the monitoring frequencies specified in the certified GEMP.

Groundwater monitoring frequency

- (66) Unless otherwise certified by the project geotechnical engineer, groundwater monitoring for the Wetland 1 monitoring points must be undertaken as follows:
- (a) Pre-construction: at least six (6) months prior to construction to obtain baseline seasonal fluctuations, with monitoring every four (4) to six (6) weeks;
 - (b) During construction: for the full duration of Wetland 1 construction, with monitoring at least weekly; and

- (c) Post-construction: for two (2) years following construction, with monitoring every four (4) weeks for the first six (6) months, and then six-monthly.

Monitoring frequency may be increased or decreased by the project geotechnical engineer where anomalous or concerning data is recorded.

2.16.3 Settlement monitoring

Settlement monitoring

- (67) The following settlement monitoring must be undertaken, as a minimum, to monitor drawdown-induced or fill-induced settlement on buildings, utilities, rail infrastructure or other critical assets:

- (a) SM01 and SM02 for the industrial development to the east of Wetland 1;
- (b) SM03 to SM06 for the railway line adjacent to the eastern site boundary during Stage 2 filling;
- (c) any additional points required by KiwiRail or the project geotechnical engineer; and
- (d) any other points required by the certified GEMP.

A suitably qualified and certified surveyor must install the settlement monitoring points and undertake the required survey monitoring.

Settlement monitoring accuracy

- (68) Settlement markers must be levelled by precise survey to an accuracy of ± 2 mm. All survey data must be provided to the project geotechnical engineer as soon as practicable following completion of each survey.

Settlement monitoring frequency

- (69) Unless otherwise certified by the project geotechnical engineer, settlement monitoring must be undertaken as follows:
 - (a) Pre-construction: a minimum of three (3) readings for each point over a three (3) week period prior to dewatering or filling to establish baseline levels;
 - (b) During construction: for the full duration of Wetland 1 construction and Stage 2 fill placement, weekly for the first four (4) weeks, reducing to once every four (4) weeks during earthworks; and
 - (c) Post-construction: for two (2) years following construction, every four (4) weeks for the first six (6) months, and then when drawdown or settlement amber or red triggers are exceeded.

Monitoring frequencies may be amended by the project geotechnical engineer depending on monitoring results.

KiwiRail and rail corridor monitoring

- (70) Prior to Stage 2 fill placement adjacent to the NIMT rail corridor, the Consent Holder must confirm whether KiwiRail requires any specific pre-condition surveys, post-condition surveys, or settlement monitoring measures for the rail corridor. Any KiwiRail monitoring requirements must be incorporated into the certified GEMP before works commence in the relevant area.

Pumping volumes and rainfall records

- (71) Where practicable, the Consent Holder must monitor and record volumes of water abstracted from excavations so that soil permeabilities, inflow rates and abstraction volumes can be compared with the estimates in the WGA Hydrogeological Effects Assessment.

The contractor must maintain daily rainfall records during relevant works. Daily rainfall records must be provided with the monthly pumping records.

2.16.4 Data management and reporting**Monitoring data processing**

- (72) Groundwater and settlement monitoring data must be entered into a monitoring database, generally within 24 hours of being provided. The data must be compared against:
- (a) anticipated effects;
 - (b) baseline monitoring levels;
 - (c) certified trigger levels; and
 - (d) predicted groundwater drawdown and settlement values.

Trends must be reviewed and the implications considered for current and future works.

Monitoring results to project team

- (73) Monitoring results must be provided to the Consent Holder and the project geotechnical engineer in electronic format within 24 hours of monitoring being undertaken.
- (74) If a monitoring instrument is damaged or becomes inoperable, the project geotechnical engineer, and the relevant Council must be informed. Replacement monitoring may be required at a nearby location agreed with the project geotechnical engineer and the relevant asset owner.

Reporting to Waikato Regional Council

- (75) During construction, groundwater and settlement monitoring data must be provided to Waikato Regional Council on a fortnightly basis. The reporting must show:
- (a) monitoring results;
 - (b) comparison with trigger levels;
 - (c) trend analysis;
 - (d) forecast implications for current and future works; and
 - (e) any recommended actions.

Alarm level notification

- (76) If an alarm or red trigger level is reached, the Consent Holder must notify Waikato Regional Council in writing within 48 hours of the event. The notification must identify:
- (a) the trigger exceeded;
 - (b) the date and location of the exceedance;

- (c) the likely cause;
- (d) any immediate actions taken; and
- (e) any further actions proposed.

Annual groundwater monitoring report

- (77) For a period of two (2) years following completion of construction of each basin, the Consent Holder must prepare an annual groundwater monitoring report. The report must be provided to Waikato Regional Council within one (1) calendar month following each annual reporting period and must include:
- (a) groundwater monitoring results;
 - (b) settlement monitoring results;
 - (c) pumping records;
 - (d) rainfall records;
 - (e) trigger exceedances;
 - (f) data trends;
 - (g) actions taken;
 - (h) an assessment of effects on existing buildings, infrastructure and the rail corridor; and
 - (i) recommendations for monitoring or management changes.

Trigger Action Response Plan

- (78) The certified GEMP must include a Trigger Action Response Plan (**TARP**) for groundwater drawdown and ground settlement. The TARP must include:
- (a) green, amber and red trigger levels;
 - (b) monitoring requirements;
 - (c) notification requirements;
 - (d) actions for each trigger level;
 - (e) roles and responsibilities; and
 - (f) review and reporting requirements.

Specific trigger levels must be determined during detailed design and incorporated into the GEMP before construction starts.

Groundwater trigger levels

- (79) Groundwater trigger levels must be set to identify whether groundwater drawdown remains within the predicted range and below thresholds that could result in damage or loss of service to buildings, structures, services or infrastructure.

Piezometers must be installed to monitor groundwater levels throughout construction of Wetland 1. If a perched groundwater table is identified during detailed design, a nested piezometer may be required.

Settlement trigger levels

(80) Settlement trigger levels must include:

- (a) Green: settlement is within the predicted range and below the threshold for expected damage or loss of service;
- (b) Amber: settlement is at the upper end of the predicted range; and
- (c) Red: settlement exceeds the acceptable range or indicates potential damage or loss of service.

Specific trigger levels must be determined during detailed design.

Differential settlement trigger

(81) If amber trigger levels are exceeded, differential settlement across structures must be back-calculated. Red-level trigger actions must be followed where any back-calculated differential settlement across a platform exceeds 1:300. Structural condition surveys must be undertaken within 48 hours of any exceedance of the 1:300 differential settlement tolerance.

