Discharges conditions

These conditions are draft.

The following notes guide the reader as follows:

- **Yellow highlights require information that is not currently available and will be finalised later in the process.**
- **Blue highlights refer to lot numbers that will change with the subdivision scheme revision.**
- **Greyed text relates to the retirement village (being the conditions the Panel would have imposed if it had found that consent could have been granted for this part of the Project).**

Resource Consent: *Insert Consent Reference*

Grants to: Matamata Development Limited

Commencement date: *Insert Decision Date*

Lapse Date: Five (5) years after commencement date

Expiry date: This consent expires when construction activities cease on the Site for more than one (1) year.

Location: Station Road, Matamata (Lot 1 Deposited Plan South Auckland 65481, Lot 2 Deposited Plan 567678, Lots 1 and 2 Deposited Plan 21055, Lots 4 and 5 Deposited Plan 384886, Lot 204 Deposited Plan 535395 and Lots 25 and 106 Deposited Plan 393306, Lot 3 Deposited Plan South Auckland 14362)

The activity: A discharge permit (pursuant to section 15 of the Resource Management Act 1991 (RAM) and under the National Environmental Standards for Freshwater 2025) for the discharge of construction phase stormwater (including dewatering, sediment, and flocculant) to land and surface water, in association with the development of approximately 95ha for residential purposes, a neighbourhood centre, a retirement village, two solar farms and ancillary infrastructure.

This consent must be read in conjunction with:

A. *Insert Consent Reference*
B. *Insert Consent Reference*
C. *Insert Consent Reference*
D. *Insert Consent Reference*
E. *Insert Consent Reference*
F. *Insert Consent Reference*
G. *Insert Consent Reference*
H. *Insert Consent Reference*
I. *Insert Consent Reference*
J. *Insert Consent Reference*
K. *Insert Consent Reference*

And will be interpreted with guidance from the following glossary:

CSMP	Contaminated Soils Management Plan
(The) Council	Waikato Regional Council
DWMP	Dewatering Management Plan
EMP	Earthworks Management Plan
ESCMP	Erosion and Sediment Control Management Plan
FIMP	Flocculation Implementation Management Plan
MP	Management Plan
NES-CS	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011
RMA	Resource Management Act 1991
Site	Collectively, Lot 1 Deposited Plan South Auckland 65481, Lot 2 Deposited Plan 567678, Lots 1 and 2 Deposited Plan 21055, Lots 4 and 5 Deposited Plan 384886, Lot 204 Deposited

	Plan 535395 and Lots 25 and 106 Deposited Plan 393306, Lot 3 Deposited Plan South Auckland 14362.
SQEP	Suitably Qualified and Experienced Person

And is subject to the following conditions:

General conditions

1. The activity must be carried out in accordance with the application for resource consent, including any reports, plans, and further information (listed in Appendix [1]) provided by the Consent Holder, and in accordance with the following conditions of consent. Where there is any apparent conflict between the application and consent conditions, the consent conditions will prevail.

2. For the purposes of this consent, any reference to 'Site' means land legally described as Lot 1 Deposited Plan South Auckland 65481, Lot 2 Deposited Plan 567678, Lots 1 and 2 Deposited Plan 21055, Lots 4 and 5 Deposited Plan 384886, Lot 204 Deposited Plan 535395 and Lots 25 and 106 Deposited Plan 393306, Lot 3 Deposited Plan South Auckland 14362 prior to any further subdivision of the land.

3. The Consent Holder must advise the Waikato Regional Council (the Council) 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.

   Advice note: All correspondence with the Council required by these conditions of consent should be sent via email to xxx@wrc.govt.nz with reference to consent number Insert Consent Reference.

4. A copy of this consent and any certified Management Plans (MP) must be kept on Site at all times that the works authorised by this consent are being undertaken and must be produced without unreasonable delay upon request by the Council.

5. Any reference in these conditions to a New Zealand Standard includes any later New Zealand Standard that amends or replaces it.

6. The Consent Holder must pay to the Council 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.

   Advice notes:

   - *This includes the reasonable costs incurred by the Council arising from supervision and monitoring of this consent, e.g. routine inspection of the Site by Council officers or agents, liaison with the Consent Holder, responding to complaints or enquiries relating to the Site, and review and assessment of compliance with the conditions of consents.*

   - *That pursuant to Section 332 of the RMA, enforcement officers may at all reasonable times go onto the Site that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.*

7. The Council may, once per year, on any of the last five (5) working days of either May or November, serve notice on the Consent Holder under Section 128(1) of the RMA of its intentions to review the conditions of this consent where:

a. A material adverse effect which was not identified in the AEE (and supporting material for the resource consent application) has arisen.

b. The magnitude of adverse effects from the project are materially larger than what was indicated in the AEE (and supporting material for the resource consent application).

