APPENDIX A: CONDITIONS OF CONSENT

Green Steel

Index of Resource Consents

Definitions and Acronyms

For all conditions the below terms shall have the meaning as set out below:

ACM	Asbestos-Containing Materials
AQMP	Air Quality Management Plan
CAR	Corridor Access Request
CMP	Construction Management Plan
CM	Cultural Monitor
DMP	Dust Management Plan
E&SCP	Erosion and Sediment Control Plan
FENZ	Fire and Emergency New Zealand
FWMP	Freshwater Management Plan
FMP	Flocculation Management Plan
Fire MP	Fire Management Plan
FTP	Fume Treatment Plant
HSEMP	Hazardous Substances Environmental Management Plan
LDFCP	Liner, Drainage and Final Cover Installation Quality Control Plan
MCRMP	Monofill Closeout and Rehabilitation Management Plan
MMP	Monofill Management Plan
NES-GHG	National Environmental Standard for Greenhouse Gas Emissions from Industrial Process Heat 2023

Ngā Muka	Ngā Muka Development Trust
NMP	Noise Management Plan
NZECP 34:2001	New Zealand Electrical Code of Practice for Electrical Safe Distances
PSI/DSI	Williamson Land and Water Advisory Preliminary and Detailed Site Investigation dated 26 February 2025
RITS	Regional Infrastructure Technical Specifications
SMP	Site Management Plan
SWMP	Stormwater Management Plan
SQEP	Suitably Qualified and Experienced Person
WDC	Waikato District Council
WMP	Wetland Management Plan
Working Days	As defined in Section 2 of the Resource Management Act 1991
WRC	Waikato Regional Council

RESOURCE CONSENT FOR ACTIVITIES UNDER THE WAIKATO REGIONAL PLAN

General Conditions

1) The development must be undertaken in general accordance with the information and plans submitted by the Consent Holder in support of application number FTAA-2506-1074 (dated 1 July and officially received as being completed by the Fast Track Approvals Pannel on the 29th Day of July 2025). The development is as described in the Application by National Green Steel, at 61 Hampton Downs Road, being to Construct and Operate a Structural Steel Manufacturing Plant and Accessory Activities (as prepared by Kinetic Environmental Consulting Limited including all relevant Technical Assessment information as attached to the substantive application).

   The plans and information with which the development must be undertaken in general accordance are listed in **Attachment 1**.

2) In the case of inconsistency between the documents described in Condition 1 and the conditions of this consent, the conditions of consent must prevail.

3) The Consent Holder must pay to the WRC any administrative charge fixed in accordance with section 36 of the Resource Management Act 1991, or any charge prescribed in accordance with regulations made under section 360 of the Resource Management Act 1991.

4) The consent shall lapse five years after the date on which it is granted unless given effect to before that date.

Cultural

5) The Consent Holder must invite Ngā Muka Development Trust ("Ngā Muka") to organise a powhiri prior to the commencement of operations of the steel plant.

6) The Consent Holder must invite Ngā Muka to organise a cultural induction programme, to form part of the site induction, for all contractors working at the site during the development and commissioning phase, including earthworks and construction of the steel plant and associated buildings.

7) The Consent Holder must undertake measures to protect the adjacent Waipapa Stream from any sediment discharge or retention during the earthworks and construction stages, as is required with the relevant CMP, E&SCP, SMP and WMP of this consent.

Cultural Management Plan

8) The Consent Holder must prepare a Cultural Management Plan in conjunction with Ngā Muka. The objectives of the Cultural Management Plan are to:

   a) Provide cultural protection to the history and surrounds of the site.

   b) Provide cultural authenticity to the landscape, design and surrounds of the site.

   c) Provide cultural safety for those onsite during the construction and commissioning phase of the project.

   d) Provide cultural awareness and understanding of the site and wider region.

   As part of the Cultural Management Plan, the Consent Holder must agree the basis for ongoing monitoring and invite suitably qualified kaitiaki representatives from Ngā Muka to facilitate Mātauranga Māori monitoring of air, wetlands and water associated with the site at least once per year using methodologies consistent with the Whangamarino Mātauranga Māori Dashboard.

A copy of the agreed Cultural Management Plan must be submitted to WRC for information prior to the commencement of the physical works.

9) The Consent Holder must engage Ngā Muka to provide a Cultural Monitor during the design, construction and commissioning phase of the project. The Cultural Monitoring Plan as outlined in condition 8, must be implemented by a Cultural Monitor ('CM') designated by Ngā Muka to address cultural matters. The CM shall facilitate cultural inductions and blessings; participate at toolbox meetings; complete cultural component of health and safety reports and sign-offs; provide cultural advice and input on design, landscaping, earthworks, construction, offset wetlands, air, water and indigenous Taonga species testing/monitoring; execute and coordinate discovery of cultural artifacts, indigenous species or human remains. Weekly reports must be provided by the CM to the Consent Holder and Ngā Muka.

Advice Note:

The CM will only apply during the design, construction and commissioning of the Green Steel project onsite. The CM is not a full-time role and is required only on cultural matters.

Accidental Discovery protocols

10) In the event that Koiwi (human remains) or other Taonga or archaeological evidence is uncovered in the course of bulk earthworks, the Consent Holder must adopt archaeological discovery protocols and procedures validated and endorsed by Ngā Muka. The works in the immediate vicinity of the remains or artefacts must cease immediately, and Ngā Muka, the NZ Police, and/or Heritage New Zealand Pouhere Taonga and the WRC must be notified by the Consent Holder as soon as practicable. Works may recommence with the written approval of the WRC. Such approval must be given after the WRC has considered:

a) Tangata whenua interests and values

b) The Consent Holder's interests

c) Any archaeological or scientific evidence

d) Any requirements of the Police; and

e) Whether any necessary statutory authorisations have been obtained from Heritage New Zealand Pouhere Taonga.

11) All development, earthworks, or modification activities must avoid the identified rock shelter (location shown in **Attachment 2** to these conditions) and its immediate vicinity. Protective stock-proof fencing shall be installed around the rock shelter and its immediate vicinity in order to prevent accidental damage or further damage from grazing animals.

Review

12) The WRC may, during the six-month period commencing 1 November following the commencement of production at the site and every fifth year thereafter, serve notice on the Consent Holder under section 128(1) of the Resource Management Act 1991, of its intention to review the conditions of the resource consents for the following purposes:

a) To review the effectiveness of the conditions of this resource consent in avoiding or mitigating any adverse effects on the environment, and if necessary to avoid, remedy or mitigate such effects by way of further or amended conditions;

b) If necessary and appropriate, to require the Consent Holder to adopt the best practicable option to remove or reduce adverse effects on the surrounding environment;

c) To review the adequacy of and the necessity for monitoring undertaken by the Consent Holder;

d) To review the appropriateness of any volume specified within any groundwater take consent and/or surface water take consent held by the Consent Holder, that is used in conjunction with the operation of the activities on the site, and, if necessary, to address any inappropriateness of any volume by way of reducing any volume;

e) To review the consistency of the conditions of this consent with the vision and strategy set out in Schedule 2 of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and any subsequent changes thereof; and if necessary to address any inconsistency of the conditions of this consent with the vision and strategy by way of further or amended conditions.

Reporting

13) The Consent Holder must compile an Annual Report for the activities authorised by this consent and forward that report to WRC by 1 November of each year, or such other date agreed to in writing by WRC. As a minimum the report must:

a) Analyse and summarise the results of monitoring undertaken, and records kept, in accordance with the conditions of this consent;

b) Provide a log of water use for the site including that abstracted from groundwater within the previous 12 months. The report should also consider the effectiveness of the rainwater harvesting;

c) Provide a log of the leachate volumes extracted from the monofills each month (and measured leachate levels in the monofills) for the previous 12 months. The extracted leachate volumes should be compared on a monthly basis for each calendar year to actual monthly rainfall to assess if the actual leachate volumes are greater than the modelled predictions (based on 20% rainfall infiltration for daily cover, 12% rainfall infiltration for intermediate cover and 1% rainfall infiltration for final cover). The report should advise if the actual volumes are greater than the modelled predictions and if they are measures (and implementation timeframes) proposed to be undertaken to reduce future leachate volumes;

d) Comment on compliance with all conditions of this consent;

e) Make recommendations in relation to monitoring programme changes, operational changes or other matters as appropriate, which are required to ensure compliance with the conditions of this consent;

f) Summarise and analyse any non-compliance or difficulties in achieving compliance with the conditions of this consent;

g) Comment on the performance and adequacy of the wastewater disposal system, including matters of compliance with conditions of this consent;

h) Comment on any complaints received in relation to the discharges to air from the site;

i) Any works that have been undertaken to improve environmental performance or that are proposed to be undertaken in the up-coming year to improve environmental performance in relation to the activities authorised by this consent.

AUTHORISATION FOR EARTHWORKS AND OVERBURDEN PLACEMENT

Pre Construction

1) Prior to the commencement of any construction works authorised by this resource consent the Consent Holder must appoint an appropriately qualified and competent Construction Representative (s) who must supervise the construction and will be the principal contact person for matters relating to these resource consents. The Consent Holder must inform the WRC of the representative's name and contact details prior to the commencement of any works. If the principal contact person changes, the Consent Holder must inform the WRC of a new representative as soon as practicable.

2) The Consent Holder must be responsible for all contracted operations related to the exercise of this resource consent and must ensure contractors are made aware of the conditions of this resource consent and ensure compliance with those conditions.

3) A copy of this consent must be kept onsite at all times that physical works authorised by this consent are being undertaken and must be produced without unreasonable delay upon request from a representative of the WRC.

4) The design and construction of the works associated with this resource consent must be carried out under the supervision of a person who has experience and qualifications appropriate to supervise the design and construction of such works.

   Advice Note

   It is expected that the person supervising the design and construction is either a Chartered professional Engineer (CPEng) or Professional Engineering geologist (PEngGeol).

5) At least 15 working days before the commencement of activities associated with this consent, the Consent Holder must notify the WRC Monitoring Department.

   Advice Note:

   Notification can be via email to ConsentMonitoringQueries@waikatoregion.govt.nz with the consent number, address of the property and the date for when the works will commence.

6) The Consent Holder must arrange and conduct a pre-construction site meeting and invite with a minimum of 10 working days' notice, the WRC representatives and the Construction Representative nominated under condition 1 of this consent, the contractor, any other party representing the Consent Holder and the Cultural Monitor prior to any works authorised by this consent commencing on the site.

   Advice Note:

   In the event that any of the invited parties, other than the site representative, do not attend this meeting, the Consent Holder will have complied with this condition, provided the invitation requirements have been met.

Construction Management Plan

7) The Consent Holder must provide the WRC with a Construction Management Plan (CMP), at least 10 working days prior to the proposed commencement of activities authorised by this consent. The objective of the CMP is to document the measures by which the Consent Holder intends to manage the site and operations during the construction phase and how these will be managed to ensure that any actual or potential adverse effects are avoided, remedied or mitigated and to comply with all

conditions of resource consent during construction. The CMP must include at least the following:

a) Communications Plan including the details of the contractor and site representatives during the construction phase

b) Responsibility for supervising and reporting compliance with the Construction Management Plan

c) A construction methodology including construction and design details (including for the monofills and their construction quality assurance plan)

d) Site plans, including location of access routes, parking areas and laydown areas

e) Anticipated hours of work concerning the construction activities by phase of the project

f) Details of construction noise management and the ability of the works to achieve compliance with construction noise standards New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise

g) An overview of the machinery to be used on site

h) Health and Safety Plan and details of site security including methods to be adopted to ensure the safety of public, staff and contractors at all times during the works

i) Location of proposed works and structures

j) A schedule of construction activities

k) Timing of works and contingency plan

l) Erosion and sediment control methodology with appropriate reference to the Earthworks Management and Erosion and Sediment Control Plan and Dust Management Plan for the site

m) Proposed spill prevention and response measures

n) Dewatering and bypass pumping methods

o) Rainfall response and contingency measures, including procedures to minimise adverse effects in the event of any rainfall event greater than 20 millimetres in the preceding 24 hours, other extreme rainfall or weather events and/or the failure of any key erosion and sediment control structures

p) Any need for temporary road closures or other restrictions surrounding the roading network

q) Public awareness measures, including signage to inform other road users and adjacent landowners and occupiers of adjoining and adjacent sites with an overview and programme of the physical works anticipated and contact details for the nominated site representative(s)

r) Works and activities required to stabilise the site to an erosion-resistant site as soon as practicable after construction ceases, including re-grassing and/or replanting site remediation, rehabilitation and stabilisation

s) A procedure for liaising with Enviro NZ and the Department of Corrections to ensure the construction and operation of Green Steel does not inhibit Enviro NZ's access along Hampton Downs Road to Enviro NZ's landfill and the Spring Hill Corrections Facility; and

t) Address the management of any discharges associated with the disturbance of acid sulphate soils in the event that they are encountered during earthworks. A plan mapping the extent of acid sulphate soils (if confirmed onsite) and an outline of the management approach to be undertaken, including any procedures to be adopted during construction, taking into account any relevant WRC Guidance Documents.

The CMP must be certified in writing by the WRC, acting in a technical certification capacity, prior to any works authorised by this consent commencing. Council's certification will be based on its assessment as to whether the CMP addresses the matters required by parts a) to t) above and achieves its objective. The Consent Holder must undertake all activities authorised by this consent in accordance with the certified CMP. In the case of inconsistency between the CMP and the conditions of this consent, the conditions of consent prevail.

8) Any changes proposed to the CMP must be confirmed in writing by the Consent Holder and the WRC, acting in a technical certification capacity, that the changes continue to meet the objectives of condition 7, prior to the implementation of any proposed modifications.

9) The Consent Holder must ensure that a copy of the certified CMP, including any certified amendments, is kept onsite and this copy is updated within 10 working days of any amendments being certified, or prior to construction activities related to the amendment being carried out, whichever is the sooner.

Erosion and Sediment Controls

10) The Consent Holder must provide the WRC with an "Earthworks Management and Erosion and Sediment Control Plan" (E&SCP), at least 10 working days prior to the commencement of activities authorised by this consent. The objective of the E&SCP must be to minimise sediment discharge from the site to the extent practicable.

The E&SCP must, as a minimum, be based upon and incorporate those specific principles and practices which are appropriate for the activity authorised by this consent and contained within the WRC document titled "Erosion and Sediment Control – Guidelines for Soil Disturbing Activities" (Technical Report No. 2009/02 – dated January 2009), and must include at least the following;

a) Details of all principles, procedures and practices that will be implemented to undertake erosion and sediment control to minimise the potential for sediment discharge from the site, including flocculation if required;

b) The design criteria and dimensions of all key erosion and sediment control structures including RLs of device bases and fall of constructed drains;

c) A site plan of a suitable scale to identify;

i. The locations of waterways and any proposed diversion of existing drains

ii. The extent of soil disturbance and vegetation removal

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

iv. Areas of cut and fill

v. Locations of topsoil stockpiles

vi. All key erosion and sediment control structures

vii. The Location of any required over-pumping between devices

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

ix. The Boundaries and areas of portions of catchments unable to discharge to a device and the proposed management of these, where relevant

x. The locations of all specific points of discharge to the environment and /or subsequent device; and

xi. Any other relevant site information

d) Construction timetable for the erosion and sediment control works and the bulk earthworks proposed;

e) Timetable and nature of progressive site rehabilitation and re-vegetation proposed;

f) Maintenance and reporting procedures;

g) Rainfall response and contingency measures, including procedures to minimise adverse effects in the event of extreme rainfall events and/or the failure of any key erosion and sediment control structures;

h) Procedures and timing for review and/or amendment to the E&SCP; and

i) Identification and contact details of personnel responsible for the operation and maintenance of all key erosion and sediment control structures;

j) Contingency plan details for managing the effects of acid leachate discharges to the environment in the event that acid sulphate soils are encountered during earthworks; and

k) A detailed monitoring plan describing how and where stormwater discharges will be monitored, rainfall triggers, analytical suite, reporting requirements and mitigation responses.

The E&SCP must be certified in writing by the WRC, acting in a technical certification capacity, prior to any works authorised by this consent commencing. Once certified, a copy must be provided to the WRC for their records and the Consent Holder must undertake all earthworks authorised by this consent in accordance with the certified E&SCP.

11) Any changes proposed to the E&SCP must be confirmed in writing by the Consent Holder and the WRC, acting in a technical certification capacity, prior to the implementation of any changes proposed. A copy of any revised plans must also be provided to WRC within 15 working days of certification.

12) Prior to bulk earthworks commencing on any area, the Consent Holder must submit to the WRC 'As Built Certification Statements', signed by an appropriately qualified and experienced person to certify that erosion and sediment controls have been implemented and appropriately constructed to minimise any sediment leaving the site and entering any stormwater drains or watercourses. Erosion and sediment controls must be in accordance with the certified E&SCP. Certified controls must include sediment retention ponds, decanting earth bunds, silt fences and diversion channels/bunds. The 'As Built Certification Statement' must include all information as specified in the 'As Built Certification Sheets' located on the WRC Council website (www.ew.govt.nz/earthworks) and supplied to the WRC within 5 working days of the completion of the construction of those controls.

13) 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 80% of their operational capacity.

14) The Consent Holder must ensure that all erosion and sediment control structures are inspected on a weekly basis and within 24 hours of each rainstorm event that is likely to impair the function or performance of the controls.

15) During earthworks the Consent Holder must actively consider the on-site management of all the overburden materials, including disposal, storage, backfilling and management of topsoil within the area impounded by site perimeter controls, in a way that does not result in loss of sediments or dust beyond the boundaries of the site. Open Areas and long-term stockpiles for a period exceeding 3 months must be appropriately stabilised, revegetated or planted in grass for erosion control and visual mitigation purposes.