Trigger exceedance response

(82) Any amber or red trigger exceedance, together with the recommended actions, must be communicated immediately to the Consent Holder by the contractor or the project geotechnical engineer. Red-level response actions may include:

- (a) requiring the contractor to cease or reduce dewatering or construction works;
- (b) further review of the construction methodology;
- (c) reducing the area of excavation or dewatering;
- (d) considering groundwater recharge options;
- (e) undertaking further geotechnical investigation to confirm ground conditions;
- (f) revising the construction methodology based on review of the data;
- (g) additional monitoring; and
- (h) any other action recommended by the project geotechnical engineer.

Damage, notifications and complaints

(83) If any damage to buildings, roads, railway infrastructure or other infrastructure is observed or reported, the Consent Holder must:

- (a) maintain a register of notifications, contacts and complaints;
- (b) record all relevant correspondence;
- (c) liaise with the relevant asset owner;
- (d) inspect the affected asset;
- (e) report the findings to the Consent Holder and the project geotechnical engineer;
- (f) determine whether the damage is related to drawdown-induced or fill-induced settlement; and
- (g) implement agreed remedial actions where required.

2.16.5 Review

Review after each basin or stage

- (84) Following construction of each basin and each relevant fill stage, groundwater and settlement monitoring results must be reviewed and the risk to third-party assets reassessed.
- (85) Prior to construction of the following basin or subsequent earthworks stage, the project geotechnical engineer must assess and report on:
 - (a) predicted groundwater drawdown;
 - (b) predicted ground settlement;
 - (c) predicted differential settlement gradients;
 - (d) whether monitoring frequencies can transition from construction to post-construction monitoring;
 - (e) whether any additional mitigation is required; and
 - (f) whether the GEMP or TARP requires updating.

Future industrial development in drawdown-affected areas

- (86) Any future geotechnical assessment for industrial development within the drawdown-affected area must consider cumulative settlements, including:
 - (a) drawdown-induced settlement; and
 - (b) static settlement.

The assessment must confirm compliance with B1/VM2 of the New Zealand Building Code Handbook, or any applicable replacement standard.

2.16.6 Geotechnical conditions: industrial development

General accordance

- (87) All earthworks, ground improvement, surcharging, preloading, filling, road formation, service trenching, stormwater pond construction, culvert and bridge construction, retaining structures and building platform preparation must be undertaken generally in accordance with:
 - (a) the CMW Geosciences Geotechnical Investigation Report for the Industrial Development;
 - (b) any subsequent Geotechnical Earthworks Specification;
 - (c) any certified Geotechnical Completion Report; and
 - (d) the requirements of NZS 4431:2022 and the applicable Regional Infrastructure Technical Specification.

Where there is any conflict between the CMW Geosciences report, subsequent detailed design, a certified management plan or a condition of this consent, the more stringent requirement must apply.

Geo-professional

- (88) All earthworks and geotechnical works must be undertaken under the guidance of a suitably qualified and experienced Chartered Geo-professional. The Chartered Geo-professional must be responsible for:
- (a) Review of the detailed earthworks design.
 - (b) Preparation or review of the Geotechnical Earthworks Specification.
 - (c) Construction observation and testing.
 - (d) Assessment of unsuitable materials.
 - (e) Review of ground improvement and surcharge performance.
 - (f) Certification of engineered fill.
 - (g) Confirmation of building platform suitability.
 - (h) Preparation of the Geotechnical Completion Report.

Geotechnical Earthworks Specification

- (89) Prior to the commencement of bulk earthworks, the Consent Holder must submit a Geotechnical Earthworks Specification to the consent authority for certification. The specification must include, as a minimum:
- (a) Earthworks methodology.
 - (b) Fill sources and fill acceptance criteria.
 - (c) Compaction requirements.
 - (d) Testing frequency and acceptance criteria.
 - (e) Subgrade preparation requirements.
 - (f) Unsuitable material management.
 - (g) Moisture control requirements.
 - (h) Surcharge and preload requirements.
 - (i) Settlement monitoring requirements.
 - (j) Road subgrade requirements.
 - (k) Service trench backfilling requirements.
 - (l) Erosion and stability controls.
 - (m) Construction observation and reporting requirements.

Use of onsite fill from Latham's Mountain

- (90) Material from the onsite uncontrolled fill stockpile known as Latham's Mountain must not be reused as engineered fill unless it has first been assessed and confirmed as suitable by:
- (a) A suitably qualified land contamination specialist.
 - (b) The Chartered Geo-professional.
 - (c) The assessment must include, where required:
 - (d) Visual monitoring of excavation faces.

- (e) Contamination testing.
- (f) Laboratory testing for geotechnical suitability.
- (g) Air monitoring for airborne asbestos fibres where asbestos-containing material may be present.
- (h) Confirmation that contaminant concentrations are acceptable for the proposed reuse.
- (i) Confirmation that the material can achieve engineered-fill requirements.

Contaminated or unsuitable onsite fill

- (91) Any material found to contain contaminants above acceptable levels must be:
- (a) Disposed of offsite to an appropriately authorised facility.
 - (b) Managed onsite only where approved by a suitably qualified land contamination specialist and the Chartered Geo-professional.
 - (c) Where contaminated material is managed onsite, it must be placed beneath an adequate clean-fill capping layer and geotextile or geocloth separation layer, with the capping thickness confirmed by the suitably qualified land contamination specialist and the Chartered Geo-professional.

Engineered fill

- (92) All engineered fill must comprise material approved by the Chartered Geo-professional and must be placed and compacted in accordance with the certified Geotechnical Earthworks Specification. Engineered fill may include:
- (a) Imported clay fill.
 - (b) Imported gravel aggregate.
 - (c) Suitable site-won material.
 - (d) Suitable screened onsite fill from Latham's Mountain, if approved under these conditions.
 - (e) All engineered fill must be subject to appropriate compaction testing and certification.

Unsuitable material

- (93) If unsuitable material is encountered during earthworks, including low-strength soils, uncontrolled fill, buried organic material, buried waste, root balls, debris, test pit backfill, or material that cannot achieve the specified compaction criteria, the material must be assessed by the Chartered Geo-professional. Unsuitable material must be:
- (a) Undercut and replaced with approved engineered fill.
 - (b) Removed from the Site.
 - (c) Reused only as landscape fill in reserve areas.
 - (d) Otherwise managed in accordance with the directions of the Chartered Geo-professional and, where relevant, the land contamination specialist.

Moisture-sensitive subgrade

- (94) The Consent Holder must manage natural subgrade soils to avoid remoulding, moisture ingress, pumping and yielding. Measures must include, where required:
- (a) Avoiding overworking and trafficking of exposed subgrades.
 - (b) Managing works during wet weather.
 - (c) Protecting exposed subgrades from rainfall and moisture ingress.
 - (d) Moisture conditioning clean sandy soils where required.
 - (e) Allowing wet subgrades to dry before filling.
 - (f) Undercutting and replacing saturated or low-strength material.
 - (g) Using temporary working platforms where necessary.

