

PARKBURN: ORC PROPOSED CONSENT CONDITIONS		
Proposed General Conditions		Comments
1.	Archaeological Discovery Protocol In the event that an unidentified archaeological site is located during works, the following will apply; a) Work must cease immediately at that place and within 20 metres around the site. The area must be secured from further disturbance. b) The Heritage New Zealand Pouhere Taonga Regional Archaeologist and the Otago Regional Council must be notified immediately. c) If the site is of Māori origin, the Consent Holder must also notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975). d) If human remains (koiwi tangata) are uncovered the Consent Holder must advise the Heritage New Zealand Pouhere Taonga Regional Archaeologist, NZ Police, the Otago Regional Council and the appropriate iwi groups or kaitiaki representative. Remains are not to be disturbed or moved until such time as iwi and Heritage New Zealand Pouhere Taonga have responded. e) Works affecting the archaeological site must not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue. An application for an Archaeological Authority and/or further assessment by an archaeologist may be required. f) Where iwi so request, any information recorded as the result of the find such as a description of location and content, must be provided for their records.	These conditions and advice notes are to be applied to all land use consents only.

2.	Complaints The Consent Holder must maintain a record of any complaints. The register must include, but not be limited to: a) The date, time, location and nature of the complaint; b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information; c) action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again. d) A record of the complaints must be submitted to the Consent Authority along with the Monthly Environmental Report required by Condition 26 of the Landuse consent RMFT25.009.01.	
3.	When Consent Lapses Under section 125 of the Resource Management Act 1991, this consent lapses ten years after the date of commencement of the consent unless: a) The consent is given effect to; or b) The Consent Authority extends the period after which the consent lapses.	

4.	The Consent Authority may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions of this consent during the period of three months either side of the date of granting of this consent each year, or within two months of any enforcement action taken by the Consent Authority in relation to the exercise of this consent, for the purpose of: a. Determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage; b. Ensuring the conditions of this consent are consistent with any National Environmental Standards, relevant regional plans, and/or the Otago Regional Policy Statement; or c. Reviewing the frequency of monitoring or reporting required under this consent.	
5.	The following management plans must be submitted to the Consent Authority for written certification, not less than 20 working days prior to construction works commencing: a) Construction Environmental Plan including: i. Bulk Earthworks Plan ii. Dust Management Plan iii. Construction Traffic Management Plan iv. Construction Noise and Vibration Management Plan v. Spill Management Plan vi. Lizard Management Plan vii. Fish Management Plan viii. Cove Management Plan	
6.	Each management plan required under Condition 5. must, as a minimum, include: a) A clear description of the activities covered by the plan; b) Identification of the environmental values and features requiring management;	

	c) The management and mitigation measures to be implemented; d) Where relevant, the monitoring methods, performance criteria, and e) The name and contact details of the person(s) responsible for implementing the plan, including escalation pathways.	
7.	The Consent Holder must follow the process set out below for the certification of the management plans identified in Condition X, from the Consent Authority: a) Documents requiring written certification must be submitted to the Consent Authority in electronic form; b) Subject to (d) and (e) below, works to which the management plans relate must not commence until the Consent Holder has received written certification from the Consent Authority; c) The Consent Authority will provide written certification to the Consent Holder within 20 working days, unless (d) below applies; d) If the Consent Authority's response is that they are not able to certify the documents, the reasons are to be provided in writing, and the Consent Holder must consider the 8 Condition Number Condition Applicant Comment Consent Authority's reasons and resubmit amended documents for written certification; and e) Certification, including of amendments to management plans, under this condition is for the purpose of confirming that the management plans meet the relevant objectives and requirements set out in these consents and is not an approval of the merits of the plans or a reassessment of the consented activity.	
General Advice Notes		
1.	Cancellation of resource consent Section 126 of the Resource Management Act 1991 provides that the Consent Authority may cancel this consent by written notice served on the Consent Holder if the consent has been exercised in the past but has not been exercised during the preceding five years.	