16) The Consent Holder must ensure that the suspended solids concentrations of water as measured at the points of discharge from the final sediment retention structures must not exceed a maximum of 100 grams per cubic metre, unless otherwise agreed in writing between the Consent Holder and the WRC.

17) If requested in writing by the WRC, the Consent Holder must undertake water sampling at the points of discharge of the final sediment retention structures and have the water samples analysed for suspended solids and turbidity. The sampling results must be made available to the WRC within 5 days of the results becoming available.

18) The Consent Holder must ensure those areas of the site where earthworks have been completed are stabilised against erosion as soon as practically possible and within a period not exceeding 14 days after completion of any works authorised by this consent. Stabilisation must be undertaken by providing adequate measures (vegetative and/or structural) that will minimise sediment runoff and erosion to the satisfaction of the WRC, acting in a technical certification capacity. The Consent Holder must monitor and maintain the site until vegetation is established to such an extent that it prevents erosion and prevents sediment from entering any water body.

19) If any earthworks including excavation, temporary stockpiling, bunded landscaping, filling or dewatering are undertaken within 3m of any neighbouring property boundary, the Consent Holder shall prepare a land settlement and groundwater monitoring assessment programme to be submitted to WRC for certification. The purpose of the programme is to:

    a) Determine if there are any adverse land subsidence/settlement effects; and

    b) Determine if there is any movement of groundwater in either direction towards or from the consent holder's property.

20) The monitoring assessment programme required under Condition 19 shall include details of:

    a) continuous monitoring instrumentation to measure the impact of construction activities on all confined and unconfined aquifers;

    b) the frequency of monitoring;

    c) locations where monitoring will be undertaken; and

    d) the installation and repeated survey of ground level markers at the property boundary adjacent to soft soils.

21) The following trigger levels will be used to determine if there are adverse effects for the purpose of condition 19 (a) and (b)):

    a) More than 50mm of ground settlement occurs: or

    b) There are changes in groundwater levels of more than 0.8m.

22) The Consent Holder must liaise with the WRC with a view to determining any reasonably practicable measures which shall be taken to remedy or mitigate any measurements exceeding the trigger levels in condition 21.

23) The Consent Holder must maintain erosion and sediment controls in place until suitable site stabilisation has been achieved, including a minimum grass coverage (80%) is achieved within the exposed areas subjected to earthworks. Re-vegetation and/or stabilisation of all disturbed areas is to be completed in accordance with the measures detailed in the document titled "Erosion and Sediment Control – Guidelines for Soil Disturbing Activities" (Technical Report No. 2009/02 – dated January 2009).

24) The Consent Holder must submit details and evidence of all stabilisation and site close-out aspects as confirmed by a suitably qualified person and must be provided to the satisfaction of WRC. The removal of any erosion and sediment control measure from any area where soil has been disturbed as a result of the exercise of this consent must only occur after consultation and written approval has been obtained from the WRC, acting in a technical certification capacity. In this respect, the main issues that will be considered by the WRC include:

    a) The quality of the soil stabilisation and/or covering vegetation;

    b) The quality of the water discharged from the rehabilitated land; and

    c) The quality of the receiving water.

25) The Consent Holder must provide the WRC with a Dust Management Plan (DMP) at least 10 working days prior to the commencement of activities authorised by this consent. The DMP must outline the measures to be adopted by Consent Holder to ensure that all construction activities and earthworks on the site are carried out in such a manner as to minimise dust emissions and that no discharge of airborne particulate matter that is objectionable to the extent that it causes an adverse effect at or beyond the boundary of the subject property. The DMP must be prepared by a suitably qualified person and developed in general accordance with MfE GPG Dust and incorporate the mitigation measures and recommendations set out in the Air Quality Consulting NZ Ltd Air Quality Assessment dated 21 May 2025. The DMP must be certified by WRC, acting in a technical capacity, before the start of construction.

26) Should a dust emission occur which is alleged to be objectionable or offensive by the WRC's Team Leader Monitoring, the Consent Holder must provide a written report to WRC within five days of being notified of the incident. This report must specify:

    a) The cause or likely cause of the event and any factors that influenced its severity;

    b) The nature and timing of any measures implemented by the Consent Holder to avoid, remedy or mitigate any adverse effects; and

    c) The steps to be taken in future to prevent the recurrence of similar events.

    Advice Note:

    For the purposes of the above condition, an effect that is objectionable or offensive shall be considered to have occurred if any appropriately experienced officer determines so after having regard to:

- The frequency, intensity, duration, location and effect of dust emissions(s); and/or
- Receipt of complaints from neighbours or the public; and/or
- Relevant written advice from an experienced officer of the WRC, WDC, or the Waikato District Health Board.

Winter Works

27) Earthworks must not be conducted during the period 1 May to 30 September inclusive during any year that this consent is current, apart from necessary maintenance works, unless agreed to in writing by the WRC.

28) Requests to undertake earthworks during the period 1 May to 30 September inclusive, for any year that this consent is current, must be submitted in writing to the WRC at least five working days prior to the proposed commencement of activities authorised by this consent and by 1 April every year thereafter. The request must be in the form of amendments to the certified E&SCP in accordance with condition 10 of this consent certificate.

Advice Note:

In considering a request for the continuation of winter earthworks, the WRC will consider a number of factors; including:

- The nature of the site and the winter soil disturbance works proposed
- The quality of the existing/proposed erosion and sediment controls
- The compliance history of the site/operator
- Seasonal/local soil and weather conditions
- Sensitivity of the receiving environment; and
- Any other relevant factor.

Discharges

29) Should monitoring show that suspended sediment levels during construction at the monitoring points are exceeding the consent limits in condition 16, the Consent Holder must consult the WRC with a view to establishing a flocculation system.

30) Prior to the commissioning of the flocculation system, the Consent Holder must provide the WRC with a Flocculation Management Plan (FMP), to address the suspended solids at the point of discharge for certification by the WRC, acting in a technical capacity. The FMP must include as a minimum:

a) Specific design details of the flocculation system

b) Monitoring, maintenance (including post-storm) and contingency programme (including a Record Sheet)

c) Details of optimum dosage (including assumptions)

d) Details of any initial flocculation trials to be carried out and the results of these trials; and

e) A spill contingency plan.

31) Any subsequent amendments to the FMP must be provided to and certified by the WRC, acting in a technical capacity, in writing, prior to implementation.

32) The Consent Holder must ensure that the flocculation treatment system is designed and installed by a person/s appropriately qualified and experienced in erosion and sediment management and managed in accordance with the FMP which has been certified by the WRC, and Auckland Regional Council's Technical Publication 90 'Flocculation Guidelines, June 2004'. Page 12 Doc # 30251053.

Stabilisation

33) All disturbed streambanks that result from the installation of any stormwater outlets must be stabilised immediately by the Consent Holder on completion of the works, with suitable erosion protection placed at the outlet to prevent erosion.

Fish Management Protocols

34) The Consent Holder must, after consulting with Ngā Muka Development Trust, provide the WRC with a Fish Management Plan at least 5 working days prior to the proposed commencement of activities authorised by this consent. The objective of the Fish Management Plan is to outline all fish management procedures to be implemented throughout the works and to avoid adverse effects on customary fisheries. The Fish Management Plan must include, as a minimum, the following detail:

a) Protocols and methods for the capture and transfer of indigenous fish prior to works commencing, including the timing, extent of fishing effort, and release points;

b) Protocols and methods to address discoveries of fish during the works, including recovery techniques to relocate fish to designated release points;

c) Protocols and methods for recording and reporting to the Waikato Regional Council, the numbers, diversity and size range of all fish removed (recovered or accidentally injured or killed);

d) Requirements for permits and certificates to handle native fish from the relevant authorities;

e) Defined roles and responsibilities for all those involved (Consent Holder, contractor, ecologist, Ngā Muka) and the details of who will be responsible for overseeing the Fish Management Plan;

f) Notification and reporting procedures relevant to the WRC; and

g) The capture and transfer of indigenous fish must be undertaken in accordance with the Fish Management Plan, with a suitably qualified ecologist present to ensure any remaining fish potentially left stranded by the dewatering activities are captured and relocated.

The Fish Management Plan must be certified in writing by the WRC, acting in a technical certification capacity, prior to any works authorised by this consent commencing. The Council's certification will be based on its assessment as to whether the Fish Management Plan addresses the matters in a) to g) above in sufficient detail to achieve the objective. The Consent Holder must undertake all activities authorised by this consent in accordance with the certified Fish Management Plan.

Fish Recovery and Protection

35) Any pumps used during construction activities, including dewatering, must be screened with a mesh aperture size not exceeding 3 millimetres in diameter. If requested by the WRC in writing, the Consent Holder must provide evidence on this aperture size.

36) The Consent Holder must ensure that the velocity of water through any intake screen used for dewatering or bypass pumping does not exceed 0.3 metres per second. If requested by the WRC in writing, the Consent Holder must provide information on how this velocity requirement is achieved.

Use of Machinery

37) The Consent Holder must ensure that machinery is operated in a manner that minimises vegetation disturbance of existing vegetation cover outside of the immediate work area and the disturbance of sediment in the waterway or loss of sediment to the waterway.

38) All earthmoving machinery, pumps, generators and ancillary equipment must be operated in a manner which ensures spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities must be carried out away from any water body, ephemeral water body, or overland flow path, such that any spillage can be contained so that it does not enter surface water.

39) The Consent Holder must ensure that all machinery used in the exercising of this consent is cleaned prior to being transported to/from the site in order to ensure that all seed and/or plant matter has been removed. This is to be documented in accordance with the National Pest Control Agencies A series, best practice (Code A16) guidelines, available to download from "Keep it clean - machinery cleaning guidelines and handbook Waikato Regional Council".

Wetland Management Plan (WMP)

40) The Consent Holder must provide to the WRC a Wetland Management Plan (WMP) at least 10 working days prior to the commencement of the activities authorised by this consent. The objective of the WMP is to offset the effects of the loss of the two wetlands identified on the site by providing a long-term replacement wetland upon the exercise of this consent.

Prior to the provision of the WMP to the WRC the Consent Holder must seek advice from the Ngā Muka on the location and design of the long-term replacement wetland and Monitoring Plan.

The WMP must include, as a minimum, the following detail:

a) Mana whenua input into the location and design of the wetland, including to support the establishment of taonga species;

b) The final design and location of the wetland;

c) Details of the functionality of the wetland and any connections to other nearby ecosystems (e.g. Waipapa Stream, riparian planting or wetlands);

d) The plant species proposed within the wetland;

e) Details of the maintenance for the wetland, including a plan should any significant plant mortality rates occur;

f) The use of locally sourced indigenous species appropriate to the target wetland type;

g) Identify potential plant pest threats and specify control methods;

h) Details of the Riparian Planting along the Waipapa Stream either in place or to be implemented; and

i) A Monitoring Plan as detailed in Condition 45 below.

41) The WMP shall be prepared by a suitably qualified and experienced wetland ecologist and must be certified by the WRC prior to the supply of the WMP.

42) The offset wetland shall be at a minimum ratio of 4:1 for the identified wetland lost and be of a minimum of 200m² in size.

43) The WMP shall be submitted to and certified by the WRC prior to any loss of the existing wetlands occurring.

44) Construction and planting of the wetland must be completed as part of the earthworks programme for the site.

45) The Monitoring Plan shall:

a) Describe the wetland values currently in place on the site including vegetation composition, cover and extent;

b) Advise of any input into the Monitoring Plan provided from Ngā Muka Development Trust; and

c) Provide a detailed description of the monitoring required of the wetland including as a minimum:

i. Baseline monitoring to be undertaken (including plant species, type and abundance, and hydrological connections at the location)

ii. Data and results indicating how the wetland is functioning and if required proposed actions to improve the functionality of the wetland

iii. Annual monitoring to be undertaken for the first five years following the establishment of the wetland and thereafter five yearly monitoring of the wetland.

The monitoring reports referred to c) iii above shall be provided to the WRC and the Ngā Muka within one month of the completion of the reports and include any recommended changes to the Monitoring Plan. Changes to the Monitoring Plan may occur with the written approval of the WRC.

AUTHORISATION FOR STORMWATER DISCHARGE

1) This consent authorises the discharge of stormwater.

2) The Consent Holder must retain an appropriately qualified and experienced person to complete and finalise the detailed stormwater design who must be certified by the WRC prior to the supply of the stormwater design report. The Consent Holder must submit a stormwater design report that confirms the provision of the stormwater management functions for the various components of the stormwater management system, in accordance with the Waikato Stormwater Guideline (WRC Technical Report 2020/07). The Consent Holder must not undertake any changes to the stormwater system which would increase the scale or intensity of the actual and potential adverse effects of the stormwater discharge activities, authorised by this consent, on the environment.

3) The Consent Holder must be responsible for the design, structural integrity and maintenance of the stormwater system, and must operate and maintain the stormwater system to avoid, remedy or mitigate any actual or potential adverse effects of the stormwater discharge activities, authorised by this resource consent, on water.

4) The Consent Holder must submit final "as-built" details and drawings of the planted stormwater swale and stormwater pond associated with the stormwater network authorised by this resource consent. The as-built details and drawings must be submitted to the WRC within 1 month of final completion of construction works associated with the stormwater management system. The as-built plans must be certified by an appropriately qualified engineer as a true record of the completed stormwater management system and that the completed stormwater management system is in accordance with the detailed design plans approved in accordance with condition 2 above.

5) The stormwater design report must outline any design changes that have occurred since the design was consented and include rationale for the changes and must demonstrate that the consented design criteria are still being achieved. The report and plans must be to a standard acceptable to the WRC and must be submitted to the WRC for written approval in a technical certification capacity, prior to construction of the planted swale. Any significant design changes will need consideration of whether they meet this consent or require a change of consent.

Stormwater Management Plan

6) The Consent Holder must manage the stormwater network to avoid the discharge of any substance that is likely to cause the production of conspicuous oil, or grease films, scums or foams, or floatable suspended materials in stormwater receiving water bodies after reasonable mixing. All stormwater catchpits which connect to the stormwater network must, as a minimum, be designed to capture and retain the majority of gross pollutants and floatable contaminants such as oil and grease, unless any discharges of floatable contaminants to the receiving environment would have no more than minor adverse effects.

7) The Consent Holder must manage the stormwater network to avoid the discharge of suspended solids and any other substances that are likely to cause the following effects in stormwater receiving water bodies after reasonable mixing:

    a) Conspicuous changes in colour or visual clarity;

    b) Increases in suspended solids concentrations by more than 10 percent;

    c) 100 grams per cubic metre suspended solids concentrations or greater; or

d) PFOS and PFOA discharges greater than the HEPA PFAS National Environmental Management Plan Version 3.0 99% species protection guideline value for freshwater or subsequent updated guideline.

8) The Consent Holder must provide the WRC with a finalised 'Stormwater Management Plan' (SWMP) for the stormwater management system. The SWMP must be developed in general accordance with WRC's Stormwater Management Guideline (WRC Technical Report 2020/07) in relation to water quality. The SWMP must provide for all operational, maintenance, planting and monitoring measures associated with the stormwater discharge activity authorised by this consent. The Consent Holder must manage the stormwater network to avoid the following stormwater effects:

   a) Adverse scour, erosion and sediment deposition on land, property and the beds of stormwater receiving water bodies;

   b) Adverse flooding of land, property and stormwater receiving water bodies; or

   c) Adverse effects on aquatic ecosystems.

   The SWMP may include, however not be limited to, the following:

   a) An outline of the stormwater management system that is in place at the site, and appropriate drawings showing key components of the system and locations;

   b) A programme for regular monitoring and inspection of the stormwater management system, in particular the stormwater management devices so that flood attenuation volumes are maintained and any potential scour and erosion effects downstream of the stormwater outlet structures, including details of monitoring and inspection frequency;

   c) A programme for the regular collection and disposal of debris and sediment collected by the stormwater management devices to ensure that attenuation volumes are not compromised and that appropriate contaminant removal procedures are established;

   d) Procedures for troubleshooting and corrective maintenance;

   e) Inspection checklists for all aspects of the stormwater management system;

   f) Details of who will be responsible for the operation and maintenance works; and

   g) Details of recording and reporting of operation and maintenance activities.

   The SWMP must be certified by WRC, acting in a technical certification capacity, prior to the completion of the stormwater infrastructure and it becoming operational. The Consent Holder must implement the operations, monitoring, and maintenance activities adopted by the SWMP.

9) The SWMP is reviewable at any time by the WRC, or at the written request of the Consent Holder, or at any time a significant adverse effect has arisen. Any proposed changes to the SWMP must be certified by WRC, acting in a technical certification capacity.

10) The Consent Holder must submit to the WRC, each year, summary records of monitoring, inspection and maintenance undertaken in accordance with the SWMP during the previous 12-month period.

11) As soon as practicable, after becoming aware of any of the adverse effects of the nature specified in conditions 6 and 7, or through monitoring undertaken under the SWMP (as outlined in condition 8) that are more than minor, the Consent Holder must submit a

report to the WRC in relation to the adverse effects. As a minimum, this report must include:

a) A description of the adverse effects;

b) A description of the cause of the adverse effects;

c) An explanation of any measures taken to remedy or mitigate the adverse effects, the outcome of those measures, and whether further measures are necessary and reasonably practicable;

d) If no measures have been taken in accordance with (c), a description of any reasonably practicable measures that could be taken to remedy or mitigate the adverse effects and a recommendation as to whether those measures are necessary; and

e) Any additional monitoring of the instream environment required as a result of the adverse effects, including the frequency and duration of any monitoring requirements.