Ground improvement and surcharge design

- (95) Prior to bulk filling or construction of roads, building platforms or infrastructure over peat or compressible soils, the Consent Holder must submit a final ground improvement and surcharge design prepared or certified by the Chartered Geo-professional. The design must confirm:
- (a) The ground improvement option selected.
 - (b) Surcharge and preload heights.
 - (c) Surcharge duration.
 - (d) Target settlement criteria.
 - (e) Monitoring requirements.
 - (f) Criteria for surcharge removal.
 - (g) Treatment of transition zones.
 - (h) Any wick drains, rigid inclusions, stone columns, grouted rammed aggregate piers, piles or other ground improvement measures.
 - (i) Effects on adjoining land, roads, services and future building platforms.
 - (j) Requirements for flexible service connections where differential settlement may occur.

Surcharge and preload performance

- (96) Surcharge and preload works must be monitored to confirm that settlement performance is consistent with the detailed design. Surcharge must not be removed until the Chartered Geo-professional has confirmed that the relevant design settlement criteria have been achieved.

Road and infrastructure settlement criteria

- (97) Road corridors and buried gravity services must be designed and constructed so that post-construction settlement does not compromise pavement performance or serviceability. The preliminary target is 25 mm settlement over the relevant design life for road corridors and buried infrastructure.

- (98) For gravity wastewater lines, detailed design must assess differential settlement between manholes and confirm that minimum grades for self-cleaning are maintained for the design life of the asset. Flexible connections must be provided where required to accommodate differential settlement.

Building platform settlement criteria

- (99) Building platforms must be designed so that probable maximum differential settlement over a horizontal distance of 6 m does not exceed 25 mm under serviceability limit state load combinations, unless the structure is specifically designed to accommodate greater settlement without damage.
- (100) Where building loads are higher, or where settlement criteria cannot be achieved by surcharge alone, specific foundation design or additional ground improvement must be provided.

Settlement monitoring during earthworks

- (101) Detailed settlement monitoring must be undertaken during construction. The settlement monitoring programme must be prepared by the Chartered Geo-professional and include, where required:
- (a) Surface settlement plates placed over the ground surface before filling.
 - (b) Monitoring points at regular intervals, including nominally 50 m longitudinal intervals along road centrelines unless otherwise certified.
 - (c) Hydraulic profilometers beneath embankments where cross-sectional differential settlement needs to be defined.
 - (d) Vibrating wire piezometers at multiple depths within peat to monitor pore pressure dissipation.
 - (e) Monitoring at transition points between cut and fill.
 - (f) Monitoring frequency.
 - (g) Trigger levels.
 - (h) Criteria for surcharge removal.
 - (i) Reporting requirements.

Peat and compressible soils

- (102) Works over peat and compressible soils must be designed to manage:
- (a) Primary consolidation settlement.
 - (b) Secondary creep settlement.
 - (c) Differential settlement.
 - (d) Liquefaction-related deformation.
 - (e) Bearing capacity.
 - (f) Groundwater and pore pressure effects.
 - (g) Long-term serviceability of roads, services and buildings.

- (h) The final design must be informed by site-specific laboratory testing, trial embankment data or monitoring data where required by the Chartered Geo-professional.

Liquefaction and lateral spreading

- (103) Detailed design must address liquefaction-induced settlement, differential settlement and lateral spreading risks. The Consent Holder must ensure that:
 - (a) Building platforms are sufficiently preloaded and capped with engineer-certified clay or gravel fill where relied on to manage liquefaction effects.
 - (b) Foundation design accounts for liquefaction-induced ground deformation.
 - (c) Further assessment is undertaken at detailed design stage once final earthworks and building platform levels are confirmed.
 - (d) Lateral spread risk is assessed relative to stormwater ponds, swales, fill batters and building locations.
 - (e) Buildings are set back from stormwater ponds or specifically designed to withstand predicted lateral displacement where required.

Foundation design

- (104) Specific foundation design must be undertaken for industrial buildings on a case-by-case basis. Foundation design must address:
 - (a) Bearing capacity.
 - (b) Static settlement.
 - (c) Secondary creep settlement.
 - (d) Liquefaction-induced settlement.
 - (e) Lateral spread.
 - (f) Expansive soil conditions.
 - (g) Differential settlement between buildings, pavements and services.
 - (h) Building load.
 - (i) Any required ground improvement.

Expansive soil and Class P site

- (105) The Site has been assessed as Class P under AS 2870 due to soft or unstable ground conditions. Foundations must be specifically designed by a suitably qualified engineer experienced in footing design.
- (106) Design must account for seasonal shrinkage and swelling, and exposed building platforms must be managed during foundation preparation to avoid excessive drying or softening. Measures may include:
 - (a) Covering platforms with polythene.
 - (b) Placing hardfill.
 - (c) Concrete blinding in footing bases.

- (d) Controlled wetting where appropriate.
- (e) Avoiding over-wetting.

Road subgrades

- (107) Road subgrades must be tested and confirmed as suitable before pavement construction. Where low subgrade strengths are identified, the road pavement design must be amended or the subgrades improved as directed by the Chartered Geo-professional.

Service trench and open drain backfilling

- (108) All service trenches and open drains beneath road carriageways, or within a 45-degree zone of influence of any building foundation, must be backfilled with compacted trench spoil or imported pit sand to engineered-fill standards. Backfilling must be tested and certified in accordance with the Geotechnical Earthworks Specification.

Stormwater ponds and slope stability

- (109) Stormwater ponds, swales, fill batters and retaining structures must be subject to detailed slope stability design. The following factors of safety must be achieved unless otherwise certified by the Chartered Geo-professional:
- (a) 1.5 for static long-term drained conditions.
 - (b) 1.3 for transient short-term conditions with elevated groundwater and pore pressures.
- (110) Fill slopes must not be steeper than 1V:3H unless additional retention or reinforcement is provided. Where cutting into peat, slopes of 1V:3H may not be stable and mitigation must be implemented, such as:
- (a) Flatter slopes, nominally 1V:4H.
 - (b) A rock buttress.
 - (c) Geogrid reinforcement.
 - (d) Retaining walls.
 - (e) Soil nails.
 - (f) Other measures certified by the Chartered Geo-professional.