2.	Expiry of resource consent If you require a replacement consent upon the expiry date of this consent, any new application should be lodged at least 6 months prior to the expiry date of this consent. Applying at least 6 months before the expiry date may enable you to continue to exercise this consent under section 124 of the Resource Management Act 1991 until a decision is made on the replacement application (and any appeals are determined).	
3.	Advice to obtain all other consents, permits, or licences The Consent Holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, the Biosecurity Act 1993, the Conservation Act 1987, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.	
4.	Contact details of Consent Authority Where information is required to be provided to the Consent Authority this is provided in writing to compliance@orc.govt.nz except information relating to water takes (surface and ground) to watermetering@orc.govt.nz. The email heading is to reference the consent number and the condition/s the information relates to.	
5.	Monitoring charge The Consent Holder must pay to the Consent Authority all required administration charges fixed by the Consent Authority pursuant to Section 36 of the Resource Management Act 1991 in relation to: a) Administration, monitoring and inspection in relation to these consents; and b) Charges authorised by regulations.	

LAND USE CONSENT CONDITIONS: THE USE OF LAND FOR EARTHWORKS FOR A RESIDENTIAL DEVELOPMENT		
1.	This consent authorises the use of land for earthworks for a residential development on the land legally described as Part Section 62-63 Block IV Wakefield Survey District and Part Section 63, Block IV Wakefield Survey District and Section 1 Survey Office Plan 365897 and Section 4 Survey Office Plan 557380, and Crown Land (margins of Lake Dunstan/Te Wairere).	
2.	The use of land residential earthworks and the associated discharge of sediment-laden water and sediment to land must be carried out in accordance with the plans and all information submitted with the application detailed below and referenced by the Otago Regional Council as consent number RMFT25.009: a) XXX If there are any inconsistencies between the above information and the conditions of consent, the conditions of this consent will prevail.	
3.	The activities authorised by this consent must only be exercised in conjunction with Discharge Permit [RMFTXXX - discharge consent reference].	
4.	The duration of consent shall be 20 years from the commencement of the consent	
5.	Prior to commencement of the residential earthworks the Consent Holder must ensure that all personnel working on the site are made aware of, and have access at all times to: a. The contents of this document; and b. The final managements plans required by Conditions X-X. Copies of these documents must be accessible on-site at all times while the work authorised by this consent is being undertaken.	

6.	The maximum area of unstabilised land shall not exceed 35 hectares including gravel extraction operations. For the purpose of this condition the area of unstabilised land does not include areas which are covered with 50mm (or more) of washed gravels or stabilised with a dust suppressant (excluding water).	
7.	Erosion and Sediment Control Adaptive Management Plan At least 15 working days prior to the commencement of any earthworks within each stage/area, an Erosion and Sediment Control Adaptive Management Plan (ESCAMP) must be submitted to Otago Regional Council for certification. The ESCAMP must address erosion and sediment control monitoring requirements and changes to management procedures in response to the results of the monitoring. It must also include the following details at minimum: a) Pre-construction Baseline monitoring containing the in-stream results for turbidity and / or total suspended solids (TSS) within the receiving environment; b) Baseline monitoring results from an appropriate location within the affected waterbodies; c) Weather forecasting and monitoring, including implementation of an onsite weather station with a telemetered system that provides electronic notifications; d) Trigger levels for water quality of the stream and lake, and rainfall events (actual and forecasted events); e) Ongoing monitoring and sampling regime for the receiving environment, including turbidity and / or TSS monitoring downstream within the receiving environment; f) Ongoing monitoring and sampling regime for sediment retention devices at the inlet of devices; g) Management responses when a trigger level is exceeded, including undertaking immediate remedial actions to mitigate adverse effects and the ability to reduce exposed area.	