12) The Consent Holder must liaise with the WRC with a view to determining any reasonably practicable measures which should be taken to remedy or mitigate the adverse effects.

Advice Note:

Separate resource consents may be required to undertake remedial or mitigation works. The Consent Holder is advised to obtain all such consents at its sole expense, prior to any works being undertaken.

13) All stormwater treatment devices which form part of the stormwater network and are designed to attenuate and/or treat contaminated stormwater must be operated and maintained by the Consent Holder to provide best practicable stormwater treatment efficiency at all times.

14) The Consent Holder must manage the stormwater network to avoid the discharge of hazardous substances in concentrations that are likely to adversely affect aquatic life, or the suitability of water for human consumption after treatment. Where a question arises as to whether the concentration of any particular hazardous substance is causing these effects, it must be determined through the application of the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2018), or any other technical publication approved in advance by the WRC, acting in a technical certification capacity.

15) Prior to the commencement of the earthworks required for the construction of the monofill and mill activities authorised by this consent, the Consent Holder must engage a suitably qualified and experienced person(s) to undertake a baseline survey of the water quality and aquatic biota of the Waipapa Stream. The objective of the sampling is to identify the current quality of the stream prior to the commencement of the Consent Holder's operations, in order to set trigger limits in the receiving environment. The survey undertaken must include the following:

a) There must be at least 2 sampling sites including one upstream at the southern boundary of the site, and one site downstream to the north of the site, with the location of each as being SW2 and SW4 as indicated on **Attachment 3**, (Site Monitoring Map Figure PD6 Rev C dated 5.11.2026 Envitech Projects Ltd). At each of these 2 survey sites, monitoring of the water quality and biota must be undertaken using appropriate and accepted methods, with observations recorded during the sampling period, including the presence of any aquatic vegetation and observations of riparian margins and shading. Biota baseline monitoring must include one assessment of PFOS concentration in aquatic biota tissues in the Waipapa Stream adjacent to the site.

b) The water quality sampling including measurement of flow under a range of different flow conditions (but focusing on dry weather) must be carried out after a period of stable non-bed moving flows, with six (6) rounds of monitoring occurring over at least a six-month period prior to earthworks commencing on the site.

c) Macroinvertebrate sampling must be undertaken prior to works commencing at the upstream and downstream locations (shown **Attachment 3** and referred to in a) above) in early Summer (November/December) and late Summer (March), following acceptable methodologies for sampling.

d) All water quality sample analyses must be undertaken in accordance with the latest version of the National Environment Monitoring Standards – Water Quality Part 2- Sampling, Measuring, Processing and Archiving of Discrete River Water Quality Data. Sampling must include the following and any other aspects potentially relevant to the monitoring of the ongoing operations for the site.

- pH
- Sample temperature
- Total suspended solids
- Turbidity
- Dissolved Organic Carbon
- Dissolved Boron
- Carbonaceous Biochemical Oxygen Demand $cBOD_5$
- Chemical Oxygen Demand
- Electrical Conductivity
- Total Hardness
- Total Alkalinity
- Total and dissolved Aluminium
- Total Calcium
- Total Iron
- Total Magnesium
- Total Manganese
- Total Potassium
- Nitrate N
- Total Nitrogen
- Total Sodium
- Heavy metals, totals, trace As, Cd, Cr, Cu, Ni, Pb, Zn
- Heavy metals, dissolved, trace As, Cd, Cr, Cu, Ni, Pb, Zn
- Ethylene glycol
- Total Petroleum Hydrocarbons
- Standard PFAS suite

e) Water quality analysis of samples must be performed by an International Accreditation of New Zealand (IANZ) accredited laboratory.

16) Following completion of the surveys required by condition 15, the Consent Holder must arrange for the preparation of a report characterising the water quality and ecological values of the Waipapa Stream at the two sample points and provide a copy of the report to the WRC. This report must be used to set appropriate trigger levels as required by condition 17 and form the basis of subsequent instream quarterly monitoring as required by condition 19.

17) The report required by condition 16 must include a plan for the monitoring of PFOS in aquatic biota if the screening threshold outlined in the *Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2026)* is reached in any stormwater or sub-soil discharges entering the Waipapa Stream.

18) Prior to the commencement of any filling of the monofills and operation of the steel mill, the discharge contaminant criteria and receiving water trigger limits for each of the contaminants listed in condition 15(d) shall be set out within a Monitoring Plan and provided to the WRC. Operation of the mill and any filling of the monofills must not commence until the Monitoring Plan has been certified by WRC, acting in a technical certification capacity.

19) Surface water samples must be collected on a quarterly (3 monthly) basis from the upstream and downstream locations within the Waipapa Stream identified in **Attachment 3**, (Site Monitoring Map Drawings – SW2 and SW4 on Fig PD6 prepared by Envitech Projects Ltd dated Rev B 7.11.2025) and attached to these consent conditions. Samples must be collected by a suitably qualified and experienced practitioner in accordance with the latest version of the National Environment Monitoring Standards – Water Quality Part 2- Sampling, Measuring, Processing and Archiving of Discrete River Water Quality Data.

20) Within 10 working days of the receipt of water sampling results required by condition 19, the Consent Holder must ensure that all results of the analysis are forwarded to WRC.

21) If the monitoring required under condition 19 shows non-compliance with the trigger limits established under condition 17, the Consent Holder must ensure that repeat monitoring from the Waipapa Stream is undertaken within 10 working days. If water quality is within the trigger limits, continued routine compliance monitoring should be undertaken. If repeat monitoring confirms trigger limit exceedance(s), a review must be undertaken by the Consent Holder. This review shall include, but is not limited to:

    a) monofill and mill management

    b) monofill construction and liner integrity

    c) leachate, sub-soil drainage, stormwater retention pond water and groundwater quality

    This review must be undertaken to determine the cause of this non-compliance and within 3 months report its findings and remediation plans to the WRC.

22) The Consent Holder must liaise with the WRC, with a view to determining any reasonably practicable measures (within 1 month of reporting the findings to the WRC), to be implemented as an agreed framework to remedy or mitigate the adverse effects.

AUTHORISATION FOR AIR DISCHARGES

1) This consent authorises air discharges.

2) The location, design, implementation and operation of the activity in relation to air discharges must be in general accordance with the substantive application and the Air Quality Assessment prepared by Air Quality Consulting NZ Limited dated May 2025. The air discharges authorised by this resource consent also include discharges from the combustion of landfill gas, CNG and LPG by the Reheating Furnace.

3) There must be no discharge of odour to the extent that is objectionable and to the extent that it causes an adverse effect at or beyond the boundary of the subject site.

   Advice Note:

   For the purposes of this consent, whether an odour is objectionable is determined by having regard to the frequency, intensity, duration, offensiveness and location of the odour and/or any previous validated odour complaints relating to the same site.

4) There must be no discharge of particulate matter or aerosols that cause an objectionable effect at or beyond the boundary of the subject site.

   Advice Note:

   For the purposes of this consent, whether a discharge of particulate matter is objectionable is determined having regard to the frequency, intensity, duration, nature and location of the particulate matter discharge and/or any previous validated particulate matter complaints relating to the same site.

5) All processes on site must be operated, maintained, supervised, monitored and controlled to ensure that emissions authorised by this consent are maintained at the minimum practicable level.

6) At least 15 working days prior to the operation of the site the Consent Holder must provide to the WRC for certification, acting in a technical capacity, an Air Quality Management Plan (AQMP) prepared by a suitably experienced person(s) which considers the emissions from the site in relation to air quality. The AQMP must be in adequate detail in order to accurately record all monitoring, management and operational procedures, methodologies and contingency plans required to comply with the conditions of this consent. The AQMP must contain, but not be limited to:

   a) A description of the Green Steel Mill facilities and its operation with a focus on site components that are of direct relevance to the discharge to air from the site

   b) A description of the equipment used to control the discharge of contaminants into the air

   c) The procedures for the management and maintenance of the emissions control equipment and scrubber associated with the shredding plant: to ensure that all conditions of this consent are complied with and discharges of contaminants to air are minimised

   d) The procedures for the management of the air discharges and any emission control equipment to ensure compliance with conditions of this consent including regular inspections

   e) Procedures specific to the Fume Treatment Plant (FTP)

   f) Set control points for differential monitoring for the baghouses and scrubber

g) Methods to ensure slag and floc from the steel making process must be contained, managed, and appropriately disposed of to prevent the emission of fugitive dust and particulate matter. An outline of the procedures for storing floc and slag materials for the prevention of fugitive dust when being handled/transported and disposed of must be provided

h) The procedures for emergency response and contingency

i) The monitoring, testing and reporting requirements

j) Furnace temperature management, strategies for limiting sulphur in raw materials and implementation of advanced control systems

k) Management and operational procedures for ensuring equaliser furnace efficiency

l) Procedures for responding to any complaints received relating to discharges to air from the site

m) Staff training on the process requirements, use of emissions control equipment, and emergency response; and

n) Any other operation and maintenance procedures to be adopted to ensure that all conditions of this consent are complied with at all times.

The Consent Holder must, at all times, operate in accordance with the certified AQMP.

7) The Consent Holder must review (and update if necessary) the AQMP at a frequency to reflect actual site management practices but at least once every five years.

8) The Consent Holder must provide a copy of any subsequent revisions of or amendments to the AQMP to the WRC Monitoring Team Leader for certification, acting in a technical capacity. Subject to any other condition of this consent, the AQMP must be implemented, and all activities must be undertaken in accordance with the latest version of the AQMP submitted to the Council.

9) Prior to the construction of the stacks, a suitable survey datum must be established on site relative to the finished earthworks platform to establish a baseline Relative Level (RL) that will then be used to measure the stack heights required by conditions 10 to 12. Following the completion of the stacks, and within six months of the consent being exercised, suitable evidence (including as-built plans), that the stacks comply with the height limits as specified by the conditions, must be provided to the WRC Monitoring Team Leader.

10) Air from the Steel Melt Shop must be collected and directed through a baghouse filtration unit before being discharged via a 55-metre-high stack, measured relative to the datum established by condition 9. The discharge shall achieve a minimum design efflux velocity of no less than 20.1 metres per second at full operating load.

11) Air from the Rolling Mill must be collected and discharged via a 56-metre-high stack measured relative to the datum established by condition 9 and shall achieve a minimum design efflux velocity of no less than 18.3 metres per second at full operating load.

12) Air from the shredding plant must be collected and directed through cyclone and scrubber equipment before being discharged via a 10-metre-high stack measured relative to the datum established by condition 9.

13) The mass discharge of PM_{10} from the Steel Melt Shop discharge stack must not exceed 14.7 kilograms per hour (kg/hr).

14) The mass discharge of PM_{10} from the Reheating Furnace discharge stack must not exceed 0.34 kilograms per hour (kg/hr).

15) When the reheating furnace is operated using landfill gas (LFG) as a fuel source, the concentration of hydrogen sulphide (H_2S) in the LFG supplied to the furnace must not exceed 600 parts per million by volume (ppm v/v). The Consent Holder must either have a representative sample of the LFG tested or obtain test results from the LFG supplier at least once every year in order to determine compliance with this condition.

    Results of the testing must be forwarded to the WRC within 5 working days of the Consent Holder having received the results.

    Advice Note:

    This limit applies to the LFG as delivered to the furnace, prior to combustion.

16) Sampling ports that comply with AS 4323.1:2021 or an equivalent standard (to be agreed with WRC) must be installed and maintained to enable the testing of emissions from the discharge stacks to be sampled. Safe access for sampling must be provided during emission testing.

17) The baghouse filtration unit for the Steel Melt Shop must be fitted with a broken bag detector and a differential pressure monitor. Monitoring of the system during operation must establish the appropriate range for the pressure drop, and alarm set points for abnormal operating conditions, and the response to alarms must be included in the AQMP.

18) Emission control and monitoring equipment must be maintained in good working order at least once every year, or as per the manufacturer's recommendations, by a person competent in the maintenance of such systems. Evidence of maintenance documentation must be provided to WRC within 5 working days of any written request.

19) The Consent Holder must ensure that the Combustion Plant for the Reheating Furnace is operated and maintained in good operational condition to ensure compliance with the conditions of this consent. This must include maintenance at least annually to prevent poor burner combustion. Records of maintenance and servicing must be made available to WRC upon request.

20) To demonstrate compliance with conditions 13-14, the Consent Holder must ensure suitable testing for PM_{10} is undertaken by a suitably qualified person(s) as outlined in condition 21. The concentration within the stacks must be measured within 6 months of commissioning of each plant and at least annually thereafter unless altered through the certified AQMP required by Condition 6.

21) The plant operating conditions during the test period must be recorded with testing to occur during normal operation conditions. The method of sampling and analysis must be in accordance with USEPA Method 201A or an equivalent method approved by WRC. The organisation performing the testing must either be currently accredited under ISO 17025 (IANZ accredited) to undertake the method used to perform the testing or be approved by the WRC Monitoring Team Leader or other authorised officer.

    Advice Note:

    Emission testing should be undertaken under normal operating conditions rather than during cold start-up or shutdown, as electric arc furnace operation is continuous and restarting the furnace involves significant downtime, energy use, and potential impacts on equipment and product quality.

22) Each sampling occasion must comprise a minimum of three tests where practicable. In circumstances where an extended testing period is required in order to collect sufficient quantity of sample to meet the requirements of the approved testing method, then the three tests can be substituted with one test as long as the duration is sufficient to meet the requirements of the testing method.

23) Any averaged test result that fails to comply with the consent limits must be repeated as soon as practicable and at least within 2 months of the report having been received by the Consent Holder.

Advice Note:

If further emission retesting cannot be undertaken within the 2-month period for practical reasons (such as shut down of boiler for winter maintenance), the Consent Holder must notify the WRC with a proposed alternative retest date for written approval by the WRC Monitoring Team Leader or other authorised officer.

24) The Consent Holder must forward the results of all emissions testing to the WRC, within one month of the results being received and no later than two months after the testing has been completed and must be in accordance with the reporting time frames specified by condition 25 when, for example, limits are exceeded.

25) The Consent Holder must notify the WRC as soon as practicable, and as a minimum requirement within 48 hours, of the Consent Holder becoming aware of the limits and performance standards specified in this resource consent being exceeded and/or of any accidental discharge, plant breakdown, or other circumstances which are likely to result in the limits and performance standards of this resource consent being exceeded. The Consent Holder must, within 7 days of the incident occurring, provide a written report to the WRC, identifying the exceedance, possible causes, steps undertaken to remedy the effects of the incident and measures that will be undertaken to ensure future compliance.

Air Discharge Complaints Monitoring

26) The Consent Holder must maintain a log of all complaints (including those received via third parties including the WRC) regarding dust, odour or other contaminants. The Consent Holder must notify the WRC of each complaint as soon as practicable. The Consent Holder must record the following details in a complaint log:

a) time and type of complaint including details of the incident, e.g. duration, location and any effects noted;

b) name, address and contact phone number of the complainant (if provided);

c) where practicable, the weather conditions including wind direction at the time of incident;

d) the likely cause of the complaint and the response made by the Consent Holder including;

e) any corrective action undertaken, if applicable; and

f) future actions proposed as a result of the complaint, if applicable; and the response from the Consent Holder to the complainant.

The complaint log must be made available to the WRC within 24 hours of a written request. and a summary of complaints received must be included in the annual report required by condition 13 in the General Conditions sections above.

27) The Consent Holder must pay the WRC any administrative charge fixed in accordance with section 36 of the Resource Management Act (1991), or any charge prescribed in accordance with regulations made under section 360 of the Resource Management Act (1991).

28) WRC may, in the three-month period commencing 1 June 2027 and 1 June 2030, then at five yearly intervals thereafter, or in the three-month period after the receipt of the reports in accordance with Conditions 24, 25 and 26, serve notice on the Consent Holder

under section 128 (1) of the Resource Management Act 1991, of its intention to review the Conditions of this resource consent for the following purposes:

a) To generally review the effectiveness of the Conditions of this consent in avoiding or mitigating any adverse effects on the environment from the operation and if appropriate to deal with such effects by way of further or amended conditions;

b) If necessary and appropriate, to require the holder of the consent to adopt the best practicable option to remove or reduce adverse effects on the surrounding environment;

c) To review the adequacy of and the necessity for monitoring undertaken by the consent holder; and

d) Ensure compliance with any change to a contaminant limit in a National Environmental Standard and/or National Policy Statement.

DISCHARGE OF GREENHOUSE GAS TO AIR FROM THE COMBUSTION OF LPG AND CNG

1) This consent authorises the discharge of greenhouse gas.

2) Except as specifically provided for by conditions of this consent, the emission of greenhouse gases to air from the LPG and CNG fired burners must be carried out in general accordance with the information contained in the application for this consent and the Emissions Reduction Plan prepared by Lumen dated 03 April 2025.

Emissions Plan and Best Practicable Option

3) The Consent Holder must operate the site in accordance with the Emissions Plan referenced in Condition 1, or any subsequently approved revised Emissions Plan, and adopt the Best Practicable Options (BPO)/actions as shown in the Transition Pathway provided in the Emissions Plan, with the purpose of minimising greenhouse gas emissions from the site as far as practicable.

4) Prior to the site being built the Consent Holder must re-evaluate the best practicable options identified in the Emissions Plan. Two months prior to the site being commissioned the Consent Holder must provide a report to the WRC that summarises the re-evaluation of the best practicable options identified in the Emissions Plan referenced in Condition 3.

5) The Consent Holder must ensure that the burners are operated in accordance with the manufacturer's specifications and maintained in accordance with good engineering practices. This must include servicing of the burners at least annually by a person competent in the servicing of such appliances to optimise combustion and performance within its design parameters. Records of burner maintenance and servicing must be made available to the WRC Monitoring Team within 5 working days after a written request.