Culverts and bridges

- (111) Culverts and bridges over swales or drains must be subject to specific geotechnical assessment and a staged construction methodology. Design must address:
- (a) Settlement.
 - (b) Differential settlement between approach embankments and structures.
 - (c) Bearing capacity.
 - (d) Slope batter stability.
 - (e) Liquefaction and lateral spread.
 - (f) Geogrid-reinforced gravel rafts.
 - (g) Geotextile or geogrid wrapping to prevent loss of raft material into peat.

- (h) Surcharging or piled embankments where required.
- (i) Rigid inclusions or other ground improvement where required.

Southern Links road corridor surcharge

- (112) Where the Southern Links road corridor is surcharged, the surcharge must be undertaken before buildings are constructed on lots affected by settlement from that surcharge. Cross-boundary settlement effects must be assessed during detailed design once fill types and building loads are finalised, and must be monitored during construction.

Laboratory testing and trial embankment

- (113) Before finalising detailed design, the Consent Holder must undertake further testing where required by the Chartered Geo-professional, including:
 - (a) Atterberg limits.
 - (b) Fines content testing.
 - (c) Compaction curve testing.
 - (d) Solid density testing.
 - (e) Oedometer testing.
 - (f) Testing of proposed fill materials.
 - (g) Trial embankment and preload performance monitoring.
 - (h) Any testing required to optimise liquefaction, lateral spread and preload design.
 - (i) **Geotechnical Completion Report**
- (114) Following completion of earthworks, the Consent Holder must provide a Geotechnical Completion Report prepared by a CPEng. The report must:
 - (a) Describe the works undertaken.
 - (b) Confirm compliance with the certified Geotechnical Earthworks Specification.
 - (c) Summarise construction observations and testing.
 - (d) Confirm fill sources and compaction results.
 - (e) Confirm surcharge and preload monitoring outcomes.
 - (f) Confirm foundation design parameters.
 - (g) Identify any building platform restrictions.
 - (h) Describe future building and earthworks limitations.
 - (i) Identify any lots requiring further engineering investigation or specific foundation design.
 - (j) Identify any restrictions required to avoid exacerbating natural hazards.
 - (k) Certify that the completed works are suitable for their intended subdivision or development purpose.
 - (l) The report may be provided in stages where the Site is developed in stages.

1.0 Part E – WRC Groundwater Diversion and Discharge

1.1 Conditions Set Overview

This consent authorises the interception and discharge of groundwater (dewatering) encountered during construction on the SL1 Industrial North Industrie Rua site at 160 and 162 Higgins Road. Activities include the interception of groundwater during bulk earthworks and excavations for underground services and stormwater infrastructure, and the associated discharge of that groundwater to the approved discharge point(s) specified in the certified Dewatering Management Plan.

This consent must be read in conjunction with:

- Part A – Waipā DC Land Use Consent (Contaminated Land / NES:CS)
- Part B – Waipā DC Land Use Consent
- Part C – Waipā DC Subdivision Consent
- Part C0 – Waipā DC Day 0 Subdivision Consent (Fee Simple Subdivision)
- Part D – WRC Land Disturbance Consent
- **Part E – WRC Groundwater Diversion and Discharge**
- Part F – WRC Water Permit (Temporary Groundwater Take)
- Part G – WRC Stormwater Diversion and Discharge
- Part H – Wildlife Act Authority

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2.1 Abbreviations and Definitions

In these conditions, unless the context otherwise requires, the following abbreviations have the meanings set out below:

Abbreviation	Meaning
AEE	Assessment of Environmental Effects
CIA	Cultural Impact Assessment
CPEng	Chartered Professional Engineer
DeMP	Dewatering Management Plan
ESCMP	Erosion and Sediment Control Management Plan
FTAA	Fast-track Approvals Act 2024
RMA	Resource Management Act 1991
SQEP	Suitably Qualified and Experienced Person/Professional
WDC	Waipā District Council
WRC	Waikato Regional Council
WRP	Waikato Regional Plan
the Consent Holder	Industrie Property Rua Limited

2.2 Consent Particulars Table

Resource Consent:	XX
Grants to:	Industrie Property Rua Limited
Commencement date:	XX
Lapse date:	Ten (10) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.
Location:	Lot 1 DP 584573, Lot 1 DP 486522, Lot 1 DP 603134, Lot 2 DP 603134, being 160 and 162 Higgins Road and 20 and 24 Wickham Street, Frankton.

2.3 General Conditions

- (1) The activities authorised by this consent must be undertaken in general accordance with the information and plans submitted by the Consent Holder in support of the consent application. In the event of a conflict between the application documents and the conditions of this consent, the conditions shall prevail.
- (2) A copy of this consent and any certified Management Plans must be kept on Site at all times and must be produced without unreasonable delay upon request from a WRC officer or agent.
- (3) The Consent Holder must be responsible for all contracted operations and must ensure contractors are made aware of the conditions of this consent and ensure compliance.
- (4) Any reference in these conditions to a New Zealand Standard or guideline document includes any later version that amends or replaces it.
- (5) The Consent Holder must advise WRC in writing at least five (5) working days prior to commencement of any dewatering activities.

2.4 Fees & Charges

- (6) The Consent Holder must pay to WRC any administrative charge fixed in accordance with Section 36 of the RMA, or any charge prescribed under Section 360 of the RMA, including charges for compliance monitoring.

2.5 Consent Lapse

- (7) This consent shall lapse ten (10) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.

2.6 Review

- (8) WRC may at any time serve notice on the Consent Holder under Section 128(1) of the RMA of its intention to review the conditions of this consent where a material adverse effect not identified in the AEE has arisen, or the magnitude of adverse effects is materially larger than indicated in the AEE.

2.7 Pre-Start Requirements

- (9) The Consent Holder must appoint a representative prior to commencement of any dewatering as WRC's principal contact for matters relating to this consent. WRC must be informed of the representative's name and contact details before dewatering commences.
- (10) Prior to commencing dewatering, the Consent Holder must notify WRC in writing and confirm that groundwater monitoring infrastructure is in place and operational in accordance with Conditions 23 to 26.

2.8 Dewatering Management Plan

Objective: To manage dewatering activities in a manner that protects groundwater quality and quantity, prevents adverse effects on surface water bodies, minimises land subsidence or settlement.