7.	Environmental Management Plan and Erosion and Sediment Control Plan At least 15 working days prior to the commencement of earthwork activity within each stage/area, the Consent Holder must submit a finalised Environmental Management Plan (EMP) and Erosion and Sediment Control Plan (ESCP) for certification by the Otago Regional Council. This document must be prepared by a Suitable Qualified and Experienced Persons(s) (SQEP) as described in Otago Regional Council's Residential Earthworks in Otago Guide. The ESCP must be in accordance with Auckland Council's Guideline Document 2016/005 (GD05). For the first stage work shall be based on the draft EMP/ ESCP dated XXX and submitted as part of the application, and must address the following (as a minimum): a) <u>Administrative Requirements</u> i. Weekly site inspections ii. Monthly environmental reporting iii. Pre and post rainfall inspection as required by GD05; iv. Independent audit by Suitably Qualified and Experienced Person v. Notification and management of environmental incidents vi. Records and registers vii. Environmental roles and responsibilities of personnel (including nomination of Principal Contractor) viii. Site induction b) <u>Operational Requirements</u> i. Erosion and sedimentation, including an ESCP to be prepared by a SQEP ii. Water quality monitoring including sampling locations iii. Dust management iv. Chemical and fuel management c) <u>Sufficient detail to address the following matters</u> i. Specific erosion and sediment control works, (locations, dimensions, capacity etc); ii. Supporting calculations and design drawings; iii. Catchment boundaries and contour information;	
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	iv. Details of construction methods; v. Timing and duration of construction and operation of control works; vi. Processes in place if unexpected contaminated land is encountered; vii. Contingency measures for snow and/ or frost events; viii. Measures to avoid silt and/or sediment tracking onto roads and then to water for the duration of the earthworks, such as: a. Providing stabilised entry and exit point(s) for vehicles; b. Providing wheel wash facilities; and c. Cleaning of road surfaces using street-sweepers immediately where sediment has been tracked onto road; ix. Details relating to the management of exposed areas; x. Monitoring and maintenance requirements; xi. Details relating to the management of long term stockpiling over 28 days.	
8.	Updates to EMP/ESCP a) The Consent Holder must submit an updated EMP/ ESCP to the Otago Regional Council when: i. Any significant changes have been made to the construction methodology since the original plan was accepted; or ii. There has been an Environmental Incident and investigations have found that the management measures are inadequate. b) Any updated versions of the EMP/ ESCP must be submitted to the Otago Regional Council for review and acceptance. Works implementing the updated EMP/ ESCP must not commence until it has been accepted, and all works must be undertaken in accordance with the most current EMP/ ESCP accepted by the Otago Regional Council at all times. c) The Consent Holder must establish and implement document version control and ensure that the Otago Regional Council is provided with an electronic copy of the most current and complete version of the EMP and ESCP at all times.	

9	No works must commence until the initial or any updated version of the EMP/ ESCP has been accepted, and all works must be undertaken in accordance with the most current EMP/ ESCP accepted by the Otago Regional Council at all times.	
10.	Prior to commencement of earthworks the Consent Holder must complete site specific infiltration testing for each infiltration basin in accordance with the testing methods outlined in GD07, Appendix A1. Test results shall be used to verify the size of the infiltration basins. If results are found to be less than 175mm/hr, the infiltration basin shall be redesigned to an appropriate size and submitted for certification.	
11.	At least 15 working days prior to the commencement of earthworks within any waterways (Parkburn Creek and Cove works), a Site-Specific Erosion and Sediment Control Plan (SSESCP) must be submitted to Otago Regional Council for certification. The SSESCPs must describe how earthworks within the waterways will be undertaken in accordance with Auckland Council's Guideline Document 2016/005 (GD05). The SSESCP must be prepared by a suitably qualified and experienced person, and must also include the following details at minimum: a) Management measures to demonstrate how erosion and sediment controls will avoid sediment or sediment-laden water entering waterways in accordance with best practice; b) Management of contaminants to water (e.g., hydrocarbons, construction materials) c) Detailed methodology for the ground water management during works d) Details of stabilisation or remediation upon completion of the works. e) Water quality monitoring, trigger and response action	
12.	Prestart notification to Consent Authority The Consent Holder must notify the Consent Authority in writing of the commencement date of the earthworks no less than 10 working days prior to the commencement of works. The prestart notification must include the following information: a. The start date of the works;	