Greenhouse Gas Emissions Reporting

6) Within two years of the site being commissioned, and at two yearly intervals thereafter the Consent Holder must submit a report to the WRC covering the period 1 July to 30 June, for the preceding two years that provides the following:

   i. An assessment of compliance with the Emissions Plan including progress against the Transition Pathway and implementation of the BPO/actions;

   ii. Report on annual LPG and CNG usage and quantify greenhouse gas emissions identifying any trends compared to emission targets set in the Emissions Plan; and

   iii. Report on the effectiveness of projects implemented and any proposed actions to further reduce greenhouse emissions if identified under the Emissions Plan.

   Within seven years of the site being commissioned, and at six yearly intervals thereafter, the Consent Holder must submit a report to the WRC that:

   iv. Evaluates the technical feasibility and financial viability of lower emissions alternatives including fuel switching opportunities, along with a proposed implementation timeline if applicable; and

   v. Any proposed revision to the Emissions Plan and implementation of the BPO/actions in order to meet or exceed the greenhouse gas reduction targets and/or to reflect changes in technology and best practices.

7) Where Condition 6 v) identifies that the Emissions Plan needs to be updated, then a revised Emissions Plan that has been reviewed by a Suitably Qualified Person, who has confirmed the Emissions Plan meets National Environmental Standard for Industrial Greenhouse Gases (NES-GHG) Regulation 15 (or any equivalent replacement), must be

submitted to the WRC before 28 February of the following year. The revised Emissions Plan shall be approved by WRC in a technical certification capacity and will be limited to the WRC's assessment of whether the matters required to be included in an Emissions Plan under NES-GHG Regulation 15 continue to be adequately addressed. The revised Emissions Plan must equal or further reduce greenhouse gases discharged when compared to that which was proposed in the application and within a comparable timeframe.

Advice Note:

Guidance for the definition of an SQEP is provided in the NES-GHG, Regulation 14.

8) The Consent Holder must pay the WRC any administrative charge fixed in accordance with section 36 of the Resource Management Act (1991), or any charge prescribed in accordance with regulations made under section 360 of the Resource Management Act (1991).

9) The WRC may, in the 3 months 1 June 2029 and 1 June 2032, then at three yearly intervals thereafter, and annually thereafter and/or within 3 months of receiving a Report as outlined in Conditions 6 or 7, serve notice on the Consent Holder under s 128(1) of the Resource Management Act 1991, of its intention to review the conditions of this resource consent for the following purposes:

   a) If necessary and appropriate, to require the Consent Holder of this resource consent to adopt best practicable options to remove or reduce adverse effects on the receiving air environment associated with greenhouse gas emissions; and

   b) Take into account any regulation, National Policy Statement, regional policy statement or relevant regional plan that relates to greenhouse gas emissions authorised by this consent.

AUTHORISATION FOR GROUNDWATER TAKING

1) This consent authorises groundwater take.

2) Groundwater taken pursuant to this consent must only be used in conjunction with the operation of the activities on the site.

3) Groundwater must only be taken via one or more production bores to be constructed within the land legally described as:

   - Part Lot 1 DPS 45893, Record of Title SA40B/472
   - Lot 2 DP 310030, Record of Title 39530
   - Lot 3 DP 310030, Record of Title 39531
   - Lot 4 DP 310030, Record of Title 39532
   - Lot 5 DP 310030, Record of Title 39533

   Groundwater extraction bores are not to be located within the footprint of the monofills (so as not to penetrate the liner system).

4) Prior to physically taking groundwater pursuant to this consent for the first time, the Consent Holder must write to WRC and propose the maximum:

   - daily net take volume; and
   - annual, for the year ending 30 June, net take volume

   to be taken pursuant to this consent.

5) The proposed maximum net take volumes must:

   a) not exceed 1,000 cubic metres on a daily basis;

   b) not exceed, on an annual basis for the year ending 30 June, the product of the proposed maximum daily net take volume and 365;

   c) be based on the results of a properly designed and executed aquifer pumping test; and

   d) be demonstrated to be sustainable and technically justified through hydrogeological analysis by a suitably qualified and experienced hydrogeologist.

6) Prior to physically taking groundwater pursuant to this consent for the first time, the Consent Holder must submit a report to WRC that must demonstrate that:

   a) Any production bore to be used to take groundwater has been constructed in accordance with any applicable standards and any relevant bore construction consent.

   b) The Consent Holder consulted with WRC prior to undertaking any aquifer pumping test to confirm that the Consent Holder's proposed aquifer pumping test design, duration and methodology were accepted by WRC as fit for purpose in terms of the proposed maximum net take volumes.

   c) Any aquifer pumping test was undertaken by a suitably qualified and experienced hydrogeologist in accordance with design, duration and methodology accepted by WRC.

d) The results of any aquifer pumping test were used in hydrogeological analysis by a suitably qualified and experienced hydrogeologist who must be certified by the WRC prior to the supply of the report, to assess:

i. aquifer characteristics;

ii. interference effects on any bore within the radius of influence;

iii. stream depletion effects on nearby surface water bodies; and

iv. sustainability of the proposed maximum net take volumes in terms of aquifer yield, including the ability of the aquifer to support the take over time without causing long-term decline in groundwater levels or other adverse environmental effects.

e) The hydrogeological analysis has demonstrated (in the opinion of WRC) that the proposed maximum net take volumes will likely not result in minor or more than minor interference effects on any bore. Or, if the hydrogeological analysis has demonstrated (in the opinion of WRC) that the proposed maximum net take volumes will likely result in minor or more than minor adverse interference effects on any bore, then that the Consent Holder has obtained written agreement from any such person confirming any such person's acceptance of the adverse effects and a copy of any written agreement in this regard has been submitted to WRC by the Consent Holder.

f) The hydrogeological analysis demonstrated (in the opinion of WRC) that the proposed maximum net take volumes will not result in more than minor adverse effects on any nearby surface water body because of stream depletion.

7) Groundwater must not be physically taken pursuant to this consent until WRC has both:

a) reviewed the report prepared by the Consent Holder and submitted to WRC in accordance with condition 6; and

b) confirmed in writing that WRC, acting in a technical certification capacity, and based on WRC's assessment as to whether all of the matters set out in condition 6 have been addressed and met, has certified the maximum net take volumes proposed by the Consent Holder.

8) If WRC confirms in writing that WRC has certified the maximum net take volumes proposed by the Consent Holder, no more than the certified maximum net take volumes are authorised to be taken pursuant to this consent.

9) Within one month of the granting of the consent, the Consent Holder must implement a virtual water take measurement, recording and reporting system ("virtual system"). The virtual system must:

a) generate 96 virtual measurement values per day representing 96 15-minute periods; and

b) record a net take volume of zero cubic metres on a continuous basis in units of cubic metres for each 15-minute period; and

c) be automated and auditable; and

d) be capable of electronic daily reporting to Waikato Regional Council in accordance with Waikato Regional Council data standards and protocols; and

e) continuously operate upon and from its implementation date; and

f) cease operating upon and from the implementation date of the physical system required by condition 10.

10) Prior to physically taking groundwater pursuant to this consent for the first time, the Consent Holder must implement a physical water take measurement, recording and reporting system ("physical system"). The physical system must:

a) Measure and record the net take volume on a continuous basis in units of cubic metres for each 15-minute period; and

b) Have a minimum accuracy of +/-5 percent; and

c) be sealed and tamper-proof; and

d) be capable of electronic daily reporting to WRC in accordance with WRC data standards and protocols; and

e) continuously operate upon and from its implementation date.

11) The Consent Holder must ensure that the virtual system is verified as accurate by a suitably qualified person before the next 30 June following the granting of this consent, unless the physical system has been implemented and is operating, in which case virtual system verification is not required.

12) The Consent Holder must ensure that the virtual system is verified as accurate by a suitably qualified person at a frequency of no less than five yearly from the date of the first verification required by condition 9, unless the physical system has been implemented and is operating, in which case virtual system verification is not required.

13) The Consent Holder must ensure that the physical system is verified as accurate by a suitably qualified person:

a) within one month of groundwater physically being taken pursuant to this consent for the first time; and

b) at a frequency of no less than five yearly from the date of the first verification required by condition 13(a).

14) The WRC may at any time request the Consent Holder to engage a suitably qualified person to undertake verification of the physical system. The Consent Holder must comply with any such request within the timeframe specified by WRC in the request.

15) The Consent Holder must submit to WRC evidence of any verification, including the name and qualifications of the verifier and the results of the verification, within one month of any verification being completed.

16) After the date of physical system implementation, the Consent Holder must report, via a telemetry system compatible with WRC data standards and protocols, the continuous values of recorded net take volume in each 15-minute period. These data in units of cubic metres must be reported once daily to WRC via the telemetry system and:

    a) there must be 96 values per daily report; and

    b) when no water is being taken the data must specify the net take volume as zero.

17) At any time during the periods 1 July 2036 through 30 June 2037 WRC may, following service of notice on the Consent Holder, commence a review of the conditions of this consent pursuant to section 128(1) of the Resource Management Act 1991 to take account of any change to the Waikato Regional Plan (WRP) being proposed as a result of any catchment investigation undertaken by WRC in terms of WRP 3.3.4.9 Review Allocable Flows/Sustainable Yields and WRP Table 3-4A Catchment Investigation Dates for Waikato River (4) Ngāruawāhia at confluence of Waipa (excluding the Waipa River) to Mercer Bridge.

18) The Consent Holder must pay to WRC any administrative charge fixed in accordance with section 36 of the Resource Management Act 1991, or any charge prescribed in accordance with regulations made under section 360 of the Resource Management Act.

AUTHORISATION FOR WASTEWATER DISCHARGE

1) This consent authorises the discharge of wastewater.

2) An on-site wastewater disposal system must be provided for the site by the Consent Holder in accordance with the Ormiston Domestic On-Site Wastewater Treatment & Land Disposal Assessment dated May 2025 and achieve compliance with the conditions as set out below.

3) The maximum volume of treated wastewater discharged on-site must not exceed 10,000 litres per day (10.0 cubic metres per day) as measured over any 24-hour period.

4) The key components of the wastewater treatment and land disposal system must be consistent with those described in the application and must comprise at least the following minimum, or additional, components, dimensions and standards:

- Innoflow Technologies AX200 +AX40 two-stage recirculating textile packed bed reactor (rtPBR) system.
- The proposed wastewater treatment system comprises the following components:

Grease Trap

- 1 x 6,000 litre triple chamber grease trap is proposed to be installed at the staff kitchen.

Primary Treatment

- Septic Tank 1 x 25,000 litres ($25m^3$)

Main Treatment System

- Pre-Anoxic Tank 1 x 25,000 litres ($25m^3$)
- Recirculation Tank 1 x 10,000 litres ($10m^3$)
- Advantex Textile Filters 2 x AX100 Pods ($20m^2$)
- Recirculation Tank 1 x 10,000 litres ($10m^3$)
- Advantex Textile Filters 2 x AX20 Pods ($2.0m^2$)
- Treated Effluent Tank 1 x 10,000 litres ($10m^3$)
- System Monitoring: Discharge Water Meter with Remote Monitoring Panel & Data Logger
- Treated effluent quality is to meet the following standards:
  - BOD_5 = <20 mg/L
  - Total Suspended Solids = < 30 mg/L

5) The Consent Holder must ensure that the quality of the treated effluent discharged to the ground complies with the following limits:

a) The concentration of five-day Biochemical Oxygen Demand must not exceed 20 milligrams per litre (20mg/l BOD5)

b) The concentration of Total Suspended Solids must not exceed 30 milligrams per litre (30mg/l TSS)

Advice Note:

All quality analyses must be undertaken by an IANZ-accredited or equivalent laboratory. All methods used must be appropriate for the analyses undertaken.

6) Treated effluent must be discharged into the ground via subsurface pressure compensating dripper irrigation at an area loading rate that does not exceed 3 millimetres per day (i.e. 3.0 litres per square metre) or the absorptive capacity of the soils, whichever is the lesser. The discharges must be uniformly distributed over the disposal system.

7) The Consent Holder must ensure that a reserve wastewater disposal area of not less than one hundred percent (100%) of the duty disposal area is available at all times. To this end, the Consent Holder must ensure that no permanent hard surface (for example, concrete) is placed over the reserve disposal area for the duration of this consent.

8) The Consent Holder must ensure that there is a minimum vertical separation distance of at least 600 millimetres of unsaturated soil between the base of any disposal system and the groundwater table at all reasonable times. The term "at all reasonable times" implies that the specified vertical distance is maintained during the wettest months of the year immediately following a typical short-duration rainfall event (e.g. a 6-month return period event).

9) There must be no breakout (uncontrolled discharge) of wastewater onto the ground surface from any part of the wastewater treatment system or the disposal area that results in visible ponding of the wastewater on the ground surface and/or an overland discharge of wastewater.

10) Surface stormwater and stormwater runoff must be directed away from the wastewater treatment system and disposal area, as extensively as practicable. The treatment system must be maintained in as watertight a condition as practicable to prevent the ingress of stormwater or groundwater into the system.

11) The Consent Holder must ensure that there is no activity undertaken on top of the disposal area that may cause damage to the disposal system (e.g. stock grazing, deep-rooting trees or car parking, etc.).

12) The Consent Holder must ensure that the wastewater disposal area is fenced. The Consent Holder must maintain signs at the disposal area which include the words 'warning-health risk', along with 'sewage treatment area'.

13) The Consent Holder must maintain a sign at the entrance to the Wastewater Treatment Plant which provides the appropriate contact telephone numbers in the event of an emergency, complaint or enquiry. The sign must also include the words 'warning-health risk', along with 'sewage treatment area'.

14) Within one month of the completion of the installation of the new wastewater treatment system and the new disposal system, the Consent Holder must submit to the WRC the following:

    a) An 'as-built' plan of the treatment and disposal system; and

    b) Verification from the installer of the system that it has been installed in accordance with the information submitted in support of the application and best practice.

15) Within one month of commissioning of the new wastewater treatment system, the Consent Holder must provide to WRC evidence that a maintenance contract or maintenance programme for the system exists, and which is to be applied for the duration of the consent.

16) Within 12 months of the commencement of operations on the site, the Consent Holder must provide a Wastewater Management Plan for the site to manage any discharges from the wastewater system and confirm its operational aspects, which has been prepared by a suitably qualified person(s), to WRC for certification acting in a technical capacity. The Wastewater Management Plan must address the following matters as a minimum:

    a) An inspection programme designed to verify the correct functioning of all components of the wastewater treatment system;

    b) A schedule or checklist of maintenance requirements for all reticulation, pump chambers and the wastewater treatment and disposal system. The maintenance requirements must also specify that the systems must be maintained on a minimum six-monthly frequency;

    c) A copy of the names of the appropriate contact people in the event of system malfunction, including contact telephone numbers;

    d) Monitoring and reporting requirements, and

    e) A contingency plan for action to be taken in the event of wastewater breakout from the treatment system and/or disposal areas.

    Any notification of any changes made to the Wastewater Management Plan must be provided to the WRC for certification, acting in a technical capacity.

17) The wastewater scheme must be operated, maintained and managed by appropriately experienced personnel in accordance with the Wastewater Management Plan provided by condition 16 of this consent.

18) The discharge must not result in any objectionable effects from odour beyond the boundary of the subject property.

19) If an emission of odour occurs that has an objectionable or offensive effect, the Consent Holder must provide a written report to the WRC within five days of being notified of such by the WRC. The report must specify:

    a) the cause or likely cause of the event and any factors that influenced its severity;

    b) the nature and timing of any measures implemented by the Consent Holder to avoid, remedy or mitigate any adverse effects; and

    c) the steps to be taken in future to prevent the recurrence of similar events.

    Advice Note:

    For the purpose of this consent, the WRC will consider an odour effect that is objectionable or offensive to have occurred if any appropriately experienced officer of the WRC deems it so after having regard to:

    a) the frequency, intensity, duration, offensiveness and location of the odour; and/or

    b) receipt of complaints from neighbours or the public;

    c) or relevant written advice or a report from an Environmental Health Officer of a territorial authority or health authority.

20) The Consent Holder must ensure that a flow meter is available to record the quantity of wastewater discharged from the wastewater treatment system on a cumulative daily basis. The meter must have a reliable calibration to flow, which must be maintained to an accuracy of +/- 5%. The total flow discharged every day must be recorded. Access to the meter must be available to WRC staff at all reasonable times.

21) The Consent Holder must sample the treated effluent every six months within the months of November and May. This sample must be analysed for the following parameters:

    a) Biochemical Oxygen Demand (BOD5); and

    b) Total Suspended Solids (TSS).

AUTHORISATION FOR MONOFILL ACTIVITIES

1) The Consent Holder must limit the materials placed within the monofill sites to 'Floc' as described by the Monofill Monitoring Plan and Evaluation of Surface and Groundwater Effects dated 9 June 2025, and the Green Steel Monofill Management Plan dated 30 May 2025, prepared by Earthtech Consulting Limited.

2) The Consent Holder must provide the WRC with a draft "Liner, Drainage and Final Cover Installation Quality Control Plan" (LDFCP) at least three months prior to the construction of any portion of the monofill liner and drainage systems and final cover for peer review by an independent reviewer who is a suitably qualified and experienced practitioner. Furthermore, the LDFCP must include detailed design level construction drawings and an associated design report and specifications. The leachate drainage layer must be covered by a geotextile, unless demonstrated in the design report as not needed to prevent clogging of the drainage aggregate. The design report must also address and not be limited to the items listed below for the Monofill Management Plan (MMP).

3) A geomembrane must be included in the final cover.

4) The Consent Holder must measure and record every month the leachate volumes extracted from the monofills and the leachate levels within the monofills.