- (11) Prior to commencing any dewatering, the Consent Holder must prepare a Dewatering Management Plan (DeMP) and submit it to WRC for certification. The DeMP must be prepared by a SQEP with hydrogeological expertise.
- (12) The DeMP must include, at a minimum:
 - (a) a response to all relevant conditions of this consent;
 - (b) a description of the dewatering methods and equipment to be used;
 - (c) the location(s) and method(s) of discharge;
 - (d) expected dewatering rates and volumes;
 - (e) measures to identify and prevent contaminated groundwater from being discharged without treatment;
 - (f) treatment measures for turbid or discoloured groundwater before discharge;
 - (g) a monitoring programme including monitoring bore locations, parameters, frequency, and trigger levels;
 - (h) procedures for responding to trigger exceedances; and
 - (i) a process for ongoing review and amendment.
- (13) The certification process must confirm that the DeMP gives effect to its objectives, addresses consent conditions, contains the required information, and is generally consistent with the application documents. WRC must notify the Consent Holder within twenty (20) working days whether the DeMP is certified.
- (14) No dewatering may commence until the DeMP has been certified by WRC, or an amendment made to a certified DeMP.

2.9 Dewatering Operations

- (15) Dewatering is only authorised where necessary to maintain dry working conditions during active construction works. The Consent Holder must minimise the volume and rate of groundwater intercepted at all times.
- (16) Discharge of dewatering water must be to the approved discharge point(s) specified in the certified DeMP: XX. Discharge to any other location requires prior written approval from WRC.
- (17) Before discharging, dewatering water must be assessed and must satisfy the following:
 - (a) turbidity – discharge must not cause turbidity in the receiving environment to exceed XX NTU above background;
 - (b) pH – discharge must have a pH of XX to XX;

- (c) visual appearance – discharge must not be visibly discoloured, odorous, oily, or contain floating debris; and
 - (d) contamination – where contaminated groundwater is suspected (including on HAIL-listed areas of the Site), the water must be tested and treated or disposed of appropriately before discharge.
- (18) If dewatering water does not meet the discharge quality requirements in Condition 19, it must be treated (for example through a sediment settling area, filter bag, or flocculation system) before discharge, or disposed of off-site in a manner approved by WRC.
- (19) The Consent Holder must maintain daily records of dewatering operations including: the area(s) being dewatered; commencement and cessation times; estimated discharge volume; weather conditions; and any changes in groundwater colour, turbidity, or odour.

2.10 Groundwater Monitoring

- (20) Prior to commencing dewatering, the Consent Holder must install groundwater monitoring bores at the locations identified in the certified DeMP: XX. All bores must be installed by a SQEP.
- (21) Groundwater levels in all monitoring bores must be measured:
- (a) daily during active dewatering; and
 - (b) weekly during periods when no dewatering is occurring.
- (22) If groundwater levels at any monitoring bore fall below the trigger levels specified in the certified DeMP, dewatering operations must be reviewed and modified to minimise further drawdown, and WRC must be notified within 24 hours.
- (23) The Consent Holder must provide WRC with a monthly monitoring report including: a summary of groundwater levels in all monitoring bores; daily dewatering volumes; any trigger exceedances and actions taken; and weather conditions during the reporting period.

2.11 Surface Water Monitoring

- (24) During construction activities involving groundwater dewatering or the discharge of abstracted groundwater, visual inspections must be undertaken of the receiving drains and/or stream reaches within the relevant catchment as part of routine environmental monitoring. Where erosion, scour, flooding, conspicuous sediment discharge or other adverse effects attributable to the dewatering or discharge are observed, the discharge must be modified or temporarily ceased and appropriate mitigation measures implemented.

2.12 Completion

- (25) Within one (1) month of ceasing all dewatering, the Consent Holder must notify WRC in writing and submit a final dewatering report including: a summary of total volumes dewatered; a summary of monitoring results for the full dewatering period; and confirmation that all dewatering infrastructure has been removed or decommissioned.

- (26) Monitoring bores must remain in place and continue to be monitored for a minimum of XX months after cessation of dewatering to confirm groundwater levels are recovering, unless WRC agrees in writing to earlier decommissioning.

1.0 Part F – WRC Water Permit (Temporary Groundwater Take)

1.1 Conditions Set Overview

This consent authorises the temporary take of groundwater from the SL1 Industrial North Industre Rua site at 160 and 162 Higgins Road and 20 and 24 Wickham Street for construction purposes, including construction dewatering. The take is authorised from the approved take location(s) specified in the certified Dewatering Management Plan.

This consent must be read in conjunction with:

- Part A – Waipā DC Land Use Consent (Contaminated Land / NES:CS)
- Part B – Waipā DC Land Use Consent
- Part C – Waipā DC Subdivision Consent
- Part CO – Waipā DC Day 0 Subdivision Consent (Fee Simple Subdivision)
- Part D – WRC Land Disturbance Consent
- Part E – WRC Groundwater Diversion and Discharge
- **Part F – WRC Water Permit (Temporary Groundwater Take)**
- Part G – WRC Stormwater Diversion and Discharge
- Part H – Wildlife Act Authority

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2.1 Abbreviations and Definitions

In these conditions, unless the context otherwise requires, the following abbreviations have the meanings set out below:

Abbreviation	Meaning
AEE	Assessment of Environmental Effects
CIA	Cultural Impact Assessment
DeMP	Dewatering Management Plan
FTAA	Fast-track Approvals Act 2024
RMA	Resource Management Act 1991
Site	160 and 162 Higgins Road
SQEP	Suitably Qualified and Experienced Person/Professional
WDC	Waipā District Council
WRC	Waikato Regional Council
WRP	Waikato Regional Plan
the Consent Holder	Industre Property Rua Limited

2.2 Consent Particulars Table

Resource Consent:	XX
Grants to:	Industre Property Rua Limited
Commencement date:	XX
Lapse date:	Ten (10) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.
Location:	Lot 1 DP 584573, Lot 1 DP 486522, Lot 1 DP 603134, Lot 2 DP 603134, being 160 and 162 Higgins Road and 20 and 24 Wickham Street, Frankton.

2.3 General Conditions

- (1) The activities authorised by this consent must be undertaken in general accordance with the information and plans submitted by the Consent Holder in support of the consent

application. In the event of a conflict between the application documents and the conditions of this consent, the conditions shall prevail.

- (2) A copy of this consent must be kept on Site at all times that works are being undertaken and must be produced without unreasonable delay upon request from a WRC officer or agent.
- (3) The Consent Holder must be responsible for all contracted operations and must ensure contractors are made aware of the conditions of this consent and ensure compliance.
- (4) Any reference in these conditions to a New Zealand Standard or guideline document includes any later version that amends or replaces it.
- (5) The Consent Holder must advise WRC in writing at least five (5) working days prior to commencement of any groundwater take.

2.4 Fees & Charges

- (6) The Consent Holder must pay to WRC any administrative charge fixed in accordance with Section 36 of the RMA, or any charge prescribed under Section 360 of the RMA, including charges for compliance monitoring.

2.5 Consent Lapse

- (7) This consent shall lapse ten (10) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.