	b. Photographs of the area/s where works is to be undertaken – photographs must be in colour and no smaller than 200 x 150 millimetres in size and be in JPEG form; and c. Advise who the Environmental Representative and SQEP for the works programme is and provide contact details to the Otago Regional Council.	
13.	Site Induction for all staff/ contractors Prior to commencing any work on site, the Consent Holder must ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction. Matters to be discussed include (at minimum): a) Timeframes for key stages of the works authorised under this consent b) Resource consent conditions c) Erosion and Sediment Control Plan d) Environmental Management Plan	
14.	Prior to commencement of earthworks the Consent Holder must install erosion and sediment controls in accordance with the certified EMP/ ESCP as required by condition [x]. These controls must remain in place and be maintained for the duration of the relevant works and until relevant exposed areas of earth are permanently stabilised.	
15.	All site access points shall be stabilised to prevent sediment tracking outside of the site boundaries.	
16.	Within 10 working days following installation of the erosion and sediment control works, and prior to the commencement of earthworks activity on the subject site, a SQEP must provide written certification that the erosion and sediment control measures have been constructed and completed in accordance with the erosion and sediment control plan to the Otago Regional Council. The operational effectiveness and efficiency of all erosion and sediment control measures must be maintained throughout the duration/each stage of earthwork activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Otago Regional Council on request.	

17.	a) The Consent Holder must ensure that the operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the approved EMP and ESCP must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Otago Regional Council on request. b) Sediment removed from treatment devices must be placed on stable ground where it cannot re-enter the device or be washed into any watercourse. c) Where maintenance work is required to ensure the effectiveness of these erosion and sediment control measures, the record should include the date, time and details on the nature of any maintenance. d) The Environmental Representative (or equivalent) must ensure regular inspections of these measures, and particularly within 12 hours after any rainfall event. Where it is identified that erosion and sediment control measures have become ineffective and maintenance is required, the Otago Regional Council must be contacted within 24 hours and the erosion and sediment control measures must be reinstated to be effective, to the satisfaction of the Otago Regional Council.	
18.	Unless otherwise authorised by the Consent Authority, earthworks on the site must be staged in accordance with the application documents so that no more than two stages are disturbed at any one time, and must be sequenced to minimise the discharge of sediments to surface water in accordance with the most recent approved EMP/ESCP.	
19.	The Consent Holder must engage a suitably qualified and experienced practitioner (SQEP) to monitor the site monthly to: a) Ensure that the site is complying with its EMP and ESCP; and b) Identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management. The outcome of these inspections must be included in the Monthly Environmental Report referred to in Condition XX.	
20.	During the exercise of this consent, the Consent Holder must complete and submit reporting to the Otago Regional Council in the form of a Monthly Environmental Report. The Monthly	

	Environmental Report must be submitted within 5 working days of the end of each month. The Monthly Environmental Report must include reporting and statements actively addressing but not limited to the following that occurred during the reporting month: a) Updates to the EMP or ESCP; b) Weekly Site Inspections – number of inspections completed, and summary of corrective actions undertaken; c) Reporting on monitoring undertaken (including Pre- and Post-Rainfall Events and water quality sampling and results as required by the EMP and ESCP. d) Measure of unstabilised land through aerial imagery.	
21.	All earthworks must be managed to ensure that they do not lead to any uncontrolled instability, flooding or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.	
22.	For the duration of the earthworks subject of this consent: a) All machinery must be clean, free of contaminants and in good repair, prior to entering the site; b) No construction materials may be left in a position where they could be carried away by storms, floods, waves or other natural events; c) The Consent Holder must take all practicable measures to prevent spills of hazardous substances being discharged into water or onto land in a manner that may enter water. Such measures may include, but not be limited to; i. all practicable measures must be undertaken to prevent oil and fuel leaks from vehicles and machinery; ii. fuel storage tanks and machinery must be maintained at all times to prevent leakage of oil and other contaminants; iii. no refuelling of machinery or equipment must occur within a surface waterbody or the coastal marine area; iv. there must be no storage of fuel within 20 metres of a surface water body;	