Discharge parameters

8. The Consent Holder will put in place measures to avoid, after reasonable mixing, any of the following effects in the receiving waters:

   a. The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials.

   b. Any conspicuous change in the colour or visual clarity.

   c. Any emission of objectionable odour.

   d. The rendering of fresh water unsuitable for consumption by farm animals.

   e. Any significant adverse effects on aquatic life.

9. The Consent Holder will put in place measures to avoid:

   a. Adverse scour, erosion and sediment deposition on land, property, and the beds of downstream water bodies.

   b. Adverse flooding of land, property and downstream water bodies.

   c. Adverse effects on aquatic ecosystems.

10. Dewatering water must be discharged into a dedicated sediment control device to ensure water quality treatment before entering the existing stormwater channel or stream.

11. The concentration of suspended solids in the Waitoa River, or any other water body (including modified watercourses and farm drains), must not exceed a total suspended solids (TSS) concentration of 80 grams per cubic metre as a result of the exercise of this resource consent, after reasonable mixing. This standard will apply except where the suspended solids concentration in the Waitoa River, unaffected by the activity, is greater than the standard specified. When the concentration of suspended solids in the Waitoa River, unaffected by the activity, exceeds 80 grams per cubic metre then there must not be any increase in the suspended solids concentration in the Waitoa River as a result of activities authorised by this resource consent.

12. During the construction of the greenway and until vegetation is established to such an extent that it prevents erosion and silt laden runoff generated by the greenway from entering any watercourse, the Consent Holder must install, operate, maintain and monitor an automated inline continuous turbidity monitoring system at the downstream end of the greenway outfall to the Waitoa River.

13. The automated system must be monitored by the Site Manager.

14. The automated system must trigger an alarm when turbidity exceeding 50 Nephelometric Turbidity Units

(NTU) is recorded. This is based on historical correlations of 50 NTU to a TSS concentration of 80 grams per cubic metre. This turbidity correlation must be reviewed annually (and appropriately recorded in the ESCMP) to confirm the correlation between 50 NTU to 80 grams per cubic metre remains appropriate.

15. If the alarm is triggered, the Consent Holder must investigate, within two (2) hours, the source of the excess turbidity and identify and implement actions to ensure turbidity is reduced as soon as practicable below the trigger level.

16. During the first earthworks season, the Consent Holder must take water samples every month from adjacent the turbidity probe and have the samples analysed for total phosphorus at an IANZ-accredited laboratory. The Consent Holder must make reasonable endeavours to analyse water samples across the range of turbidity expected (from base flow to at least the alarm trigger value) and establish a relationship between turbidity and total phosphorus at the Site. This data must be submitted to the Council within seven (7) days of the analysis.

17. The Consent Holder must take samples of the discharges from all sediment retention ponds on the Site a minimum of once per month and after all rainfall events greater than 20 millimetres in the preceding 24 hours, excepting times when there are no discharges. The Consent Holder must take the samples within four hours of becoming aware of a rainfall event greater than 20 millimetres in the preceding 24 hours.

18. Within one (1) working day of taking any samples required by Condition [17], the Consent Holder must have those samples analysed for suspended solids and turbidity and, if flocculants are being used to treat any sediment retention pond, pH and soluble aluminium. The results of the analysis must be forwarded to the Council within seven (7) days of the analysis.

19. The Consent Holder must ensure that the soluble aluminium concentration of any discharge from a sediment retention pond flocculated in accordance with the certified FIMP does not exceed 0.2 grams per cubic metre.

20. The Consent Holder must ensure that the pH of any discharge from a sediment retention pond flocculated in accordance with a certified FIMP is not less than 5.5 or greater than 8.5 pH units.

Management Plans

21. The following draft MPs are relevant to the development and must be updated/certified:

Management Plan	Author	Dated
Earthworks Management Plan (Residential) Earthworks Management Plan (Retirement Village)	Maven	June 2025
Contaminated Soils Management Plan	SLR	May 2025

22. The following MPs are also required to be prepared/completed:

    a. Erosion and Sediment Control Management Plan.

    b. Flocculant Implementation Management Plan.

c. Dewatering Management Plan.

23. The Consent Holder must ensure that all MPs are prepared by a SQEP, where the MP is an update of an existing draft, the update must be completed by a SQEP.

24. The Consent Holder must submit the listed MPs to the Council for certification at least twenty (20) working days prior to work commencing.