2.6 Review

- (8) WRC may at any time serve notice on the Consent Holder under Section 128(1) of the RMA of its intention to review the conditions of this consent where a material adverse effect not identified in the AEE has arisen, or the magnitude of adverse effects is materially larger than indicated in the AEE.

2.7 Groundwater Take Conditions

- (9) The take of groundwater is only authorised from the approved take location(s) specified below and in the certified DeMP (Part F):
- (10) See the WGA Hydrology Report
- (11) The maximum instantaneous rate of take must not exceed XX l/s.
- (12) The maximum daily volume of take must not exceed 100m³/day on any day.
- (13) The maximum total volume of take over the full duration of construction must not exceed XX m³.
- (14) The take of groundwater must not cause adverse effects on any existing consented or permitted water take in the vicinity of the Site. If the Consent Holder becomes aware of any complaints from existing water users, WRC must be notified immediately and the Consent Holder must investigate and take all practicable steps to remedy any identified effects.

- (15) The take must not cause land settlement, subsidence, or structural damage to any building, road, utility, or other infrastructure on or adjacent to the Site.
- (16) The take authorised by this consent is for construction purposes only. All groundwater takes must cease upon practical completion of the construction works and before the lapse of this consent.

2.8 Metering and Records

- (17) A calibrated flow meter must be installed at each take point before taking commences. Flow meters must be maintained in good working order throughout the period of the take. If any flow meter fails or is found to be inaccurate, WRC must be notified within 24 hours and the meter repaired or replaced within five (5) working days.
- (18) The following records must be kept for each take point and made available to WRC upon request:
 - (a) daily flow meter readings;
 - (b) cumulative total volume taken to date;
 - (c) any periods during which the take was suspended; and
 - (d) any equipment failures or maintenance undertaken.

2.9 Monitoring and Reporting

- (19) Groundwater levels at all monitoring bores installed under Part F (WRC Groundwater Diversion and Discharge) must be monitored in accordance with the requirements of that consent. The monitoring data must also be used to assess any drawdown effects associated with the take under this consent.
- (20) The Consent Holder must provide WRC with a monthly report during the period of the take, including: daily take volumes at each take point; cumulative total volume; a summary of groundwater level monitoring results; and any incidents or anomalies observed.

2.10 Completion

- (21) Within two (2) months of ceasing all groundwater takes, the Consent Holder must submit a completion report to WRC confirming: the total volume of groundwater taken; the duration of the take; final groundwater level readings at all monitoring bores; and that all taking infrastructure has been decommissioned.

2.11 Machinery Hygiene

- (22) The Consent Holder must ensure that all machinery used in the exercise of this consent is cleaned prior to being transported to the Site to remove all seed and/or plant matter. Cleaning must be documented in accordance with WRC's current machinery hygiene guidelines to prevent the spread of pests and weeds (refer WRC 'KEEP IT CLEAN – Machinery hygiene guidelines and logbook to prevent the spread of pests and weeds', or current equivalent).

1.0 Part G – WRC Stormwater Diversion and Discharge

1.1 Conditions Set Overview

This consent authorises the diversion and discharge of stormwater from the SL1 Industrial North Industrie Rua site at 160 and 162 Higgins Road and 20 and 24 Wickham Street, Frankton: Lot 1 DP 584573, Lot 1 DP 603134, Lot 2 DP 603134, Lot 1 DPS 59491 to the receiving environment. The consent covers both construction-phase stormwater discharges (in conjunction with Part D of this Conditions Set) and post-construction operational stormwater discharges from the industrial development, to XX.

This consent must be read in conjunction with:

- Part A – Waipā DC Land Use Consent (Contaminated Land / NES:CS)
- Part B – Waipā DC Land Use Consent
- Part C – Waipā DC Subdivision Consent
- Part CO – Waipā DC Day 0 Subdivision Consent (Fee Simple Subdivision)
- Part D – WRC Land Disturbance Consent
- Part E – WRC Groundwater Diversion and Discharge
- Part F – WRC Water Permit (Temporary Groundwater Take)
- **Part G – WRC Stormwater Diversion and Discharge**
- Part H – Wildlife Act Authority

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2.1 Abbreviations and Definitions

In these conditions, unless the context otherwise requires, the following abbreviations have the meanings set out below:

Abbreviation	Meaning
AEE	Assessment of Environmental Effects
CIA	Cultural Impact Assessment
CPEng	Chartered Professional Engineer
ESCMP	Erosion and Sediment Control Management Plan
FTAA	Fast-track Approvals Act 2024
OGS	Oil/Grit Separator
RMA	Resource Management Act 1991
Site	160 and 162 Higgins Road
SMP	Stormwater Management Plan
SQEP	Suitably Qualified and Experienced Person/Professional
WDC	Waipā District Council
WRC	Waikato Regional Council
WRP	Waikato Regional Plan
the Consent Holder	Industre Property Rua Limited

2.2 Consent Particulars Table

Resource Consent:	XX
Grants to:	Industre Property Rua Limited
Commencement date:	XX
Lapse date:	Ten (10) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.
Location:	Lot 1 DP 584573, Lot 1 DP 486522, Lot 1 DP 603134, Lot 2 DP 603134, being 160 and 162 Higgins Road and 20 and 24 Wickham Street, Frankton.

2.3 General Conditions

- (1) The activities authorised by this consent must be undertaken in general accordance with the information and plans submitted by the Consent Holder in support of the consent application. In the event of a conflict between the application documents and the conditions of this consent, the conditions shall prevail.
- (2) A copy of this consent and any certified Management Plans must be kept on Site at all times and must be produced without unreasonable delay upon request from a WRC officer or agent.
- (3) The Consent Holder must be responsible for all contracted operations and must ensure contractors are made aware of the conditions of this consent and ensure compliance.
- (4) Any reference in these conditions to a New Zealand Standard or guideline document includes any later version that amends or replaces it.
- (5) The Consent Holder must advise WRC in writing at least five (5) working days prior to commencement of any works associated with stormwater infrastructure.

2.4 Fees & Charges

- (6) The Consent Holder must pay to WRC any administrative charge fixed in accordance with Section 36 of the RMA, or any charge prescribed under Section 360 of the RMA, including charges for compliance monitoring.

2.5 Consent Lapse

- (7) This consent shall lapse ten (10) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.

2.6 Review

- (8) WRC may at any time serve notice on the Consent Holder under Section 128(1) of the RMA of its intention to review the conditions of this consent where a material adverse effect not identified in the AEE has arisen, or the magnitude of adverse effects is materially larger than indicated in the AEE.