	v. a spill kit, that is capable of absorbing the quantity of oil and petroleum products that may leak or be spilt must be kept on-site at all times. d) The Consent Holder must inform the Otago Regional Council immediately and no later than 12 hours of an oil spill and must provide the following information; i. the date, time, location and estimated volume of the spill; ii. the cause of the spill; iii. clean up procedures undertaken; iv. details of the steps taken to control and remediate the effects of the spill on the receiving environment; v. as assessment of any potential effects of the spill; and vi. measures to be undertaken to prevent a recurrence. e) All machinery, fencing, signs, chemicals, rubbish, debris and other materials must be removed upon completion of the earthworks within 10 working days.	
23.	The area of earthworks must be progressively stabilised against erosion at all stages of the earthwork activity and must be sequenced to minimise the discharge of contaminants to groundwater or surface water in accordance with Erosion and Sediment Control Plan. Measures to stabilise against erosion may include: a) the use of covers, geotextiles, or mulching; b) top-soiling and grassing of otherwise bare areas of earth; aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.	
24.	The Consent Holder must notify the Otago Regional Council in writing no less than 10 working days following the completion of each stage of the subdivision or abandonment of earthworks and must provide photographs of the area/s where work has been undertaken. Photographs must be in colour and be no smaller than 200 x 150 millimetres in size, be in JPEG form, and be to the satisfaction of the Otago Regional Council.	

25.	Where any incident caused by the residential earthworks has led to any adverse environmental effects occurring that have not been consented, the Consent Holder must: a) Report to Otago Regional Council details of the incident within 12 hours of becoming aware of the incident. b) Identify any corrective actions taken by the Consent Holder so far. c) Provide a comprehensive Environmental Incident Report to the Otago Regional Council within 10 working days of the incident occurring.	
26.	In the event that any unexpected contaminated soil or material is uncovered by the works, an accidental discovery protocol shall be implemented, including but not limited to the following steps: a) Earthworks within ten metres of unexpected contaminants must cease immediately; b) All practicable steps must be taken to prevent the contaminated material becoming entrained in stormwater. Immediate steps must include, where practicable: i. diverting any stormwater runoff from surrounding areas away from the contaminated material; and ii. minimising the exposure of the contaminated material, including covering the contaminants with an impervious cover; c) Notification of the Otago Regional Council, within 24 hours of the discovery; d) Earthworks within ten metres of unexpected contaminants must not recommence until a suitably qualified and experienced contaminated land practitioner (SQEP) confirms to the Otago Regional Council that continuing works does not represent a significant risk to the environment; e) All records and documentation associated with the discovery must be kept and copies must be provided to the Otago Regional Council upon request.	
27.	Ongoing management Within 10 working days following the completion of earthworks on the subject site all areas of exposed soil will be permanently stabilised against erosion.	

Discharge Permit to discharge sediment to land in circumstances that it may enter water while undertaking construction earthworks

1.	This consent authorises the discharge of sediment and sediment-laden water to land in circumstances where it may enter water from the construction of the Parkburn development. The discharge to land must be carried out in accordance with the plans and all information submitted with the application, and in particular: a) XXXX If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.							
2.	The duration of consent shall be 15 years from the commencement of the consent.							
3.	This consent must be exercised in conjunction with Land Use Consent RMFT25.009.01.							
4.	The discharge authorised by this consent must not, after reasonable mixing, give rise to all or any of the following effects in receiving waters: a) the production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials; b) any conspicuous change in the colour or visual clarity; c) any emission of objectionable odour; d) the rendering of fresh water unsuitable for consumption by farm animals; or e) any significant adverse effects on aquatic life.							
5.	The quality of the discharge must not exceed the standards specified below when sampled at locations identified in the approved EMP/ ESCP: <table><tr><th>Parameter</th><th>Discharge Criteria</th></tr><tr><td>Total Suspended Solids (TSS)</td><td>< 50 mg/l</td></tr><tr><td>Turbidity</td><td>< 150 NTU</td></tr></table>	Parameter	Discharge Criteria	Total Suspended Solids (TSS)	< 50 mg/l	Turbidity	< 150 NTU	
Parameter	Discharge Criteria							
Total Suspended Solids (TSS)	< 50 mg/l							
Turbidity	< 150 NTU							