5) The Consent Holder must notify WRC within one week if the leachate levels in the landfill in either monofill are more than 300mm above the basal lining system (or a level approved by WRC) for 2 consecutive months. A report must be provided to WRC within three months of advising Council of the elevated leachate level(s) and propose measures (and their implementation timeframes) to reduce leachate levels to less than 300mm above the basal lining system (or a level approved by WRC).

6) The Consent Holder must include a double composite liner for the monofills unless further monitoring and modelling are undertaken to address the data gaps listed below. This is to advise on whether a single composite liner is sufficient to protect water quality in the Waipapa Stream. The data gaps to be addressed include:

    - Stream flow data for a range of climactic data (focusing on dry weather).
    - Background PFAS and related compounds (so that cumulatively the contribution from the landfill would not exceed the NEMP 99th level of protection criteria (or subsequent updated version) in Waipapa Stream, after reasonable mixing.
    - Testing of representative samples of the floc waste in accordance with the test methodology in NEMP 3.0 (and ongoing testing 6-monthly so that if needed future areas of the monofills could be double lined).

    The findings from updating the model with the above data should be independently reviewed and confirmed as acceptable to WRC with reference to any subsequent updated version.

7) The LDFCP shall set out how the Consent Holder will verify that the constructed lining system and drainage system meets the specified requirements. It shall also set out the reporting and monitoring requirements at the various stages of construction including the use of a suitable electrical leak location survey method to identify minor defects on the constructed lining system and will include reporting of results of pinhole and welding testing.

8) The LDFCP must be certified in writing by the WRC, acting in a technical certification capacity, prior to any works authorised by this consent commencing. The Consent Holder must undertake all liner, drainage and final cover construction authorised by this consent in accordance with the certified LDFCP.

9) The Consent Holder must ensure that leachate capture for the northeast and southwest monofill sites is maintained on an ongoing basis and that any leachate is temporarily stored in tanks and then transported off-site by tanker truck for treatment.

   Advice Note:

   Further treatment of the leachate onsite would require further consents to be obtained.

10) In order to reduce the volume of leachate produced, the Consent Holder must provide suitable written confirmation to WRC, for approval acting in a technical capacity, of design aspects as identified by the Earthtech Monofill Monitoring Plan and Evaluation of Surface and Groundwater Effects dated 30 May 2025 (or as otherwise required by the conditions of this approval). This report is to confirm that the design has been appropriately implemented in order to limit rainfall or stormwater ingress into the two monofill sites.

11) Prior to the commencement of the construction of either monofill, the MMP shall be amended to include the following:

    a) A requirement that the liner and leachate collection system shall be designed to control the leachate head above the liner to no more than 0.3m;

    b) Any short-term emergency storage situation such as after an extreme rainfall event (150mm or greater over 24 hours) shall ensure that leachate does not exceed 0.3m for more than a 2-week period;

    c) Slope stability modelling and analysis for the monofills shall be undertaken for sensitivity with a 3m leachate level above the liner;

    d) Liner, Final Cover, and monofill batters (floc, excavated or placed soils/rocks) confirming that they would be geotechnically stable;

    e) The specifications for a geomembrane in the Final Cover.

12) Prior to the commencement of the construction of each stage of the monofills, the Consent Holder shall provide to WRC for written certification, in a technical certification capacity, detailed design information setting out:

    a) The depth of the unsaturated zone upon which the monofill will be placed;

    b) Whether a single or double composite liner will be needed, based on an assessment of leachable PFAS concentrations from the floc compared to the ASLP leachable PFAS landfill acceptance criteria specified in the HEPA 2025, PFAS National Environmental Management Plan Version 3.0, Heads of EPA Australia and New Zealand 2025. CC BY 4.0. (or as it is current at the time) and the information required by condition 6 above;

    c) A monitoring programme during the operation of each monofill for assessing the leachable PFAS concentrations of the floc, based on the PFAS NEMP 3.0 (or subsequent updated version) ASLP methodology on an ongoing six (6) month basis to determine levels of leachable PFAS and related compounds associated with the floc; and

    d) How monofill slope and liner stability will be achieved, so that the area extent of either monofill is not greater than proposed in the documentation listed in condition 1 of the General Conditions, and details of earthworks for each monofill, including location of stockpiles

13) The Consent Holder must ensure that monofill sites are appropriately managed to avoid the discharge of airborne particulate matter that is objectionable to the extent that it

causes an adverse effect at or beyond the boundary of the site. Such measures must include:

a) Waste floc transported from the processing plant will be delivered to the monofill in a damp state to minimise dust emissions;

b) Material placed in the monofil will be compacted immediately, reducing the potential for airborne dispersion;

c) If necessary, additional water will be applied to the material within the monofil to prevent it from drying out;

d) Additional mitigation measures, such as misting cannons and temporary screens, will be implemented as required to further control dust emissions;

e) At the end of each day and when filling operations are not occurring, waste floc will be covered with at least 100mm of non-combustible soil and/or alternative cover as approved by WRC;

f) If the surface of the monofill is not disturbed for more than three months it must be covered with at least 300mm of non-combustible soil;

g) If intermediate cover remains undisturbed for more than three months, or once final cover is placed, it will be vegetated or covered with hydroseed or mulch as soon as practicable (and subject to the setbacks distance detailed in the FMP); and

h) Dust suppression of access roads to the disposal area, typically by water tanker, is to be carried out regularly.

14) No later than 12 months prior to the completion of filling of the first monofil stage for the Southwest and Northeast monofills, the Consent Holder must submit to the WRC, for approval, in a technical certification capacity, a Monofill Closeout and Rehabilitation Management Plan (MCRMP) for the Southwest and Northeast Monofills.

The MCRMP shall include, but not be limited to, the following matters:

a) Identification of the expected final (future) landform once fill operations have ceased and each fill area has been capped;

b) An implementation strategy that clearly identifies the timing of all rehabilitation and restoration works within the filling stage areas including:

i. identification and timing of progressive and closure rehabilitation works;

ii. on-going management strategy for weed and pest control; and

iii. procedures to be adopted in the handling and storage of topsoil, subsoil and overburden materials to ensure their continued viability for establishing pasture (or other identified vegetation cover).

c) The design, construction procedures and stability of the final landform, including the maintenance of flows to the downstream receiving environments;

d) Measures to avoid the over compaction of soils;

e) Stormwater drainage/soakage of the final landform;

f) Ecological enhancements;

g) Reporting and review outcomes;

h) The achievement of the minimum fill site cover and capping requirements;

i) As-builts for subsoil drainage; and

j) Any ongoing monitoring following site closure.

The Consent Holder shall undertake the mitigation and rehabilitation of the filling area in accordance with the approved MCRMP and under the supervision of persons with appropriate restoration and rehabilitation experience.

The Consent Holder shall review and update the MCRMP every 3 years and within 6 months of any decision to cease filling operations at the site. Any changes (excluding changes to contact person and contact details etc.) to the MCRMP, must only be made with the written approval of the WRC acting in a technical certification capacity.

15) At least 30 working days prior to the commencement of the scarp yard and shredding facility and disposal activities at the monofills, the Consent Holder shall prepare and submit to the WRC a Fire Management Plan (Fire MP). The Fire MP and any update shall be prepared by a suitably qualified and experienced person and certified by Fire and Emergency New Zealand (FENZ), or prepared in consultation with FENZ, to the satisfaction of the WRC.

16) The Fire MP shall demonstrate how the risks of fire associated with the operation of the scrap yard and shredding facility and the construction, operation, and closure of the monofills will be avoided, remedied, or mitigated, and how fire events will be safely and effectively managed should they occur.

17) The Fire MP shall include, but not be limited to:

a) Identification of potential fire risks;

b) Procedures for screening, handling, storage, and placement of floc to minimise fire risk;

c) A maximum of 200m^2 of uncovered floc at any one time during filling operations, and at least 20m setbacks from the exposed floc and any vegetation on and surrounding the monofills;

d) Limits on the size, height, and duration of waste floc stockpiles;

e) Demonstrate via the site's earthworks balance that at all times during filling operations there will be a stockpile of soil cover material available (minimum 2,600 tonnes);

f) On-site fire prevention measures, including water supply, fire-fighting equipment, ready availability of soil cover materials to act as a fire suppressant;

g) A requirement for floc waste to be covered at the end of each operational day by a minimum of 100mm non-combustible soil material, and/or such alternative cover as approved by WRC;

h) Procedures for monitoring for heat, smoke, or other indicators of fire. This must include assessment criteria based on whether there may be an underground fire in the floc and actions to investigate and extinguish the fire;

i) Emergency response procedures, including notification protocols, and coordination with FENZ;

j) Training requirements for staff and contractors, including induction and refresher training;

k) A site plan showing fire access routes, fire-fighting water supplies; and

l) Procedures for screening, handling, storage and shredding of scrap to minimise fire risk.

18) The Consent Holder shall implement the Fire MP at all times during construction, operation, temporary closure, and permanent closure of the monofills.

19) The Fire MP shall be reviewed:

a) At least every year;

b) Following any fire incident; and

c) When there is a material change to the site layout, or operational practices that may affect fire risk.

Any revised Fire MP shall be provided to the WRC prior to implementation of the changes.

20) A copy of the current Fire MP shall be kept on-site at all times and made available to the WRC or FENZ upon request.

21) The Consent Holder shall ensure that the industrial monofill is operated at all times by suitably trained, experienced, and competent personnel with sufficient knowledge and capability to operate the monofill in accordance with:

a) the conditions of this approval;

b) the approved operational and management plans; and

c) recognised best practice for the safe operation of industrial monofills.

22) All operational staff and contractors involved in monofill activities shall receive an appropriate site-specific induction and ongoing training relevant to their roles, including waste acceptance procedures, environmental controls, health and safety requirements, and emergency response procedures.

23) The Consent Holder shall maintain records of staff training, qualifications, and relevant experience, which shall be made available to the WRC upon request.

24) The Consent Holder must implement a monitoring programme of the stormwater and the sub-soil drainage water diverted from each monofill as well as collected leachate when they become operational. The objective of this monitoring programme is to determine if any leachate contaminants are being discharged from the monofill operation into surrounding water bodies. The sampling locations for each monofill and the steel mill site are to be as set out on the attached Site Monitoring Map Drawings – SW1 and SW3 (stormwater) and SS1 and SS2 ((subsurface water) on Fig PD6 prepared by Envitech Projects Ltd dated Rev B 7.11.2025. The parameters required to be assessed are as set out in the following table:

- pH
- Sample temperature
- Total suspended solids
- Turbidity
- Dissolved Organic Carbon
- Dissolved Boron
- Carbonaceous Biochemical Oxygen Demand $cBOD_5$
- Chemical Oxygen Demand

- Electrical Conductivity
- Total Hardness
- Total Alkalinity
- Total and dissolved Aluminium
- Heavy metals, totals, trace As, Cd, Cr, Cu, Ni, Pb, Zn
- Heavy metals, dissolved, trace As, Cd, Cr, Cu, Ni, Pb, Zn
- Ethylene glycol
- Standard PFAS suite
- Total Petroleum hydrocarbons

Advice Note:

Please see Stormwater Discharge Authorisation condition 15 requiring baseline water quality and aquatic biota monitoring of the Waipapa Stream, the receiving environment for all stormwater discharging off the site.

25) Prior to the commencement of any filling of the monofills, the monitoring programme required under condition 24 must be set out within a Monitoring Plan and provided to the WRC. The Monitoring Plan must include details of all monitoring locations and trigger limits associated with the groundwater, stormwater, sub-soil drainage and leachate monitoring for the monofill and steel mill operation. Filling of the monofills must not commence until the Monitoring Plan has been certified by WRC, acting in a technical certification capacity. The Monitoring Plan must be reviewed and certified by WRC, acting in a technical certification capacity, every three years from the date of commencement of filling the initial SW monofill.

Advice Note:

The subsoil drains ensure that the liner subgrade is fully drained, and they also act as an early warning leak-detection system. The drains discharge by gravity to a monitoring manhole located near the low point of the monofill floor.

26) Sampling of stormwater, sub-surface drainage and leachate from all sampling locations identified in Fig PD6 – Site Monitoring Map – Rev C (prepared by Envitech Projects NZ Ltd dated 5.3.2026) must be undertaken on at least a six-monthly basis.

27) Samples must be collected by a suitably qualified and experienced practitioner.

28) Water quality analysis of samples must be performed by an IANZ accredited laboratory.

29) Within 10 working days of the receipt of water sampling results, the Consent Holder must ensure that all results of the analysis are forwarded to WRC.

30) The following discharge limits must be applied to all stormwater and sub-soil drainage discharges from site, after reasonable mixing:

Parameters	Trigger Limits (ug/L)
pH	6.5 to 9.0
Total suspended solids	100 g/m^3
Dissolved aluminium	150
Dissolved arsenic	140
Dissolved boron	2500
Dissolved cadmium	0.8
Dissolved chromium	40
Dissolved copper	2.5
Dissolved lead	9.4
Dissolved nickel	17
Dissolved zinc	31
Ethylene glycol	330
PFOS	0.02
PFOA	19
TPH	15 mg/L
$cBOD_5$	4 g/m^3

1. Dissolved metals based on 80% species protection DGV (ANZG 2018).
2. Ethylene glycol based on unknown species protection (ANZG 2000).
3. PFOS based on ANZ (2026) 99% species protection value and PFOA based on the PFAS NEMP 3.0 99% species protection value or subsequent updated versions.
4. TPH based on avoidance of visible sheens MfE (1989) Petroleum Guidelines.
5. The trigger limits should, at least every three years of commencement of monitoring, be reassessed and revised, taking into account surface water and groundwater monitoring and the applicable criteria for sensitive receptors (and be approved by WRC).

Advice Note:

The other parameters required for analysis under Condition 24 are helpful for determining toxicity modifiers so would be useful to include for additional supporting evidence of effects in the event of exceedances of the above trigger limits.

If the monitoring required under condition 24 shows exceedance of the trigger limits specified under condition 30, the Consent Holder must ensure that repeat monitoring is undertaken within 10 working days. If water quality is within the trigger limits, continue with the routine compliance monitoring frequency. If repeat monitoring confirms trigger limit exceedance(s) then a review that shall include but not be limited to monofill management, monofill construction and liner integrity and groundwater and leachate

quality must be undertaken to determine the cause of this non-compliance and within 3 months report its findings and remediation plans to the WRC.

31) The Consent Holder must liaise with the WRC, with a view to determining any reasonably practicable measures, within 1 month of reporting the findings to the WRC, which should be implemented as an agreed framework to remedy or mitigate the adverse effects.

32) The Consent Holder must engage a suitably qualified and experienced practitioner to collect groundwater samples on a six-monthly basis from the groundwater monitoring bores MBA, MBB and MBC for the southwestern monofill and groundwater bores (location to be confirmed during detailed design and certified as part of the LDFCP) for the northeastern monofill. Analysis of groundwater samples shall be performed by an IANZ accredited laboratory for the following parameters:

Parameters	Trigger Value[1]
pH	
Electrical conductivity	
Dissolved arsenic	0.14
Dissolved boron	2.5
Dissolved cadmium	0.0008
Dissolved chromium	0.04
Dissolved copper	0.0025
Dissolved lead	0.0094
Dissolved manganese	3.6
Dissolved mercury	0.0054
Dissolved nickel	0.017
Dissolved zinc	0.031
PFOA	19
PFOS	0.02

1. Dissolved metals (mg/L) - Australian and New Zealand Freshwater default guideline value (ANZG (2018) DGV) for 80% Species Protection.
2. The trigger values should, every three years of commencement of monitoring, be reassessed and revised taking into account surface water and groundwater monitoring and modelling and meeting the applicable criteria for sensitive receptors (and be approved by WRC).
3. PFOS based on ANZ (2026) 99% species protection value and PFOA based on the PFAS NEMP 3.0 99% species protection value or subsequent updated versions.

Advice Note:

- The water level (static water level) will be measured from the top of the casing before each sampling occasion.
- Samples will be collected with disposable groundwater bailers and placed in laboratory-supplied containers.

- Before sampling, a minimum of three casing volumes of water will be removed from the borehole. Alternatively, temperature, conductivity (EC) and pH measurements will be monitored, and sampling undertaken once these parameters have stabilised.
- Samples to be analysed for dissolved constituents will be field-filtered whenever practicable.
- Chain-of-custody documentation must be completed for all samples.
- Samples must be kept on ice (cooler bins) and dispatched to the laboratory within one day of collection.
- All sample analyses will be undertaken in accordance with "Standard Methods for the Examination of Water and Wastewater, APHA 2012.

33) Within 5 working days of the receipt of ground water sampling results, the Consent Holder shall ensure that all results of the analysis are forwarded to WRC.

34) If the monitoring required under condition 32 shows an exceedance with the specified groundwater trigger limits, the Consent Holder must ensure that repeat monitoring is undertaken within 10 working days. If groundwater quality is within the trigger limits, continue with the routine compliance monitoring frequency. If repeat monitoring confirms trigger limit exceedance(s) then a review that shall include but not be limited to monofill and mill management, monofill construction and liner integrity and sub-soil drainage, stormwater retention pond water and leachate quality must be undertaken to determine the cause of this non-compliance and within 3 months report its findings and remediation plans to the WRC.

35) The Consent Holder must liaise with the WRC with a view to determining any reasonably practicable measures within 1 month of reporting the findings to the WRC which should be implemented as an agreed framework to remedy or mitigate the adverse effects.