2.7 Pre-Start Requirements

- (9) The Consent Holder must appoint a representative prior to commencement of any stormwater works as WRC's principal contact for matters relating to this consent. WRC must be informed of the representative's name and contact details before works commence.
- (10) Prior to commencement of any construction stormwater discharges, the Consent Holder must confirm to WRC in writing that all ESC measures required by the certified ESCMP (Part D) are in place and operational.

2.8 Mana Whenua

- (11) Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura, must be given at least ten (10) working days' written notice before the commencement of any works that will divert or discharge stormwater to any waterway.

2.9 Construction Stormwater

- (12) During construction, all stormwater runoff from the disturbed area of the Site must be managed in accordance with the certified ESCMP (Part D of this Conditions Set) and must pass through a sediment retention device before discharge to any watercourse or stormwater system.
- (13) No bypass of sediment treatment measures is permitted during construction. All temporary stormwater outlets must include an appropriately sized sediment retention device upstream of any discharge point.
- (14) Temporary stormwater outlets, channels, and associated sediment retention devices must be inspected after every rainfall event that causes runoff and at a minimum weekly during construction. Inspections must be recorded in the site ESC log.
- (15) Construction stormwater discharges must not cause visible sedimentation, discolouration, or turbidity plumes in any receiving watercourse beyond the immediate vicinity of the discharge point.
- (16) No concrete washwater, cement, fuel, lubricants, or other contaminants may be discharged to any stormwater system, channel, or watercourse during construction.
- (17) All temporary stormwater infrastructure that is no longer required upon completion of construction must be removed or decommissioned within three (3) months of practical completion. Any areas disturbed by removal must be stabilised.
- (18) In the event of any emergency overflow during construction (for example from a failed sediment pond or blocked outlet), the Consent Holder must: immediately notify WRC; implement corrective action; and submit a written incident report to WRC within 24 hours.
- (19) Clean water diversions required during construction must be maintained in accordance with the certified ESCMP (Part D) and must not cause erosion or sedimentation in downstream areas.

2.10 Post-Construction Stormwater

- (20) Following completion of construction, all stormwater from the Site must be discharged in accordance with the certified Stormwater Management Plan (SMP) prepared under Part B of this Conditions Set and the conditions of this consent.
- (21) The stormwater design for the Site must comply with WRC requirements for both water quality and quantity, including:
 - (a) attenuation of post-development peak flows to no greater than pre-development flows for the XX design storm event(s); and

- (22) All industrial lots and industrial activities on the Site must connect to the stormwater network, where appropriate, through appropriate pre-treatment infrastructure.
- (23) Oil/grit separators (OGS) or equivalent pre-treatment devices must be installed at all connection points from industrial lots, logistics areas, loading and unloading areas, and vehicle access roads to the public stormwater system.
- (24) Stormwater discharge quality from each lot must not exceed the following limits at the point of discharge to any watercourse or receiving environment:
 - (a) Total suspended solids: XX g/m³;
 - (b) Total petroleum hydrocarbons: XX mg/L;
 - (c) pH: XX to XX; and
 - (d) any other relevant parameters and limits specified in the certified SMP: XX.
- (25) All stormwater management devices (including OGS, detention ponds, swales, rain gardens, wetlands, and any other devices) must be maintained in good working order at all times in accordance with the certified SMP (Part B). Maintenance records must be kept and made available to WRC upon request.
- (26) Emergency overflow structures for all stormwater detention facilities must be designed to convey the XX design storm event without causing erosion, flooding of adjacent properties, or uncontrolled discharge of contaminants to any receiving waterway.

2.11 Receiving Environment and Monitoring

- (27) Prior to commencement of any stormwater discharge from a lot, the Consent Holder must establish a baseline record of water quality in the receiving watercourse(s) at the monitoring locations specified in the certified SMP (Part B). Baseline monitoring must occur over a minimum of XX months under comparable conditions.
- (28) During enabling works and construction, water quality must be monitored in the receiving watercourse(s) at the upstream and downstream monitoring locations specified in the certified ESCMP (Part D): after every rainfall event that causes runoff from the disturbed area; and at a minimum weekly.
- (29) Following practical completion of construction and commencement of post-construction stormwater discharges, the receiving watercourse(s) must be monitored at the locations and frequency specified in the certified SMP (Part B) for a minimum of XX months post-completion.
- (30) All monitoring must include, at a minimum, the following parameters at each monitoring location:
 - (a) turbidity;
 - (b) pH;
 - (c) dissolved oxygen;
 - (d) visual assessment (colour, odour, floating material); and
 - (e) any additional parameters specified in the certified SMP: XX.

2.12 Completion

- (31) Within two (2) months of completing construction of all stormwater infrastructure for lots associated with a stage, the Consent Holder must submit a stormwater completion report to WRC confirming that: all stormwater infrastructure has been constructed in accordance with the certified SMP; all OGS and pre-treatment devices are operational; all monitoring infrastructure is in place; and the stormwater system is operating as designed.

2.13 As-Built Certification

- (32) The Consent Holder must retain a SQEP to prepare and sign As-built Certification Statements certifying that all stormwater infrastructure (including stormwater basins, OGS devices, pre-treatment facilities, detention ponds, swales, wetlands, forebays, and all inlet and outlet structures) has been constructed in accordance with the certified detailed designs. The approved As-built Certification Statements must be submitted to WRC within ninety (90) working days of completion of the construction of all stormwater infrastructure.

1.0 Part H - Wildlife Act Approval (FTAA)

1.1 Conditions Set Overview

These conditions apply to the Wildlife Act approval sought under the Fast-track Approvals Act 2024 for SL1 Industrial North. The approval authorises lizard salvage, handling, relocation and any incidental mortality that may occur during implementation of the Lizard Management Plan.

This approval must be read in conjunction with:

- Part A – Waipā DC Land Use Consent (Contaminated Land / NES:CS)
- Part B – Waipā DC Land Use Consent
- Part C – Waipā DC Subdivision Consent
- Part CO – Waipā DC Day 0 Subdivision Consent (Fee Simple Subdivision)
- Part D – WRC Land Disturbance Consent
- Part E – WRC Groundwater Diversion and Discharge
- Part F – WRC Water Permit (Temporary Groundwater Take)
- Part G – WRC Stormwater Diversion and Discharge
- **Part H – Wildlife Act Approval (FTAA)**

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2.1 Abbreviations and Definitions

In these conditions, unless the context otherwise requires, the following abbreviations have the meanings set out below:

Authority Holder	The holder of the Wildlife Act approval granted under the Fast-track Approvals Act 2024.
Authorised Activity	Lizard salvage, handling, temporary containment, relocation, release and associated habitat enhancement, as authorised by this approval.
Authorised Personnel	The suitably qualified and authorised herpetologist(s) and any persons working under their direct supervision.
DOC	Department of Conservation.
FTAA	Fast-track Approvals Act 2024.
Grantor	The person or entity exercising the relevant statutory authority for the Wildlife Act approval.
LMP	Lizard Management Plan.
Site	SL1 Industrial North.