		pH	5.5 – 8.5		
		Hydrocarbons, tanins, paint	No visible trace		
		Waste	No visible trace		
6.	The Consent Holder shall maintain a buffer zone of at least 30 metres between the discharge to land and surface water bodies and shall ensure that there is no direct discharge from the sediment retention ponds to any surface watercourse.				
7.	All samples must be collected and analysed in accordance with the methods specified in the finalised EMP; or by similar methods certified as being equivalent in writing by the Consent Authority.				
8.	Records of all discharge monitoring in accordance with this consent must be kept on site and compiled and submitted to Consent Authority as part of Monthly Report required by Condition 18 of Land Use consent RMFT25.009.01 and otherwise supplied any other time upon request.				

Land use consent to disturb the beds of a lake or river (Cove construction and Parkburn Works)					
1.	This consent authorises the disturbance of the bed of Lake Dunstan/Te Wairere and the Park Burn, and associated discharge of sediment to Lake Dunstan/Te Wairere, for the purpose of constructing two coves and stabilisation works within the Park Burn as part of the Parkburn development.				
2.	The activities authorised by this consent must be undertaken in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the application information and the conditions of this consent, the conditions of this consent will prevail.				
3.	This consent shall be exercised in conjunction with Discharge Permit [abc].				
4.	The duration of consent shall be 20 years from the commencement of the consent.				

5.	The Consent Holder must notify the Otago Regional Council in writing of the commencement date of works authorised by this consent at least 15 working days prior. The prestart notification must include the following information: a. The start date of the works; b. Photographs of the area/s where works is to be undertaken – photographs must be in colour and no smaller than 200 x 150 millimetres in size and be in JPEG form; and c. Advise who the Environmental Representative for the works programme is and provide contact details to the Otago Regional Council.	
6.	In-river or lake works When undertaking works within the bed of Lake Dunstan/Te Wairere the Consent Holder must: a) Undertake works outside of flowing water, as far as practicable. b) Ensure that all disturbed vegetation, soil or other material is stockpiled outside the bed of Lake Dunstan/Te Wairere and contained to prevent the movement of the material so that it does not result in flooding or erosion. c) Ensure that structures constructed in accordance with this consent are stabilised and/or armoured to prevent scouring and erosion. d) Ensure that all disturbed areas are progressively stabilised as soon as practicable following completion of the works.	
7.	The Consent Holder shall ensure that fish passage is not impeded by the works, and that fish are not left stranded in pools and channels.	
8.	All machinery associated with the earthworks activity must be operated in a way, which ensures that spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented.	

9.	The Consent Holder must notify the Otago Regional Council in writing no less than 10 working days following the completion of the works and must provide photographs of the area/s where work has been undertaken. Photographs must be in colour and be no smaller than 200 x 1 millimetres in size and be in JPEG form, and to the satisfaction of the Otago Regional Council.	
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Contaminated Land Conditions		
1.	This consent authorises the disturbance of contaminated land for remediation as part of subdivision earthworks. The activities authorised by this consent must be carried out in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.	
2.	This consent shall be exercised in conjunction with Land Use Consent [xyz] and Discharge Permit [abc].	
3.	The duration of consent shall be 15 years from the commencement of the consent.	
4.	Prior to commencement of earthworks, the Consent Holder must install erosion and sediment controls in accordance with the certified ESCP. These measures must remain in place and be maintained for the duration of the works and until all exposed areas of earth are permanently stabilised.	
5.	Remediation Action Plan (RAP) a) Prior to any disturbance, excavation, relocation, screening, placement, encapsulation or capping of contaminated or potentially contaminated material, the Consent Holder must submit a final Remediation Action Plan to the Consent Authority for certification. b) The final RAP must be prepared by a suitably qualified and experienced contaminated land practitioner and must be consistent with the Remediation Action Plan prepared by Insight Engineering, dated XX, except where amendments are required to give effect to these conditions.	

