Appendix C

Conditions of Consent

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District Consent Conditions

The following consents are granted on [date] to develop 949 residential allotments, a commercial allotment, reserves, and associated infrastructure; as well as earthworks, landscaping and a new intersection with State Highway 59:

- Land use consent (Section 9(3) of the RMA);
- Subdivision consent (Section 11 of the RMA); and
- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (Section 9(1) and Section 11 of the RMA).

Land use conditions

Consent lapse date

D4. [deleted]

D5. [deleted]

D5A. This consent will lapse 15 years after the date that consent is granted.

Condition review

D5B. Porirua City Council may review any or all conditions of this consent by giving notice of its intention to do so pursuant to Section 128 of the Resource Management Act 1991, within one month of each anniversary of the commencement of this consent, for any of the following reasons:

a) To review the adequacy of any plan and/or monitoring requirements, and if necessary, amend these requirements outlined in this consent
b) To deal with any adverse effects on the environment that may arise from the exercise of this consent; and which are appropriate to deal with at a later stage
c) To require the implementation of Best Practicable Options, in respect to new methodologies for the undertaking of the works to avoid, remedy or mitigate any significant adverse effect on the environment arising from the works
d) To enable consistency with any relevant Regional Plans or any National Environmental Standards or Regulations

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

Advice note: the consent holder shall meet all reasonable costs associated with any review instigated under this condition.

Prior to commencement of construction

D6. All plans and management plans must be prepared by a SQEP.

D7. Plans or management plans may be submitted by the Consent Holder in stages to address particular activities or to reflect the staged implementation of the project. Plans or management plans submitted by the Consent Holder for certification by the Council and/or Tiaki Wai must clearly show the integration of activities and their management with adjacent stages and interrelated activities.

D8. Plans or management plans required under the following conditions must be submitted by the Consent Holder to Council in electronic copy form for certification by the Council that the management plan(s) meet the objectives specified and contain adequate detail to achieve the relevant conditions of the consent to which each plan or management plan relates:

a. Earthworks and Construction Management Plan (ECMP) - refer Condition D15A;

b. Stage-Specific Earthworks and Construction Management Plan (SSECMP) – refer Condition D16;

c. Stage-Specific Construction Traffic Management Plan (CTMP) – refer Condition D21;

d. Construction Noise and Vibration Management Plan (CNVMP) – refer Condition D22;

e. Landscape and Ecology Plan (LEP) – refer Condition D25;

f. Landscape and Ecology Management Plan (LEMP) – refer Condition D26;

g. Sampling and Analysis Quality Plan (SAQP) – refer Condition D36A;

h. Contaminated Site Management Plan (CSMP) – refer Condition D36C;

i. Remediation Action Plan (RAP) – refer Condition D36D; and

j. Cut and Fill Slope Plan (CFSP) - refer Condition D29.

Advice note: The Consent Holder is encouraged to discuss the certification of any plans or management plans with its allocated monitoring officer as early as possible. Any plans or management plans submitted under this condition must be sent to the Consent Holder's allocated PCC monitoring officer and to the compliance.monitoring@poriruacity.govt.nz inbox. The Consent Holder should seek confirmation from the monitoring officer that the plan or management plan has been received.

D9. Works to which a plan or management plan relate must not commence until the Consent Holder has received written certification from Council for that plan or management plan.

D10. If, upon receipt of a plan or management plan(s) submitted by the Consent Holder for certification by the Council, the Council requests changes to the plan or management plan(s),

then the Consent Holder must resubmit an amended plan or management plan for certification by the Council, including written reasons where any requested amendments have not been included.

D11. The Consent Holder must implement a certified plan or management plan(s), and all works must be carried out in accordance with the certified plan or management plan(s).

D12. The Consent Holder may amend a certified plan or management plan(s) to provide updated information or reflect changes in design, construction methods or the management of effects. Any amendments must be consistent with the objective of the relevant plan or management plan and the requirements of the relevant conditions of this consent and must be submitted by the Consent Holder to Council for certification.