2.2 Consent Particulars Table

Approval:	Wildlife Act Approval (FTAA)
Grants to:	Industrie Property Rua Limited
Commencement date:	[Insert commencement date]
Lapse date:	[Insert lapse date]
Location:	160 and 162 Higgins Road and 20 and 24 Wickham Street, Frankton: Lot 1 DP 584573, Lot 1 DP 603134, Lot 2 DP 603134, Lot 1 DPS 59491.

2.3 General conditions

- (1) The Authorised Activity must be undertaken in accordance with the application material submitted for the SL1 Industrial North development, including the document titled SL1 Industrial North Development. Lizard Management Plan, prepared by Ecological Solutions, dated August 2026, and any subsequent version certified or approved under these conditions.

- (2) The Authority Holder must ensure that current best practice is followed when undertaking the Authorised Activity. Best practice includes the Department of Conservation's current guidance for lizard salvage and transfer in New Zealand, including Key principles for lizard salvage and transfer in New Zealand (2019), and the lizard salvage methods set out in the LMP.
- (3) If required in writing by the Grantor, the Authority Holder must make improvements to the techniques used for catching, handling, temporary containment, releasing, preserving or storing lizards, and must take any other reasonable steps directed by the Grantor to manage effects on indigenous lizards.
- (4) Wildlife subject to this approval must not be transferred to any other person except as provided for in this approval. This restriction applies to live or dead indigenous lizards, any part of an indigenous lizard, and any eggs or progeny.
- (5) The Grantor may review and vary the conditions of this approval if the conditions are breached or if review is otherwise required to address the effects of the Authorised Activity.

2.4 Lizard mitigation conditions

- (6) The Authority Holder is only authorised to release indigenous lizards using the methods described in the LMP.
- (7) The Authorised Activity must be undertaken in accordance with the LMP, including the methods relating to:
 - (a) site demarcation before lizard salvage activities;
 - (b) pre-vegetation clearance systematic manual habitat searches;
 - (c) vegetation clearance supervision and machine-assisted searches where required;
 - (d) lizard handling and temporary containment;
 - (e) recording of morphometric and geospatial information;
 - (f) release site selection, release strategy and habitat enhancement; and
 - (g) reporting and closure.
- (8) The Authority Holder must implement the contingencies and adaptive management measures set out in the LMP to ensure adequate mitigation of effects on indigenous lizards is achieved.
- (9) DOC Operations Manager(s) [insert name and contact details] must be contacted immediately for further advice if wildlife other than the species authorised by this approval is located within the footprint of the development or within the release site. A separate authorisation may be required before any non-authorised species is captured, handled, injured, killed or relocated.

2.5 Lizard capture and handling

- (10) Lizards must only be handled by Authorised Personnel [insert names from Schedule 1], or by persons acting under the direct supervision of Authorised Personnel.

- (11) Lizard capture, handling and relocation must be undertaken between 1 October and 30 April, unless otherwise approved in writing by the Grantor.
- (12) Capture and handling of lizards must involve only techniques that minimise the risk of infection, injury, stress or death.
- (13) Capture and handling methods must follow the methods set out in the LMP and, where relevant, the Department of Conservation's Herpetofauna inventory and monitoring toolbox.
- (14) The Authority Holder must ensure that all live capture traps, if used, are covered to protect lizards from exposure and minimise stress. Damp leaf litter or other suitable material must be provided to reduce desiccation risk, and pitfall traps must be perforated to allow drainage.
- (15) The Authority Holder must ensure that all live capture traps, including pitfall traps and G-minnow traps where used, are checked at least every 24 hours.
- (16) The Authority Holder must sterilise any instruments that come into contact with lizards, or are used to collect or measure lizards, between each location. A separate holding bag must be used for each animal. All gear must be thoroughly cleaned and dried between sites.
- (17) The Authority Holder must ensure that lizards are temporarily held individually in a suitable container, such as a breathable cloth bag or ventilated containment box, and held out of direct sunlight to minimise the risk of overheating, stress or death.
- (18) The Authority Holder must adhere to current best practice hygiene protocols when undertaking the Authorised Activity.

2.6 Injury or death of lizards associated with salvage activities

- (19) If any lizard dies while being handled or held by the Authority Holder during the Authorised Activity, the Authority Holder must:
 - (a) inform the Grantor within 48 hours;
 - (b) chill the body if it can be delivered within 72 hours, or freeze the body if delivery will take longer than 72 hours;
 - (c) send the body to Massey University Wildlife Post Mortem Service for necropsy, unless otherwise agreed with the Grantor;
 - (d) pay any costs incurred in investigating the death of the lizard;
 - (e) if required by the Grantor, cease the Authorised Activity for a period determined by the Grantor; and
 - (f) where burial of a deceased lizard is approved by mana whenua, the Authority Holder may bury the lizard at a location and in a manner agreed with mana whenua and the Grantor, in which case the requirements of paragraphs (b) and (c) do not apply.
- (20) If any lizard is found injured as part of the Authorised Activity, the Authority Holder must contact the Authorised Personnel listed in Schedule 1 to obtain advice on management of the lizard. The Authority Holder is authorised to euthanise an injured lizard only on the recommendation of the Authorised Personnel or a veterinarian.

- (21) If a Threatened or At Risk lizard species is injured or killed, the Authority Holder must notify DOC as soon as practicable and must not resume works in the affected area until DOC has provided advice or confirmed that works may recommence.

2.7 Lizard salvage reporting

- (22) The Authority Holder must submit a written report to the DOC Operations Manager [insert office and address] by 30 June each year for the life of this approval, or at any other time required by the Grantor. The report must summarise the outcomes of the Authorised Activity in accordance with the LMP.
- (23) Each report required by Condition 22 must include:
- (a) the permission number;
 - (b) the species and number of any lizards collected and released;
 - (c) the GPS location, or a detailed map, of the collection point(s) and release point(s);
 - (d) results of all surveys, monitoring or research;
 - (e) a description of how the LMP was implemented;
 - (f) any difficulties encountered with capture and handling;
 - (g) how release sites were assessed;
 - (h) post-release monitoring undertaken, if any; and
 - (i) any contingency actions required.
- (24) Completed Amphibian and Reptile Distribution System (ARDS) cards for all herpetofauna sightings and captures must be sent to Herpetofauna, Department of Conservation, National Office, PO Box 10420, Wellington 6143, or herpetofauna@doc.govt.nz.