	a) The final RAP must contain sufficient detail to address the following matters: i. The remediation objectives, methodology and outcomes anticipated; ii. The protocols to be followed in managing the contaminated materials and replacement with other clean material; iii. The validation testing, monitoring or inspection proposed to demonstrate that the remediation has met the specified objectives; iv. The site validation criteria; and v. Long-term management provisions for any residual contained contamination, including processes around the recording of containment cell extents, future disturbance controls, integrity of the capping layer and clear discharge-prevention performance standards for earthworks, stockpiles and washwater management.	
6.	The activities authorised by this consent must be undertaken in accordance with the Remediation Action Plan] - prepared by Insight Engineering dated XX.2026. a) No activity on the contaminated area of the as marked on the plans contained in the RAP can commence until all measures identified in the RAP as needing to be put in place prior to commencement of any works have been established. b) The RAP may be amended at any time. Any amendments must be: i) For the purpose of improving the efficacy of the contaminated site management procedures; ii) Consistent with the conditions of this resource consent; and iii) Any amendments to the RAP need to be completed by a contaminated land SQEP.	
7.	Contaminated Site Management Plan a. Within 15 working days prior to the commencement of any works authorised by this consent, the Consent Holder must submit a finalised Contaminated Site Management	

	Plan (CSMP) prepared by a Suitably Qualified and Experienced Contaminated Land Practitioner for certification by the Consenting Authority. b. The CSMP must contain sufficient detail to address the following matters: i. A brief summary of the works to be undertaken in accordance with the approved consent; ii. Timing and duration of construction and operation of control works; iii. The site-specific layout; including working areas; site access; clean and contaminated areas; decontamination areas; catchment boundaries and contour information and vehicle routes; iv. Soil management procedures during the works, including siting and management of soil stockpiles, and erosion, sediment and dust control procedures; v. Soil, air quality, groundwater and/or surface water monitoring requirements; vi. Contingency measures to address any unexpected or accidental discoveries of contamination or discharges identified at the site; vii. Measures to monitor any discharges or sediment runoff during the activity including specific erosion and sediment control works (locations, dimensions, capacity etc); viii. Handling and disposal procedures for any contaminated material encountered during the activity; ix. Details regarding the management of exposed areas x. Relevant contact information of those onsite and managing the construction or earthwork activities onsite; and xi. Allocation of responsibilities, including who is responsible for implementing and monitoring the controls detailed within the CSMP for the entirety of the works covered by the CSMP.	
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	c. The activities authorised by this consent must be undertaken in accordance with the approved (CSMP) for the duration of the activity. d. No activity on the subject site can commence until all measures identified in the approved CSMP as needing to be put in place prior to commencement of any works have been established. e. The Contamination Site Management Plan (CSMP) may be amended at any time. f. Any amendments must be for the purpose of improving the efficacy of the contaminated site management procedures, and must: i. Not result in reduced discharge quality; ii. Be completed by a contaminated land SQEP; iii. Be consistent with the conditions of this resource consent; and iv. Be submitted in writing to the Consent Authority for certification, prior to any amendments being implemented.	
8.	Compliance with CLMG No 5 Any site investigation must be undertaken in accordance with the [Ministry for the Environment publications Contaminated Land Management Guidelines, No.5 (revised 2021)].	
9.	Sampling All sampling and testing of contamination on the site must be overseen by a suitably qualified and experienced person. All sampling must be undertaken in accordance with. Ministry for the Environment's Contaminated Land Management Guidelines. Results of sampling must be provided to the Consent Authority upon request.	
10.	Avoid cross-contamination as a result of earthwork practices All earthworks must be managed to avoid the potential for accidental cross-contamination of materials to occur. In particular movement of contaminated soil on or across impermeable land	