36) Prior to commencement of the construction of each monofill, the Consent Holder shall provide to WRC for written approval, in a technical certification capacity, a gas monitoring programme which includes setting of trigger levels for relevant gas determinants and appropriate actions to be taken in the event of exceedance of those trigger levels. The objective of this programme is to determine if any gas is being emitted from the monofills and if any adverse effects are resulting (including the consideration of a fire in the monofills). The programme shall commence once more than 5,000m³ of floc has been deposited on each site. The substances to be to be monitored every four months shall include but not be limited to:

    - CH_4
    - CO_2
    - CO
    - H_2S
    - O_2
    - N_2, and
    - Selected fluorocarbon and hydrocarbon gases.

    The monitoring methodology should follow that described by relevant international landfill guidance, or other methodology as approved by WRC, acting in a technical certification capacity.

37) Within 10 working days of the receipt of gas monitoring results, the Consent Holder must ensure that all results of the monitoring are forwarded to WRC.

38) If results show any trigger limits are exceeded, the Consent Holder must liaise with the WRC within 1 month of reporting the findings with a view to determining any reasonably practicable remediation measures to be implemented to remedy or mitigate adverse effects.

Reporting

39) The Consent Holder must compile an Annual Report for the activities authorised by this consent and forward that report to the WRC by 1 November of each year, or such other date agreed to in writing by the WRC. As a minimum this report must:

    a) Analyse and summarise the results of monitoring undertaken, and records kept, in accordance with the conditions of this consent;

    b) Provide a log of water use for the site including that abstracted from groundwater within the previous 12 months. The report should also consider the effectiveness of the rainwater harvesting;

    c) Comment on compliance with all conditions of this consent;

    d) Make recommendations in relation to monitoring programme changes, operational changes or other matters as appropriate, which are required to ensure compliance with the conditions of this consent;

    e) Summarise and analyse any non-compliance or difficulties in achieving compliance with the conditions of this consent;

    f) Comment on the performance and adequacy of the wastewater disposal system, including matters of compliance with conditions of this consent;

    g) Comment on any complaints received in relation to the discharges to air from the site; and

    h) Any works that have been undertaken to improve environmental performance or that are proposed to be undertaken in the up-coming year to improve environmental performance in relation to the activities authorised by this consent.

Bond

40) Prior to the placement of fill material in each individual monofill area authorised by this consent, the Consent Holder must provide and maintain until the completion of closure of each monofill site, in favour of the WRC, a bond to enable:

    a) Compliance with all the conditions of this consent relating to the closure and monitoring of the monofills and to enable any adverse effects on the environment that become apparent during or after the expiry of consent relating to the monofill activities to be avoided, remedied, or mitigated.

    b) Remediation of the monofill sites in accordance with the MCRMP as outlined in condition 14.

    ("Completion of closure" means when the WRC deems that resource consents for each of the monofill sites are no longer required, and that there is no reasonable risk of the site causing further adverse impacts on the environment).

41) The bond for each monofill must be in a form approved by the WRC.

42) Unless the bond is a cash bond, the performance of all the conditions of the bond must be guaranteed by a guarantor acceptable to the WRC. The guarantor must bind itself to pay for undertaking and completion of any condition of the bond in the event of any default of the Consent Holder, or any occurrence of any adverse environmental effect requiring remedy referred to in condition 40.

43) The bond amount must be fixed for each monofill prior to the placement of fill material and every fifth anniversary thereafter by the WRC or more frequently if otherwise agreed between the Consent Holder and the WRC. The amount of the rehabilitation bond must be advised in writing to the Consent Holder at least one month prior to the review date.

44) If the Consent Holder does not agree with the amount of the bond fixed by the WRC, then the matter shall be referred to arbitration in accordance with the provisions of the Arbitration Act 1996. Arbitration is to be commenced by written notice by the Consent Holder to the WRC advising that the amount of the rehabilitation bond is disputed, with such notice to be given by the Consent Holder within two weeks of notification of the amount of the rehabilitation bond. If the parties cannot agree upon an arbitrator within a week of receiving the notice from the Consent Holder, then an arbitrator is to be appointed by the Chief Executive Officer of the Institution of Professional Engineers of New Zealand. Such arbitrator must give an award in writing within 30 days after their appointment, unless the Consent Holder and the WRC agree that time is to be extended. The parties must bear their own costs in connection with the arbitration. In all other respects, the provisions of the Arbitration Act 1996 shall apply. Pending the outcome of that arbitration, the existing bond must continue in force. That sum is to be adjusted in accordance with the arbitration determination.

45) If the decision of the arbitrator is not made available by the 30th day referred to above, then the amount of the bond is to be the sum fixed by the WRC, until such time as the arbitrator does make their decision. At that stage the new amount is to apply. The Consent Holder must not exercise this consent if the variation of the existing bond or new bond is not provided in accordance with this condition.

46) If the amount of the bond to be provided by the Consent Holder is greater than the sum secured by the current bond, then within one month of the Consent Holder being given written notice of the new amount to be secured by the bond, the Consent Holder and the guarantor must execute and lodge with the WRC a variation of the existing bond or a new bond for the amount fixed on review by the WRC. Activities authorised by the consent must not be undertaken if the variation of the existing bond or new bond is not provided in accordance with this condition.

47) The bond may be varied, cancelled or renewed at any time by agreement between the Consent Holder and the WRC.

48) The bond shall be released on completion of closure of each site, as defined above.

AUTHORISATION FOR DAMMING AND DIVERSION

1) This consent authorises the damming and diversion of water.

2) The diversion of artificial watercourses (drains), and damming to create a large pond on the site must be undertaken in general accordance with the application documentation for this resource consent and in particular the following documents:

    a) Earthworks Management and Erosion and Sediment Control Plan, Earthtech Consulting Limited 23 May 2025;

    b) Roading and Stormwater Report, Airey Consultants Limited 23 May 2025.

3) The Consent Holder is responsible for any erosion protection, flood protection or control works including associated maintenance that may become necessary by exercising this consent. The Consent Holder must manage the overland flow paths diversion to avoid the following effects:

    a) Adverse scour, erosion and sediment deposition on adjoining land or property, and

    b) Adverse scour, erosion and sediment deposition within the beds of receiving water bodies or stormwater reserves, and

    c) Adverse flooding of land, property and stormwater reserves or receiving water bodies.

AUTHORISATION FOR SURFACE WATER TAKING

1) Surface water taken must only be used in conjunction with the operation of the activities on the site.

2) Surface water must only be taken from one or more stormwater ponds to be constructed within the land legally described as:

    a) Part Lot 1 DPS 45893, Record of Title SA40B/472

    b) Lot 2 DP 310030, Record of Title 39530

    c) Lot 3 DP 310030, Record of Title 39531

    d) Lot 4 DP 310030, Record of Title 39532

    e) Lot 5 DP 310030, Record of Title 39533

3) The instantaneous take rate must not exceed 7.3 litres per second and the daily take volume must not exceed 420m^3.

    Advice Note:

    In the WRC consent database, zero values are assigned to the water allocation calculator parameters "maximum rate derived net" and "maximum daily quantity derived net". The rationale for zero value assignment is set out in document 34782792 stored in the WRC document management system.

4) Within one month of the granting of the consent, the Consent Holder must implement a virtual water take measurement, recording and reporting system ("virtual system"). The virtual system must:

    a) generate 96 virtual measurement values per day representing 96 15-minute periods; and

    b) record a take volume of zero cubic metres on a continuous basis in units of cubic metres for each 15-minute period; and

    c) be automated and auditable; and

    d) be capable of electronic daily reporting to WRC in accordance with WRC data standards and protocols; and

    e) continuously operate upon and from its implementation date; and

    f) cease operating upon and from the implementation date of the physical system required by condition 7.

5) The Consent Holder must ensure that the virtual system is verified as accurate by a suitably qualified person before the next 30 June following the granting of this consent, unless the physical system has been implemented and is operating, in which case virtual system verification is not required.

6) The Consent Holder must ensure that the virtual system is verified as accurate by a suitably qualified person at a frequency of no less than five yearly from the date of the first verification required by condition 5, unless the physical system has been implemented and is operating, in which case virtual system verification is not required.

7) Prior to physically taking surface water pursuant to this consent for the first time, the Consent Holder must implement a physical water take measurement, recording and reporting system ("physical system"). The physical system must:

    a) measure and record the take volume on a continuous basis in units of cubic metres for each 15-minute period; and

    b) have a minimum accuracy of +/- 5 percent; and

c) be sealed and tamper-proof; and

d) be capable of electronic daily reporting to WRC in accordance with WRC data standards and protocols; and

e) continuously operate upon and from its implementation date.

8) The Consent Holder must ensure that the physical system is verified as accurate by a suitably qualified person:

a) within one month of surface water physically being taken pursuant to this consent for the first time; and

b) at a frequency of no less than five yearly from the date of the first verification required by condition 8(a).

9) The WRC may at any time request the Consent Holder to engage a suitably qualified person to undertake verification of the physical system. The Consent Holder must comply with any such request within the timeframe specified by WRC in the request.

10) The Consent Holder must submit to WRC evidence of any verification, including the name and qualifications of the verifier and the results of the verification, within one month of any verification being completed.

11) Upon and from the date of virtual system implementation and continuing upon and from the date of physical system implementation, the Consent Holder must report, via a telemetry system compatible with WRC data standards and protocols, the continuous values of recorded take volume in each 15-minute period. These data in units of cubic metres must be reported once daily to WRC via the telemetry system and:

a) there must be 96 values per daily report; and

b) when no water is being taken the data must specify the take volume as zero.

12) At any time during the period 1 July 2036 through 30 June 2037 WRC may, following service of notice on the Consent Holder, commence a review of the conditions of this consent pursuant to section 128(1) of the Resource Management Act 1991 to take account of any change to the Waikato Regional Plan (WRP) being proposed as a result of any catchment investigation undertaken by WRC in terms of WRP 3.3.4.9 Review Allocable Flows/Sustainable Yields and WRP Table 3-4A Catchment Investigation Dates for Waikato River (4) Ngāruawāhia at confluence of Waipa (excluding the Waipa River) to Mercer Bridge.

13) The Consent Holder must pay to WRC any administrative charge fixed in accordance with section 36 of the Resource Management Act 1991, or any charge prescribed in accordance with regulations made under section 360 of the Resource Management Act 1991.

RESOURCE CONSENT FOR ACTIVITIES UNDER THE WAIKATO DISTRICT PLAN

General Conditions

1) The development must be undertaken in general accordance with the information and plans submitted by the Consent Holder in support of application number FTAA-2506-1074 (dated 1 July and officially received as being completed by the Fast Track Approvals Panel on the 29th Day of July 2025), including the plans and information referenced in **Attachment 1**. The scrap processing area and shredder plant must be located as shown on the Site Plan Fig PD3 (Earthtech Consulting Ltd). The development is as described in the Application made by National Green Steel, at 61 Hampton Downs Road, being to Construct and Operate a Structural Steel Manufacturing Plant and Accessory Activities (as prepared by Kinetic Environmental Consulting Limited including all relevant Technical Assessment information as attached to the substantive application).

2) In the case of inconsistency between the documents described in Condition 1 and the conditions of this consent, the conditions of consent must prevail.

3) Pursuant to Section 36 of the Resource Management Act 1991, the Consent Holder must pay the actual and reasonable costs incurred by the WDC when monitoring the conditions of this consent.

4) The consent shall lapse five years after the date on which it is granted unless given effect to before that date.

Cultural

5) The Consent Holder must invite Ngā Muka Development Trust ("Ngā Muka") to organise a pōwhiri prior to the commencement of operations of the steel plant.

6) The Consent Holder must invite Ngā Muka to organise a cultural induction programme, to form part of the site induction, for all contractors working at the site during the development and commissioning phase, including earthworks and construction of the steel plant and associated buildings.

7) The Consent Holder must undertake measures to protect the adjacent Waipapa Stream from any sediment discharge or retention during the earthworks and construction stages, as is required with the relevant CMP, E&SCP, SMP and WMP of this consent.

Cultural Management Plan

8) The Consent Holder must prepare a Cultural Management Plan in conjunction with Ngā Muka. The objectives of the Cultural Management Plan are to:

    a) Provide cultural protection to the history and surrounds of the site.

    b) Provide cultural authenticity to the landscape, design and surrounds of the site.

    c) Provide cultural safety for those onsite during the construction and commissioning phase of the project.

    d) Provide cultural awareness and understanding of the site and wider region.

    As part of the Cultural Management Plan, the Consent Holder must agree the basis for ongoing monitoring and invite suitably qualified kaitiaki representatives from Ngā Muka to facilitate Mātauranga Māori monitoring of air, wetlands and water associated with the site at least once per year using methodologies consistent with the Whangamarino Mātauranga Māori Dashboard.

    A copy of the agreed Cultural Management Plan must be submitted to WDC for information prior to the commencement of the physical works.

9) The Consent Holder must engage Ngā Muka to provide a Cultural Monitor ('CM') during the design, construction and commissioning phase of the project. The Cultural Monitoring Plan as outlined in condition 8, must be implemented by a CM designated by Ngā Muka to address cultural matters. The CM shall facilitate cultural inductions and blessings; participate at toolbox meetings; complete cultural component of health and safety reports and sign-offs; provide cultural advice and input on design, landscaping, earthworks, construction, offset wetlands, air, water and indigenous Taonga species testing/monitoring; execute and coordinate discovery of cultural artifacts, indigenous species or human remains. Weekly reports must be provided by the CM to the Consent Holder and Ngā Muka.

   Advice Note:

   The CM will only apply during the design, construction and commissioning of the Green Steel project onsite. The CM is not a full-time role and is required only on cultural matters.

Accidental Discovery protocols

10) In the event that Koiwi (human remains) or other Taonga or archaeological evidence is uncovered in the course of bulk earthworks, the Consent Holder must adopt archaeological discovery protocols and procedures validated and endorsed by Ngā Muka. The works in the immediate vicinity of the remains or artefacts must cease immediately. Ngā Muka, the NZ Police, and/or Heritage New Zealand Pouhere Taonga and WDC and WRC must be notified by the Consent Holder as soon as practicable. Works may recommence with the written approval of WDC. Such approval must be given after the WDC has considered:

    a) Tangata whenua interests and values;

    b) The Consent Holder's interests;

    c) Any archaeological or scientific evidence;

    d) Any requirements of the NZ Police; and

    e) Whether any necessary statutory authorisations have been obtained from Heritage New Zealand Pouhere Taonga.

11) All development, earthworks, or modification activities must avoid the identified rock shelter (location shown in **Attachment 2**) and its immediate vicinity. Protective stock-proof fencing shall be installed around the rock shelter and its immediate vicinity in order to prevent accidental damage or further damage from grazing animals.

Pre Construction

12) Prior to the commencement of any construction works authorised by this consent the Consent Holder must appoint an appropriately qualified and competent Construction Representative(s) who must supervise the construction and will be the principal contact person for matters relating to these consents. The Consent Holder must inform the WDC of the representative's name and contact details prior to the commencement of any works. If the principal contact person changes, the Consent Holder must inform the WDC of a new representative as soon as practicable.

13) The Consent Holder must be responsible for all contracted operations related 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.

14) A copy of this consent must be kept onsite at all times that physical works authorised by this consent are being undertaken and must be produced without unreasonable delay upon request from a representative of the WDC.

15) The design and construction of the works associated with this consent must be carried out under the supervision of a person who has experience and qualifications appropriate to supervise the design and construction of such works.

16) At least 15 working days before the commencement of activities associated with this consent, the Consent Holder must notify the WDC Monitoring Department.

    Advice Note:

    Notification can be via email to monitoring@waidc.govt.nz with the consent number, address of the property and the date for when the works will commence.

17) The Consent Holder must arrange and conduct a pre-construction site meeting and invite with a minimum of 10 working days' notice, the WDC representatives, the Construction Representative nominated under condition 12 of this consent, the contractor, any other party representing the Consent Holder and the Cultural Monitor, prior to any works authorised by this consent commencing on the site.

    Advice Note:

    In the case where any of the invited parties, other than the site Construction Representative, do not attend this meeting, the Consent Holder will have complied with this condition, provided the invitation requirements are met.

Construction Management Plan

18) The Consent Holder must provide the WDC Monitoring Team with a Construction Management Plan (CMP), at least 10 working days prior to the proposed commencement of activities authorised by this consent. The objective of the CMP is to document the measures by which the Consent Holder intends to manage the site and operations during the construction phase and how these will be managed to ensure that any actual or potential adverse effects are avoided, remedied or mitigated and to comply with all conditions of consent during construction. The CMP must include at least the following:

    a) Communications Plan including the details of the contractor and site representatives during the construction phase;

    b) Responsibility for supervising and reporting compliance with the CMP;

    c) A construction methodology including construction and design details:

    d) Site plans, including location of access routes, parking areas and laydown areas;

    e) Details of construction noise management and the ability of the works to achieve compliance with construction noise standards New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise;

    f) Anticipated hours of work concerning the construction activities by phase of the project;

    g) An overview of the machinery to be used on site;

    h) Health and Safety Plan and details of site security including methods to be adopted to ensure the safety of public, staff and contractors at all times during the works;

    i) Location of proposed works and structures;

j) A schedule of construction activities;

k) Timing of works and contingency plan;

l) Erosion and sediment control methodology with appropriate reference to the Earthworks Management and Erosion and Sediment Control Plan and Dust Management Plan for the site;

m) Proposed spill prevention and response measures;

n) Dewatering and bypass pumping methods;

o) Rainfall response and contingency measures, including procedures to minimise adverse effects in the event of any rainfall event greater than 20 millimetres in the preceding 24 hours, other extreme rainfall or weather events and/or the failure of any key erosion and sediment control structures;

p) Any need for temporary road closures or other restrictions surrounding the roading network;

q) Public awareness measures, including signage to inform other road users and adjacent landowners and occupiers of adjoining and adjacent sites with an overview and programme of the physical works anticipated and contact details for the nominated site representative(s);

r) A procedure for liaising with Enviro NZ and the Department of Corrections to ensure the construction and operation of Green Steel does not inhibit access along Hampton Downs Road to Enviro NZ's landfill and the Spring Hill Corrections Facility; and

s) Works and activities required to stabilise the site to an erosion-resistant site as soon as practicable after construction ceases, including re-grassing and/or replanting site remediation, rehabilitation and stabilisation.