25. MPs may be submitted in parts or in stages to address particular activities or to reflect the staged implementation of the development. When a MP is provided in part or for a stage it must satisfy all certification requirements, including submission to the Council for certification. MPs submitted to the Council must clearly show the linkage with MPs for adjacent stages and any interrelated activities or other MPs.

26. The certification process for the MPs must be confined to confirming that the MPs:

    a. Give effect to their objective/s (including any updated objective/s determined as part of a review provided for in Condition [7]).

    b. Address the consent condition requirements.

    c. Contain the required information.

    d. Are generally consistent with the application documents (including draft MPs) listed in Appendix [1].

27. Within twenty (20) working days of receiving a MP for certification, the Council must:

    a. Notify the Consent Holder that the MP is certified.

    b. Or, notify the Consent Holder that the MP is not certified, including the reasons why and the matters that must be addressed before this can occur. If further information is required, the Council will have a further ten (10) working days (from receipt of the further information) to confirm whether the MP has been certified.

    c. If no response is received from the Council within twenty (20) working days of lodgement of any MP, the relevant MP will be deemed to be certified.

28. The Consent Holder must implement all certified MPs for the duration of the works.

Amendments to Management Plans

29. Any changes and/or updates to a certified MP must be made in writing and submitted to the Council for certification in accordance with Condition [27].

30. While a MP is being changed/updated, a construction activity must cease unless the Council provides written confirmation that the activity may continue.

Advice note: This condition does not relate to any operational aspect of a MP.

Earthworks Management Plan (EMP)

31. The Consent Holder must carry out all construction activities in accordance with the certified EMP. The objective of the EMP is to set out the earthworks stages and appropriate management methods. The EMP must be updated as required to meet the objective. The EMP must include, but is not limited to:

    a. A response to the conditions of this consent.

    b. The process for the ongoing review and amendment of the EMP to maintain its effectiveness.

Erosion and Sediment Control Management Plan (ESCMP)

32. The Consent Holder must carry out all construction activities in accordance with the certified ESCMP. The objective of the ESCMP is to avoid, remedy and/or mitigate the potential adverse effects of earthworks and associated construction works on the receiving environment. The ESCMP must be updated as required to meet the objective. The ESCMP must:

    a. Accord with, as a minimum:

        i. Waikato Regional Council's *'Erosion and Sediment Control Guidelines for Soil Disturbing Activities'* January 2009 (Technical Report No.2009/02), and

        ii. Section F2.0 (coagulant and flocculant treatment) of the *'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region'* June 2016 (Guideline document 2016/005).

    b. Include, but is not limited to:

        i. A response to the conditions of this consent.

        ii. Measures to ensure sediment generation is minimised and the works are conducted in accordance with best practice, including, but not limited to:

            A. Details of all principles, procedures and practices that must be implemented to undertake erosion and sediment control to minimise the potential for sediment discharge from the Site, including flocculation if required (note the Flocculant Implementation Management Plan (FIMP) required by Condition [**Error! Reference source not found.**]).

            B. Further Site-specific hydrogeological guidance is incorporated into the design and implementation of sediment control measures to avoid cross flow between high groundwater levels and the sediment control ponds.

            C. The design criteria and dimensions of all key erosion and sediment control structures.

        iii. A Site plan of a suitable scale to identify:

            A. The locations of waterways.

            B. The extent of soil disturbance and vegetation removal.

            C. Any "no go" and/or buffer areas to be maintained undisturbed adjacent to watercourses/trees/etc.

D. Areas of cut and fill.

E. Locations of stockpiles.

F. The boundaries and area of catchments contributing to all stormwater impoundment structures.

G. The locations (if relevant) of all specific points of stormwater discharge to the environment.

H. Any other relevant Site information.

iv. Construction timetable for the erosion and sediment control works and the bulk earthworks proposed.

v. Timetable and nature of progressive Site rehabilitation and re-vegetation proposed.

vi. Maintenance, monitoring and reporting procedures for erosion and sediment control measures.

vii. Rainfall response and contingency measures, including procedures to minimise adverse effects in the event of extreme rainfall events (being events resulting from a 10 year, or larger, ARI event) and/or the failure of any key erosion and sediment control structures.

viii. Identification and contact details of personnel responsible for the operation and maintenance of all key erosion and sediment control structures.

c. Include the process for the ongoing review and amendment of the ESCMP to maintain its effectiveness.