Any plan or management plan required under these conditions of consent may be amended or updated without the need for re-certification where:

a. The Consent Holder considers that the amendment(s) have no, or a de minimis adverse effect on the environment, or the amendment is an administrative change, such as a change in contact details; and

b. The Consent Holder provides the revised Management Plan(s) to the Manager, and the Manager advises in writing within five working days that the amendment need not be certified on the basis that the amendment(s) meet the requirements of clause (a) above.

D13. The Consent Holder must ensure that copies of all certified plan or management plans are available on Site and can be provided to warranted Council officers on request.

D14. [Condition 14 deleted]

D15. At least 15 working days prior to being submitted to Council for certification, the Consent Holder must make all reasonable attempts to engage with Te Rūnanga o Toa Rangatira to provide input in terms of Mātauranga Māori into:

a. Earthworks and Construction Management Plan (ECMP);

b. Stage-Specific Earthworks and Construction Management Plan (SSECMP);

c. Stage-Specific Erosion and Sediment Control Plan (SSESCP);

d. Landscape and Ecology Plans (LEP); and

e. Landscape and Ecology Management Plan (LEMP).

Reasonable attempts to make contact must include two attempts via phone and two attempts via email to te Taiao Team at Te Rūnanga o Toa Rangatira. The consent condition is deemed to be complied with if no input is provided.

Any plans or management plans subsequently submitted by the Consent Holder to Council must include a copy of any input provided from Te Rūnanga o Toa Rangatira, including written reasons by the Consent Holder where any requested amendments from Te Rūnanga o Toa Rangatira have not been included.

Earthworks and Construction Management Plan

D15A. At least 20 working days prior to the commencement of earthworks, the Consent Holder must submit an Earthworks Construction Management Plan (ECMP) for the works authorised by the consent to the Manager of Resource Consents and Monitoring for certification by the Council.

The objective of the ECMP is to set out the overall management principles, practices, monitoring, maintenance, and reporting that will be implemented to manage the actual and potential adverse effects of construction and earthworks activities on the site and how the construction related conditions of consent will be complied with. The ECMP must be prepared in general accordance with the draft ECMP referred to in Condition G1 (Attachment A) and in accordance with the ESC Guide for the Wellington Region, and must include, but is not limited to, the following:

a) Description of the overarching erosion, sediment, and dust control principles, practices, and performance criteria that will be implemented;

b) Description of the staging of earthworks, including:

i. Area and extent of each stage;

ii. Location of each stage;

iii. Sequencing of stages;

iv. General outline of the construction programme for each stage.

c) Identification of sensitive receiving environments at, adjacent to, or downstream from the earthworks, including streams and natural inland wetlands, and how earthworks will be effectively separated from these environments;

d) Description the methods of progressive stabilisation that will be implemented throughout all stages of earthworks, and that are suitable for the soil types, times of year, and climatic conditions in which they must be implemented;

e) Description of how any recommendations made in the Geotechnical Investigation Report referred to in Condition G1 (Attachment A) that relate to surface water management and erosion and sediment control will be implemented;

f) Description of how the staging of earthworks will be coordinated with the staging of stormwater discharges and implementation of ecological mitigation, offsetting, or compensation required by other conditions of consent;

g) Description of how any sediment treatment device monitoring required by the conditions (including device monitoring and continuous baseline water quality monitoring) will be undertaken;

h) Information on how the continuous water quality monitoring required by Condition R38A will be undertaken, including:

i. Confirmation of the methods for undertaking continuous water quality monitoring;

ii. Establishment of baseline sediment discharge levels;

iii. Appropriate trigger levels for a change in water quality to determine when a monitoring response is required, to achieve the purpose of the monitoring set out in Condition R38A;

iv. Regular reporting of monitoring results.

i) Description of how audits, inspections, and maintenance of erosion, sediment, and dust control measures will be undertaken.

j) Heavy rainfall event and incident response procedures.