The CMP must be certified in writing by the WDC, acting in a technical certification capacity, prior to any works authorised by this consent commencing. The certification will be based on whether the CMP addresses the matters required by parts a) to s) above and achieves its objective. The Consent Holder must undertake all activities authorised by this consent in accordance with the certified CMP. In the case of inconsistency between the CMP and the conditions of this consent, the conditions of consent prevail.

19) Any changes proposed to the CMP must be confirmed in writing by the Consent Holder and the WDC, acting in a technical certification capacity, that the changes continue to meet the objectives of condition 18, prior to the implementation of any proposed modifications.

20) The Consent Holder must ensure that a copy of the certified CMP, including any certified amendments, is kept onsite and this copy is updated within 10 working days of any amendments being certified, or prior to construction activities related to the amendment being carried out, whichever is the sooner.

Erosion and Sediment Controls

21) The Consent Holder must provide the WDC with the "Earthworks Management and Erosion and Sediment Control Plan" (E&SCP) as required by condition 10 of the WRC consents. This E&SCP is to be provided to WDC at least 10 working days prior to the commencement of activities authorised by this consent. The objective of the E&SCP must be to minimise sediment discharge from the site to the extent practicable.

The E&SCP must, as a minimum, be based upon and incorporate those specific principles and practices which are appropriate for the activity authorised by this consent and contained within the WRC document titled "Erosion and Sediment Control – Guidelines for Soil Disturbing Activities" (Technical Report No. 2009/02 – dated January 2009), and must include at least the following:

a) Details of all principles, procedures and practices that will be implemented to undertake erosion and sediment control to minimise the potential for sediment discharge from the site, including flocculation if required;

b) The design criteria and dimensions of all key erosion and sediment control structures including RLs of device bases and fall of constructed drains;

c) A site plan of a suitable scale to identify:

    i. The locations of waterways and any proposed diversion of existing drains;

    ii. The extent of soil disturbance and vegetation removal;

d) Any "no go" and/or buffer areas to be maintained undisturbed adjacent to watercourses;

    i. Areas of cut and fill;

    ii. Locations of topsoil stockpiles;

    iii. All key erosion and sediment control structures;

    iv. The Location of any required over-pumping between devices;

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

    vi. The boundaries and areas of portions of catchments unable to discharge to a device and the proposed management of these, where relevant;

    vii. The locations of all specific points of discharge to the environment and/or subsequent device; and

    viii. Any other relevant site information.

e) Construction timetable for the erosion and sediment control works and the bulk earthworks proposed;

f) Timetable and nature of progressive site rehabilitation and re-vegetation proposed;

g) Maintenance, monitoring and reporting procedures;

h) Rainfall response and contingency measures, including procedures to minimise adverse effects in the event of extreme rainfall events and/or the failure of any key erosion and sediment control structures;

i) Procedures and timing for review and/or amendment to the E&SCP;

j) Identification and contact details of personnel responsible for the operation and maintenance of all key erosion and sediment control structures; and

k) Contingency plan details for managing the effects of acid leachate discharges to the environment in the event that acid sulphate soils are encountered during earthworks.

The E&SCP must be certified in writing by the WDC, acting in a technical certification capacity, prior to any works authorised by this consent commencing. The Consent Holder must undertake all earthworks authorised by this consent in accordance with the certified E&SCP. Once the E&SCP is certified, a copy must be provided to the WDC's Monitoring Team for their records.

22) Any changes proposed to the E&SCP must be confirmed in writing by the Consent Holder and the WDC, acting in a technical certification capacity, prior to the implementation of any changes proposed. A copy of the revised plans must also be provided to WDC's Monitoring Team within 15 working days of certification.

23) Prior to bulk earthworks commencing on any area, the Consent Holder must submit to the WDC 'As Built Certification Statements', signed by an appropriately qualified and experienced person to certify that erosion and sediment controls have been implemented and appropriately constructed to minimise any sediment leaving the site and entering any stormwater drains or watercourses. Erosion and sediment controls must be in accordance with the certified E&SCP. Certified controls must include sediment retention ponds, decanting earth bunds, silt fences and diversion channels/bunds. The 'As Built Certification Statement' must include all information as specified in the 'As Built Certification Sheets' located on the WRC website (www.ew.govt.nz/earthworks). The 'As Built Certification Statement' must be supplied to the WDC within 5 working days of the completion of the construction of those controls.

24) 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 80% of their operational capacity.

25) The Consent Holder must ensure that all erosion and sediment control structures are inspected on a weekly basis and within 24 hours of each rainstorm event that is likely to impair the function or performance of the controls.

26) During earthworks the Consent Holder must actively consider the on-site management of all the overburden materials, including disposal, storage, backfilling and management of topsoil within the area impounded by site perimeter controls, in a way that does not result in loss of sediments or dust beyond the boundaries of the site. Open areas and long-term stockpiles for a period exceeding 3 months must be appropriately stabilised, revegetated or planted in grass for erosion control and visual mitigation purposes.

27) The Consent Holder must ensure that the suspended solids concentrations of water as measured at the points of discharge from the final sediment retention structures must not exceed a maximum of 100 grams per cubic metre, unless otherwise agreed in writing between the Consent Holder and the WDC.

28) If requested in writing by the WDC, the Consent Holder must undertake water sampling at the points of discharge of the final sediment retention structures and have the water samples analysed for suspended solids and turbidity. The sampling results must be made available to the WDC within 5 days of the results becoming available.

29) The Consent Holder must ensure that those areas of the site where earthworks have been completed are stabilised against erosion as soon as practically possible and within a period not exceeding 14 days after completion of any works authorised by this consent. Stabilisation must be undertaken by providing adequate measures (vegetative and/or structural) that will minimise sediment runoff and erosion to the satisfaction of the WDC, acting in a technical certification capacity. The Consent Holder must monitor and maintain the site until vegetation is established to such an extent that it prevents erosion and prevents sediment from entering any water body.

30) The Consent Holder must maintain erosion and sediment controls in place until suitable site stabilisation has been achieved, including a minimum grass coverage (80%) is achieved within the exposed areas subjected to earthworks. Re-vegetation and/or stabilisation of all disturbed areas is to be completed in accordance with the measures detailed in the document titled "Erosion and Sediment Control – Guidelines for Soil Disturbing Activities" (Technical Report No. 2009/02 – dated January 2009).

31) The Consent Holder must submit details and evidence of all stabilisation and site close-out aspects as confirmed by a suitably qualified person and must be provided to the satisfaction of WDC's Monitoring Team. The removal of any erosion and sediment control measure from any area where soil has been disturbed as a result of the exercise of this consent must only occur after consultation and written approval has been obtained from the WDC, acting in a technical certification capacity. In this respect, the main issues that will be considered by the WDC include:

    a) The quality of the soil stabilisation and/or covering vegetation;

    b) The quality of the water discharged from the rehabilitated land; and

    c) The quality of the receiving water.

32) During the earthworks period, earthworks shall be managed in such a way that no material is tracked or spilled beyond the boundaries of the site onto any legal or private road, to the satisfaction of WDC's Monitoring Team. In the event of this occurring, the Consent Holder shall remove this material as soon as practical, and within a maximum of 24 hours after the occurrence, or as otherwise directed by a WDC Monitoring Officer. The Consent Holder, upon becoming aware of the need to clean up the roadway, shall advise the WDC Monitoring Team of the need for the road to be cleaned up, and what actions are being taken to do so. The cost of the clean-up of the roadway and associated drainage facilities, together with any required temporary traffic control, shall be met by the Consent Holder. Should the clean-up of the roadway and associated drainage facilities be undertaken by the WDC, the Consent Holder shall pay the actual and reasonable costs of the clean-up.

33) In the event that damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset occurs as a result of the earthworks activity, the costs of rectifying and restoring the asset/s shall be met by the Consent Holder.

34) The Consent Holder must provide the WDC with a Dust Management Plan (DMP) at least 10 working days prior to the commencement of activities authorised by this consent. The DMP must outline the measures to be adopted by the Consent Holder to ensure that all construction activities and earthworks on the site are carried out in such a manner as to minimise dust emissions. This includes no discharge of airborne particulate matter that is objectionable, to the extent that it causes an adverse effect at or beyond the boundary of the subject property. The DMP must be prepared by a suitably qualified person and developed in general accordance with MfE GPG Dust and shall incorporate the mitigation measures and recommendations set out in the Air Quality Consulting NZ Ltd Air Quality Assessment dated 21 May 2025. The DMP must be certified by WDC, acting in a technical capacity before the start of construction.

35) Should a dust emission occur which is alleged to be objectionable or offensive by the WDC's Monitoring Team, the Consent Holder must provide a written report to WDC within five days of being notified of the incident. This report must specify:

    a) The cause or likely cause of the event and any factors that influenced its severity;

    b) The nature and timing of any measures implemented by the Consent Holder to avoid, remedy or mitigate any adverse effects; and

c) The steps to be taken in the future to prevent the recurrence of similar events.

Advice Note:

For the purpose of the above condition, an 'effect that is objectionable or offensive' shall be considered to have occurred if any appropriately experienced officer determines so, after having regard to:

- The frequency, intensity, duration, location and effect of dust emissions(s); and/or
- Receipt of complaints from neighbours or the public; and/or
- Relevant written advice from an experienced officer of the WRC, WDC, or the Waikato District Health Board.

Geotechnical

36) The Consent Holder must, at least 15 working days prior to undertaking bulk earthworks including significant cuts and fills, ensure a detailed Geotechnical design is prepared by a suitably qualified and experienced professional and submitted to WDC's – Monitoring Team for certification acting in a technical capacity. The Geotechnical design shall be in accordance with the recommendations in the Geotechnical Assessment Report prepared by Earthtech, Preliminary Geotechnical Report, dated 28 May 2025. Where relevant, any additional information from testing must also be used to inform the Erosion and Sediment Control Plan.

37) After completion of the earthworks within the subject site and prior to undertaking any building works, the Consent Holder shall provide a 'Completion of Earthworks' certificate by a suitably qualified engineer to confirm that the earth cut and fill within the site is suitable for proposed building development. This certificate shall be submitted to the WDC's Monitoring Team for certification.

Advice Note:

An acceptable format for certification upon completion of works can be found in the Hamilton City Development Manual, Volume 4: Part 2, Checklist 2.2.

Engineering Design

38) Prior to any physical works associated with construction activities (excluding site establishment and bulk earthworks) being undertaken, the Consent Holder must submit detailed engineering plans and all supporting design reports, including calculations prepared by a suitably qualified person/engineer, to WDC's Land Development Engineer for certification, acting in a technical capacity (Approved Engineering Plans) for:

a) Water Supply;

b) Onsite Wastewater;

c) Stormwater management system including treatment devices, reticulation and retention as well as access to stormwater treatment devices for ongoing maintenance;

d) Access Road Formation including details of formation, carriageway widths and stormwater drainage;

e) On-site parking areas, manoeuvring and loading bays.

Designs must be in accordance with the Waikato District Plan and the Regional Infrastructure Technical Specifications (RITS), taking into consideration hold points for inspection and quality assurance tests. The engineering plans must be developed in

general accordance with the civil engineering assessments, including the Earthtech Preliminary Geotechnical Assessment Report and Airey Stormwater and Roading Management Plan as submitted with the application.

All works must be undertaken in accordance with the Approved Engineering Plan(s). In circumstances where there is a conflict between the details shown on the Approved Engineering Plan and the RITS, the Approved Engineering Plan prevails.

Contaminated Soils

39) If soil disturbance activities are to occur in the area of the 'Woolshed', identified by the Williamson Land and Water Advisory Preliminary and Detailed Site Investigation dated 26 February 2025 (PSI/DSI), as being subject to contamination associated with asbestos-containing materials (ACM), the Consent Holder must ensure that the activities are undertaken in accordance with the Site Management Plan (SMP) appended to the PSI/DSI and that the remediation is undertaken prior to any other earthworks occurring in the identified area(s). The Consent Holder must engage a suitably qualified and experienced person to oversee the works, complete any post-remediation testing and maintain suitable records. Upon completion of the site remediation, a site remediation report, including the results from any soil testing, must be provided to the WDC Monitoring Team within 3 months of the activity occurring.

Transport

40) Prior to the commencement of any works on the site, the Consent Holder must upgrade and maintain the Western site entrance to a heavy commercial crossing standard in accordance with the Regional Infrastructure and Technical Specifications (RITS). The design of the entrance must be certified as required by Condition 38 above, prior to its construction.

Advice Note:

A corridor access request (CAR) is required to be made to, and approved by, WDC's Roading Team before any activity is undertaken within the road corridor.

41) Any security gates installed at the entrances to the site must be located a minimum of 25m from the road boundary to allow a truck and/or trailer unit to sit clear of the Hampton Downs Road carriageway before entering the property.

42) Prior to the commencement of any building works on the site, the Consent Holder must upgrade and maintain the eastern site entrance to a light commercial crossing standard in accordance with the Regional Infrastructure and Technical Specifications (RITS). The design of the entrance must be provided to the WDC Land Development Engineer for approval, acting in technical certification capacity, prior to its construction.

Advice Note:

A corridor access request (CAR) is required to be made to, and approved by, WDC's Roading Team before any activity is undertaken within the road corridor.

43) Prior to any building works on the site, the Consent Holder must upgrade the section of existing Right of Way (to form the Eastern internal access road). The accessway must be upgraded to a minimum 6m formed width and 10m ROW width between the site access and Harness Road in order to facilitate two-way vehicle flow.

44) The existing vehicle crossing at Accessway 1 must be upgraded with delineation and signage to better govern vehicle use of this crossing.

45) Accessway 2 must have a formed width of 8m within an approximately 12m wide corridor as shown and described in the Proposed Roading and Access Plan (Airey Consultants report, 23 May 2025).

46) Accessway 3 must have a formed width of 3m within an approximately 6m wide corridor as shown in the Proposed Roading and Access Plan (Airey Consultants report, 23 May 2025). At least one passing bay is to be provided between the Staff entrance to the site and the northeastern monofill site.

Advice Note:

For areas associated with land outside the direct control of the Consent Holder, written agreement(s) to undertake the physical works on third-party land must be obtained prior to any physical works being undertaken.

47) There are existing 11kV overhead electricity lines running along Hampton Downs Road, including across the proposed entrance to the site and at several other locations along the road corridor.

During both construction and ongoing site operations, all heavy vehicles must maintain safe clearance from existing 11kV overhead electricity lines running along Hampton Downs Road. Clearances must comply with the requirements set out in NZECP 34:2001 — the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).

48) The Consent Holder must provide a dedicated staff and visitor parking area/s within the eastern portion of the site. These areas are to be signposted and be located clear of any internal circulation, loading or manoeuvring areas associated with HCV use of the site. The Consent Holder must ensure that all vehicle parking, loading and manoeuvring is undertaken within the boundaries of the site and is designed to avoid internal vehicle conflict that may impact on the functioning of the local roads. All carparking dimensions must be consistent with the carparking standards of the Operative in Part Waikato District Plan. The carparking shall be formed and sealed in accordance with the certified engineering design plans as required by Condition 38 above.

49) Control measures must be put in place to minimise, as far as practicable, the deposition of soil, recycled material or other debris on public roads from any truck entering or leaving the site. Any debris deposited on the road must be removed as soon as practicable, to the satisfaction of WDC roading team.

Stormwater

50) The Consent Holder must ensure that suitable facilities are provided onsite to collect and treat stormwater runoff produced by the impervious areas within the site, in general accordance with the Stormwater and Roading Management Report prepared by Airey Consultants Limited dated 23 May 2025, including a stormwater pond sized to provide peak flow attenuation in the case of a 1% AEP storm event.

51) Stormwater swales and detention structures, as outlined in the certified Engineering Plans required by condition 38, must be constructed before the operation of the site commences.

52) Stormwater systems must be designed, constructed and maintained in a manner that minimises erosion and maintains the Hampton Downs Road carriageway.

Noise

53) Construction works must comply with the limits and be measured and assessed in accordance with the requirements of New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise.

Advice Note:

'Construction works' are deemed to be any earthworks and construction, including upgrading of internal access roads.

54) The Consent Holder must ensure that the operation of the site (excluding construction noise controlled by condition 53) is conducted to ensure that the following noise limits are not exceeded at any point within the notional boundary of any noise sensitive activity on another site:

a) 50 dB L_{Aeq}, 7am to 7pm Monday to Sunday

b) 45 dB L_{Aeq}, 7pm to 10pm every day; and

c) 40 dB L_{Aeq}, and 65dB $L_{Amax,}$ 10pm to 7am.

Advice Note:

Notional boundary means a line 20 metres from any side of a building used for a noise sensitive activity, or the legal boundary where this is closer to a building.

A noise sensitive activity means buildings used for residential activities, including boarding establishments, rest homes, retirement villages, papakaainga housing development, inhouse aged care facilities, travellers' accommodation, and other buildings used for residential accommodation but excluding camping grounds, marae and marae complex, hospital, teaching areas and sleeping rooms in an education facility.

With respect to the Spring Hill Corrections Facility only, a noise sensitive activity shall also include buildings used for prisoner accommodation, prisoner rehabilitation, prison visitors, and staff administration.

Noise levels must be measured in accordance with the requirements of New Zealand Standard NZS 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with the requirements of New Zealand Standard NZS 6802:2008 Acoustics – Environmental noise.