Contaminated Soils Management Plan (CSMP)

33. The Consent Holder must carry out all construction activities in accordance with the certified CSMP. 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 be updated as required to meet the objective. The CSMP must include, but is not limited to:

a. A response to the conditions of this consent.

b. Map/s showing likely areas of contamination/concern.

c. A suitable testing regime that reflects the contaminant risk identified in the *Preliminary and Detailed Site Investigation* (prepared by SLR and dated May 2025).

d. Measures to prevent, or restrict, exposure to contaminated soils that may give rise to human health hazards, including contingency measures for the management of any previously unidentified contamination.

e. Methods to remediate the presence of contaminated soils, including remediation targets to enable future development.

f. Measures to safely manage the removal of any soil exceeding the applicable *National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011* (NES-CS), including identifying the licensed waste facility or landfill for disposal.

g. The process for the ongoing review and amendment of the CSMP to maintain its effectiveness.

Flocculation Implementation Management Plan (FlMP)

34. Prior to the commencement of construction works, the Consent Holder must undertake flocculent bench testing to determine the reactivity of soils to chemical treatment within those areas of the Site where runoff is proposed to be treated by sediment retention ponds and decanting earth bunds.

35. Where soils positively react to the testing required in Condition [34], the Consent Holder must carry out all construction activities in accordance with the certified FIMP. The objective of the FIMP is to manage flocculation used as part of the erosion and sediment control practices to avoid or minimise adverse effects on the environment caused by the use of chemical flocculents. The FIMP must be updated as required to meet the objective. The FIMP must include, but not be limited to:

a. A response to the conditions of this consent.

b. Specific design details for the flocculation system.

c. Monitoring, maintenance (including post-storm) and record keeping details.

d. Details of optimum dosage (including assumptions).

e. Results of any initial flocculation trial.

f. A spill contingency plan.

g. Contact details of the person/s responsible for the operation and maintenance of the flocculation treatment system and the organisational structure to which this person must report.

h. The process for the ongoing review and amendment of the FIMP to maintain its effectiveness.

36. A flocculation treatment system must be maintained as a contingency for the duration of earthworks and shall be implemented (in accordance with the FIMP) at the request of the Council.

Dewatering Management Plan (DWMP)

37. The Consent Holder will manage dewatering in accordance with a certified DWMP. The objective of the DWMP is to monitor the effects of dewatering on groundwater and to manage any unacceptable effects that may arise during dewatering. The DWMP will be updated as required to meet the objective. The DWMP must include, but is not limited to:

a. A response to the conditions of this consent.

b. Maximum allowable dewatering pumping capacity and duration for each dewatering location.

c. Maximum allowable reduction in groundwater level allowed by dewatering at each dewatering location.

d. Any requirement for monitoring effects on groundwater levels adjacent to structures within 50 metres of the locations of proposed dewatering. This requirement must take into account the importance of the structure and its vulnerability to damage by settlement that could occur due to lowering of groundwater levels in its vicinity arising from dewatering.

e. Treatment requirements for the discharge of dewatered groundwater. At a minimum, this is to provide for removal of suspended sediment and may require monitoring pH with associated contingency measures should the pH fall outside an acceptable range.

f. Appropriate monitoring and reporting requirements.

g. The process for the ongoing review and amendment of the DWMP to maintain its effectiveness.

Monitoring and maintenance

38. The Consent Holder must ensure that all sediment laden run-off from the Site is treated by sediment retention structures. These structures are to be fully operational before bulk earthworks commence and must be maintained to perform at least at 80% of their full operational capacity.

39. The Consent Holder must ensure that all clean water run-off from stabilised surfaces including catchment areas above and around the Site is diverted away from the earthworks area/s via a stabilised diversion system.

40. The Consent Holder must ensure that all temporary watercourse diversion systems are designed and installed to convey flows from contributing catchment areas up to the 5% AEP rainfall event (20-year ARI rainfall event) without overtopping and must also ensure that these systems incorporate adequate protection against erosion.

41. The Consent Holder must ensure that all erosion and sediment controls are maintained such that optimal sediment capture efficiency is achieved at all times.

42. The Consent Holder must ensure that erosion and sediment controls at the Site are inspected a minimum of once per week and are inspected and are in good working order prior to any forecast rainfall that is likely to exceed 20 mm in 24 hours or 15 mm per hour.

43. The Consent Holder must ensure that all erosion and sediment controls are inspected and are in good working order within 24 hours after occurrence of rainfall that may have impaired the function or performance of the control/s.

44. The Consent Holder must carry out monitoring and maintenance of erosion and sediment controls in accordance with the ESCMP and must maintain records detailing:

    a. The date, time and results of the monitoring undertaken.

    b. The erosion and sediment controls that required maintenance.

    c. The time when the maintenance was undertaken.

    d. The type of maintenance carried out.

    These records must be provided to the Council on request.

APPENDIX 1

Document	Author	Date	Document Version