	and/or deposition of contaminated soil on exposed and uncontaminated land must either be avoided or measures implemented to ensure that no cross contamination occurs. In the event that cross contamination of previously uncontaminated parts of the site occurs, the contamination must be remedied in accordance with the Site Validation Report required by Condition [X].	
11.	Certification that fill removed to appropriate disposal site Soil or waste materials removed from the contaminated area must be deposited at a disposal site that is authorised to receive the material.	
12.	Contingency for unexpected material In the event that any unexpected contaminated soil or material is uncovered by the works, an accidental discovery protocol shall be implemented, including but not limited to the following steps: a) Earthworks within ten metres of unexpected contaminants must cease immediately; b) All practicable steps must be taken to prevent the contaminated material becoming entrained in stormwater. Immediate steps must include, where practicable: i. diverting any stormwater runoff from surrounding areas away from the contaminated material; and ii. minimising the exposure of the contaminated material, including covering the contaminants with an impervious cover; c) Notification of the Consent Authority, within 24 hours of the discovery; d) Earthworks within ten metres of unexpected contaminants must not recommence until a suitably qualified and experienced contaminated land practitioner (SQEP) confirms to the Consent Authority that continuing works does not represent a significant risk to the environment; e) All records and documentation associated with the discovery must be kept and copies must be provided to the Consent Authority upon request.	

13.	Site Validation Report (SVR) Within three (3) months of the completion of the works the Consent Holder must provide the Consent Authority with a Site Validation Report (SVR) prepared by a suitably qualified and experienced practitioner and in accordance with Contaminated Land Management Guideline No 1. The SVR must contain sufficient detail to address the following matters: a) Summary of the works undertaken; b) A statement confirming whether the disturbance works have been completed in accordance with the Remedial Action Plan; c) The location and dimensions of the excavations carried out, including a relevant site plan; d) Records of any unexpected contamination encountered during the works, if applicable; e) Location and dimensions of any contaminated soil remaining on-site; f) A summary of sampling and analysis undertaken for validation sampling, and for unexpected contamination (if applicable), tabulated analytical results including laboratory transcripts, and interpretation of the results in the context of the relevant soil guideline values; g) Copies of disposal dockets for material removed from site, if any; and h) Details regarding any complaints received by the Consent Holder and/or breaches of the procedures set out in the RAP. i) Any ongoing management requirements.	
14.	Prior to disturbance of land within the asphalt plant area, fuel storage areas, contractors' yards, treated timber storage areas, concrete block manufacturing area, former orchard area, the cleanfill area, or any other HAIL area not fully characterised in the application material, the Consent Holder must undertake further investigation, sampling and assessment by a suitably qualified and experienced contaminated land practitioner. The results must be provided to the Consent Authority and must identify whether material is suitable for on-site containment, requires treatment, or must be disposed of off-site at an authorised facility.	

15.	The Consent Holder must ensure that the containment, handling, stockpiling, placement and capping of contaminated or potentially contaminated material does not result in the discharge of contaminants to groundwater, surface water or Lake Dunstan.	
16.	Ongoing Site Management Plan a) Where an SVR identifies contaminated material remaining on the site, the Consent Holder must prepare an Ongoing Site Management Plan (OSMP) for that land. b) The OSMP must be prepared by a suitably qualified and experienced contaminated land practitioner and submitted to the Consent Authority for certification with the relevant SVR.	

WATER PERMIT – DIVERT FLOWS FOR CREATION OF THE COVES AND TO DIVERT WATER FOR STORMWATER CONTROL		
1.	This consent authorises: a) the diversion of water from Lake Dunstan/Te Wairere to infill two newly constructed coves, and b) the diversion of water by defences against water comprising bunds for flood management and stormwater control. The activities authorised by this consent must be carried out in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.	
2.	The duration of consent shall be 35 years from the commencement of the consent.	
3.	This consent shall be exercised in conjunction with Land Use Consent [xyz].	
4.	The diversion of water from Lake Dunstan/Te Wairere must only occur once the coves have been fully excavated and constructed.	

	When diverting water from Lake Dunstan/Te Wairere into the coves, sediment discharges associated with the works must not cause: a) a conspicuous change to the colour or clarity of the receiving waters beyond 20 metres from the construction site of the cove/s; b) Conspicuous oil or grease films, scums, foams, or floatable or suspended material 20 metres from the construction site of the cove/s.	
5.	The diversion of stormwater by defences against water must not cause flooding, erosion, land instability, sedimentation or property damage of any other person's property.	