55) All equipment used on site for the operation of the monofill must be well maintained and fitted at all times with properly functioning, noise-attenuating mufflers that achieve compliance with the site noise limits

56) The 6m high noise mitigation bund located generally parallel to the Site's western boundary, as shown on the Site Plan Fig PD3 (Earthtech Consulting Ltd), referenced in Hegley Acoustic Consultants letter report, must be constructed prior to the commencement of operations of the Steel Plant.

57) The Consent Holder must, prior to commissioning and operation of the site, provide a Noise Management Plan (NMP) for the site, detailing procedures and practices and any acoustic mitigation adopted for the site to achieve Condition 54. The NMP must be developed in consultation with the Department of Corrections and by a suitably qualified Acoustical Engineer, who must also provide oversight to the design and implementation of acoustic mitigation during construction. In addition, the NMP must detail how noise emissions will be monitored and reported to the WDC. The NMP must be certified by WDC, acting in a technical capacity, prior to commissioning and operation of the site. Results of all monitoring are to be made available to WDC upon request.

58) The Consent Holder may, with the approval of WDC's Monitoring Team, and in consultation with the Department of Corrections, amend the NMP as required in Condition 57 from time to time so as to utilise best practicable options that may be available in the future.

59) All noise monitoring is to be undertaken at the Consent Holder's expense by a suitably qualified and experienced person or consultancy firm in accordance with good acoustic practice and to the satisfaction of the WDC. Noise must be measured in accordance with New Zealand Standard NZS 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 – Acoustics - Environmental Noise.

60) Noise monitoring must be undertaken:

    a) as soon as the plant becomes operational; and

    b) when directed in writing by the WDC, in response to a genuine and verified noise complaint(as accepted in the opinion of a Noise Officer appointed by the WDC) and must include the following:

    Measurements must be taken at positions representative of the surrounding noise sensitive receivers unless otherwise directed by the WDC Monitoring Team. Monitoring results must be provided to the WDC within three weeks of the measurement being taken.

61) Where noise monitoring undertaken in accordance with conditions 59 and 60 establishes that the limits in condition 54 are not being met, the Consent Holder must undertake remedial action(s) to achieve compliance with the limits specified in condition 54, with further noise monitoring undertaken to show that compliance has been achieved. Results of all monitoring must be made available to the WDC upon request.

Hours of Operation

62) The hours of operation of the Steel Melt Shop & Rolling Mill may be as follows:

    a) 24 hours 7 days

63) The hours of operation of the Open Scrap Yard (excluding shredders) must not exceed the following:

    a) Monday to Saturday (including public holidays) 7am – 7pm and

    b) No operation on Sunday

64) The hours of operation of the Shredder and Pre-shredder, external use of forklifts and loaders must not exceed the following:

    a) Monday to Saturday (including public holidays) 7am – 7pm and

    b) No operation on Sunday

65) The hours of operation of the Monofill sites must not exceed the following:

    a) Monday to Saturday (including public holidays) 7am – 7pm and

    b) No operation on Sunday

66) Truck movements to and from the site entrance for all activities must be limited to Monday to Saturday (excluding public holidays), between the hours of 7:00 am and 10:00 pm (excluding trucks associated with maintenance activities).

    Advice Note:

    Low noise generating activities such as staff arrivals and departures, administration, and maintenance are allowed to take place on site outside these hours if they are inaudible at any notional boundary.

Landscaping

67) Notwithstanding any vegetative methods to be employed to ensure slope stability and erosion control, a detailed Landscape Plan must be submitted to WDC for certification at least four weeks (20 working days) prior to the commencement of any physical works authorised by this consent.

68) The Landscape Plan shall:

    a) be in general accordance with the Landscape Strategy prepared for the site by PBM (dated 21 May 2025) as submitted with the Application;

    b) incorporate the 6m high noise mitigation bund, to be located generally parallel to the Site's western boundary, as shown in the Site Plan Fig PD3 (Earthtech Consulting Ltd), referenced in Hegley Acoustic Consultants letter report ('Response to Corrections', dated 1 July 2025);

    c) include the details of plant species, their planted grades / heights, number of plants, their spacings, and location of plants at implementation. This may be illustrated by a number of planting layout diagrams;

    d) include details of the planting methodology, including site preparation, inspection of plant material, fertiliser(s) to be used, and mulch to be used;

    e) include details of any irrigation to be used on site, including frequency and duration of watering;

    f) include a detailed timeframe outlining when the plants will be installed; include details of a maintenance programme including maintenance of maximum plant height and weed control management;

    g) the method and frequency of monitoring the health of the plants to ensure their health and survival; and

    h) obligations to replant any diseased or dead trees in the next planting season (April/May or Sept/October) following their loss.

Hazardous Substances

69) Prior to the commencement of activities authorised by this consent, the Consent Holder must engage a suitably qualified and experienced person to prepare a Hazardous Substances Environmental Management Plan (HSEMP). This is to be provided to the WDC, for certification, acting in a technical capacity, at least 10 working days prior to the commissioning of the plant. The objective of the HSEMP is to identify hazardous substances onsite, confirm their location, and ensure that the appropriate management of environmental risks is undertaken, including operational aspects, and to adopt appropriate contingency measures.

    The HSEMP must, as a minimum, be based upon and incorporate those specific principles and practices which are appropriate for the activity authorised by this consent and must include at least the following:

    a) identification of the specific activities conducted on the site;

    b) identification of potential contaminants associated with these activities, including a Hazardous Substance Inventory and associated Material Safety Data Sheets;

    c) methods used to contain identified contaminants and prevent them from contacting stormwater runoff, and methods to manage environmental risks from site activities;

    d) a Spill Response Plan and identification of suitable spill kits available;

e) accurate site drainage plan(s) showing the location of all site catchpits, containment systems, treatment devices and the discharge point(s) of the site stormwater system;

f) an appropriate auditing programme to ensure site performance with all components of the HSEMP;

g) methods for providing and recording staff training;

h) an Operation and Maintenance Plan;

i) availability of copies of Location and Stationary Container Compliance certificates, issued by an authorised Compliance Certifier

The HSEMP must be certified in writing by the WDC, acting in a technical certification capacity, prior to any works authorised by this consent commencing. The Consent Holder must operate and manage the site and activities authorised by this consent in accordance with the certified HSEMP. A copy of the HSEMP, Hazardous Substance Inventory, associated Material Safety Data Sheets, and Spill Response Plan must be kept onsite and maintained, updated, and kept current at all times.

70) After 12 months of operations, the Consent Holder must engage a suitably qualified and experienced person to undertake a review of the HSEMP required by condition 69, to ensure that all components remain relevant. A copy of the reviewed and revised HSEMP must be provided by the Consent Holder to the satisfaction of and confirmed in writing by the WDC Monitoring Team, acting in a technical certification capacity.

71) Any substantive changes proposed to the HSEMP, following the initial review, must be provided, in writing, by the Consent Holder to WDC as soon as reasonably practical following the change, for confirmation and acceptance by WDC, in a technical certification capacity.

Motorsport Events

72) When given notice of an Extreme Event or Super Cars Event at Hampton Downs Motorsport Park by Hampton Downs (NZ) Limited (or its successors), the Consent Holder will advise its staff and contractors of the event and the possibility that their travel to and from the Consent Holder's site may be affected.

73) When given notice of a meeting of the Implementation Monitoring Committee associated with the Hampton Downs Motorsport Park, the Consent Holder must apply best endeavours to ensure that a representative attends that meeting.

Review

74) The WDC may, during the six-month period commencing 1 November following the commencement of production at the site and every fifth year thereafter, serve notice on the Consent Holder under section 128(1) of the Resource Management Act 1991, of its intention to review the conditions of this consent for the following purposes:

a) To review the effectiveness of the conditions of this consent in avoiding or mitigating any adverse effects on the environment, and if necessary to avoid, remedy or mitigate such effects by way of further or amended conditions;

b) If necessary and appropriate, to require the Consent Holder to adopt the best practicable option to remove or reduce adverse effects on the surrounding environment;

c) To review the adequacy of and the necessity for monitoring undertaken by the Consent Holder;

d) To review the appropriateness of any volume specified within this consent and, if necessary, to address any volume by way of reducing any volume.

e) To review the consistency of the conditions of this consent with the vision and strategy set out in Schedule 2 of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and any subsequent changes thereof; and if necessary to address any inconsistency of the conditions of this consent with the vision and strategy by way of further or amended conditions.

ATTACHMENT 1: TABLE OF PLANS AND DOCUMENTS

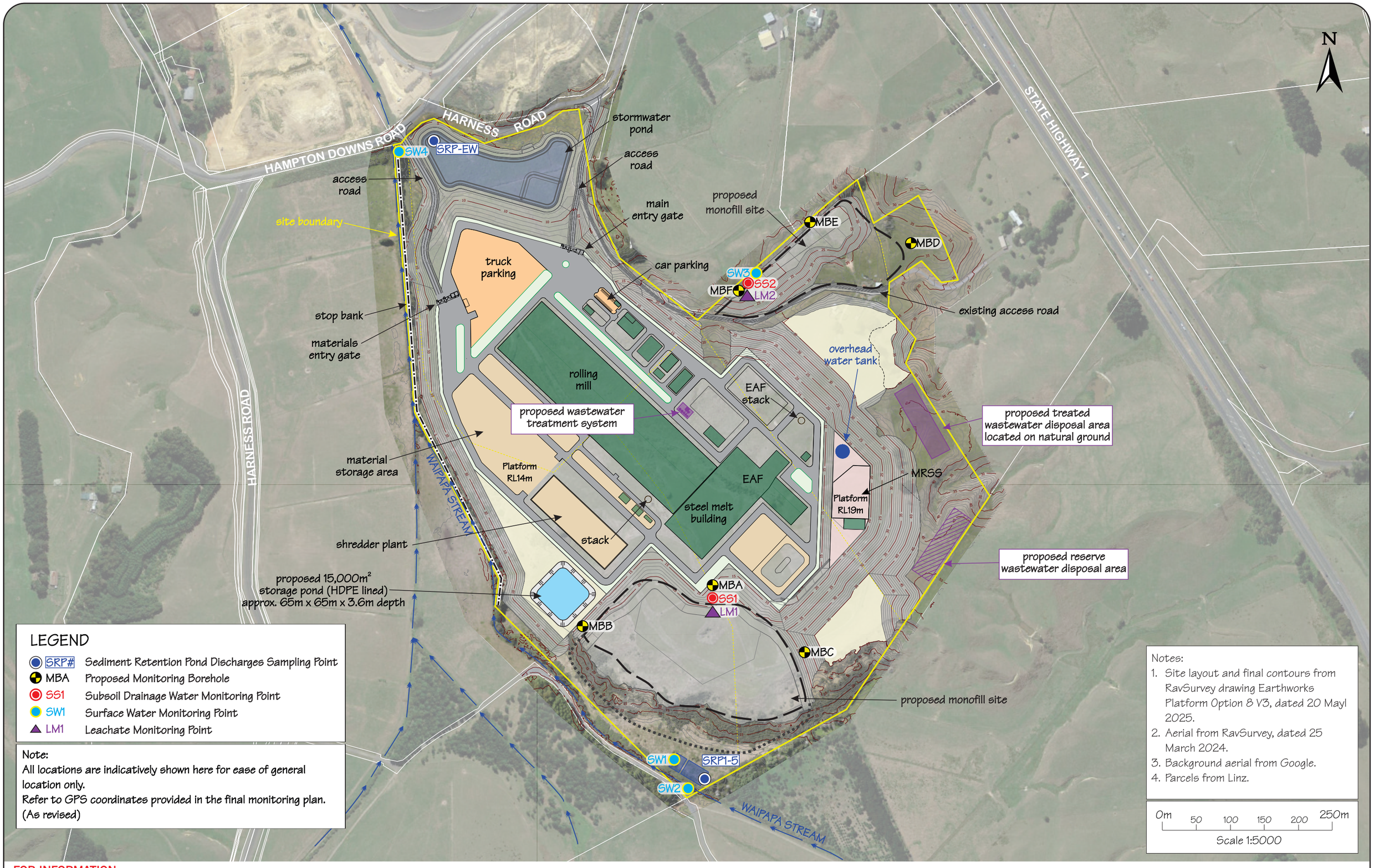
Title and Reference	Author	Rev	Date
Application documents			
Green Steel Assessment of Environmental Effects (AEE)	Kinetic Environmental	Final	July 2025
Attachment 5 - Records of Title – company extracts	National Green Steel Limited	N/A	July 2025
Attachment 6 - Site Plan and 3D plant layout	Earthtech Consulting Limited	N/A	July 2025
Attachment 8 - Cultural Impact Assessment	Ngā Muka Development Trust	N/A	April 2025
Attachment 9 - Landscape Assessment report	Greenwood Associates Landscape Architecture Limited	Rev 0	May 2025
Attachment 10 - Archaeological Assessment	Clough and Associates Limited	N/A	December 2024
Attachment 11 - Economic Assessment	Castalia Limited	N/A	March 2025
Attachment 12 -Preliminary Geotechnical Assessment	Earthtech Consulting Limited	Rev D (final)	May 2025
Attachment 13 - Water Take and Supply Plan	Earthtech Consulting Limited	Rev C (final)	May 2025
Attachment 14 - Ground Contamination Assessment	Williamson Water & Land Advisory	Rev 2	February 2025
Attachment 15 - Hazardous Substances Report	Williamson Water & Land Advisory	N/A	May 2025
Attachment 16 - On-site Wastewater Report	Ormiston Associates Limited	Final	May 2025
Attachment 17 - Monofill Engineering Report	Earthtech Consulting Limited	Rev B (final)	May 2025
Attachment 18 - Monofill Monitoring Report	Earthtech Consulting Limited	Rev B (final)	June 2025
Attachment 19 - Earthworks Management Plan and ESCP	Earthtech Consulting Limited	Rev C (final)	May 2025
Attachment 20 - Air Quality Assessment	Air Quality Consulting NZ	Final	May 2025
Attachment 21A – Acoustic Assessment	Hegley Acoustic Consultants Limited	N/A	June 2025
Attachment 21B – Acoustic Response Letter	Hegley Acoustic Consultants Limited		1 July 2025
Attachment 22 - Ecology Assessment	Pattle Delamore Partners Limited	Final	May 2025
Attachment 23 – Assessment of Fish/Mudfish survey	Awa Ecology	N/A	June 2025
Attachment 24 - Transportation Assessment	CKL NZ	Rev 4	May 2025
Attachment 25 – Engineering Services Assessment	Airey Consultants Limited	Rev A	May 2025

Attachment 26 - Landscape Planting Plan	Peers Brown Miller (PBM)	N/A	May 2025
Attachment 27 - Electricity Supply	WEL Networks limited	N/A	May 2025
Attachment 28 - Hydrogeological Assessment	Stantec	N/A	June 2025
Attachment 29 - Emissions Reduction Plan	Lumen Limited	Rev 2	April 2025
Request for further information 1 (Minute 2)			
Memorandum – response from Applicant	National Green Steel Limited	N/A	14 November 2025
Addendum to Economic Impact Assessment	Castalia Limited	N/A	12 November 2025
Statement from James Carmichael	AKU Investments Limited	N/A	11 November 2025
Statement from Vipan Garg	National Green Steel Limited	N/A	13 November 2025
Request for further information 2 (Minute 3)			
Green Steel Graphic Sections	National Green Steel Limited	N/A	3 December 2025
Request for further information 3 (Minute 5)			
Memorandum from the Applicant	National Green Steel Limited	N/A	12 December 2025
Request for further information 5, 6 and 8 (Minutes 6, 7 and 9)			
Memorandum from the Applicant (responding to Minutes 6, 7 and 9)	National Green Steel Limited	N/A	19 December 2025
Technical memorandum	Envitech Projects Ltd	N/A	18 December 2025
Request for further information 9 (Minute 10)			
Memorandum from the Applicant	National Green Steel Limited	N/A	19 January 2025
Appendix 1 – Planning Assessment Electricity Distribution	National Green Steel Limited	N/A	19 January 2025
Expert conferencing outcomes			
Joint Witness Statement	N/A	N/A	22 January 2025
Material provided following expert conferencing			
Letter response from the Applicant	National Green Steel Limited	N/A	2 February 2025
Attachment 1 – Sensitivity Analysis	National Green Steel Limited	N/A	2 February 2025
Attachment 2A – Monofill Leachate Production	Envitech Projects Ltd	N/A	2 February 2025
Attachment 2B – Monofill Leachate Production Predictions	National Green Steel Limited	N/A	2 February 2025

ATTACHMENT 2: LOCATION OF ROCK SHELTER

Source: Figure 1, Clough & Associates Ltd Inspection Report (11 December 2025)

ATTACHMENT 3: SITE MONITORING MAP



FOR INFORMATION

Note: All drawings are to be approved (initialled) before final issue.

EnviTech

Envitech Projects NZ Ltd.
64 Lisle FarmDrive, Pukekohe
Phone: 64 21 0250 9386
Email: admin@envitech.co.nz

61 HAMPTON DOWNS ROAD

National Green Steel Limited

Site Monitoring Map

DRAWING NO.: FIG. PD6

REV	DATE	AMENDMENT/ISSUE	DRAWN BY	CHECKED	TRACED BY	APPROVED BY
A	03-11-25	DRAFT	L.S	A.N	C.M	
B	07-11-25	FINAL	L.S	A.N	C.M	
C	05-03-26	ADDITION: SRP-EW DISCHARGES SAMPLING POINT	L.S	A.N	C.M	

REF: 2501
SCALE: 1:5000
CRS: Mt Eden 2000
DATUM: AVD46