Stage-Specific Earthworks and Construction Management Plan

D16. At least 20 working days prior to the commencement of each stage of earthworks, the Consent Holder must submit a Stage-Specific Earthworks and Construction Management Plan (SSECMP) to the Manager of Resource Consents and Monitoring for certification by the Council. The SSECMP must be prepared by a SQEP with expertise in earthworks management.

D17. The objective of the SSECMP is to ensure the certified ECMP is implemented for a particular stage, addressing any effects or management requirements specific to that stage.

D18. The SSECMP must include site specific details relating to avoiding, remedying or mitigating adverse effects on the environment and neighbouring properties from demolition, earthworks, and construction; and management of all works associated with works authorised by the consent (where they are not already managed by other management plans) as follows:

a. Contact details of the appointed contractor or project manager (phone number, email, posted address);

b. General outline of the construction programme for each stage;

c. Applicable conditions relating to the management of construction matters;

d. Programme of works and hours of operation;

e. Relevant details for the management of dust on Site (as per the guidance of Appendix 4 of the Ministry for the Environment's Good Practice Guide for Assessment and Managing Dust, 2016); and

f. Details of the approach to be undertaken for the unloading and stockpiling of materials on Site (including any necessary reference to the SSCTMP).

Stage-Specific Erosion and Sediment Control Plan

D19. Prior to submitting any SSESCP to GWRC for certification under Condition R14, a draft must be provided the Manager, Resource Consents and Monitoring, for input by the Council, a SSESCP subsequently submitted by the Consent Holder to GWRC must include a copy of any input provided by PCC.

D20. The GWRC certified SSESCP must be provided to Council at least 2 working days (48 hours) prior to works certified under that SSESCP commencing.

[Condition 19 deleted]

[Condition 20 deleted]

Construction Traffic Management Plan

D21. At least 20 working days prior to works commencing, the Consent Holder must submit Stage-Specific Construction Traffic Management Plans (SSCTMP) for certification by Council. The SSCTMP must be prepared by a SQEP with expertise in traffic management. The objective of the SSCTMP is to ensure that the effects of construction traffic are managed so that the surrounding transport networks operate safely and efficiently for all road users during demolition, earthworks, and construction activities on the site.

The Consent Holder must consult NZTA during the preparation of an SSCTMP relating to any works within the state highway road corridor. The Consent Holder must include a copy of any input provided from NZTA to Council.

D21A. The SSCTMP must include specific details relating to avoiding, remedying or mitigating adverse effects on the environment from demolition, earthworks, construction and management of all works associated with this development, and set out procedures to be followed which ensure compliance with the conditions of consent, as follows:

a. Contact details of the appointed contractor or project manager (phone number, email, postal address);

b. General outline of the construction programme for each stage;

c. Details of Site access / egress for the relevant stage of construction and any limitations on truck movements. All egress points must be positioned to achieve appropriate sight distances;

d. Plans showing the location of any site offices, workers facilities, and worker car parking required during the relevant stage of construction;

e. An overview of measures that will be adopted to prevent unauthorised public access during the construction period;

f. Construction dates, hours of operation and any restrictions on Site access at certain times;

g. Temporary protection measures to be installed to minimise any damage to public roads, footpaths, berms, kerbs, reserves or other public assets as a result of demolition, earthworks, and construction activities;

h. Provision for maintaining safe active mode movements on the Ara Harakeke in the vicinity of the new roundabout when this is under construction; and

i. Identification of haulage routes for both large trucks and any over-sized vehicles.

Noise and Vibration

D22. At least 20 working days prior to works commencing, the Consent Holder must submit a Construction Noise and Vibration Management Plan (CNVMP) to Manager, Resource Consents and Monitoring for certification by the Council. The CNVMP must be prepared by a SQEP with expertise in acoustics. The objectives of the CNVMP are to:

a. Identify Best Practicable Options for managing all construction noise and vibration to avoid, remedy or mitigate adverse effects;

b. Define the procedures to be followed, and the alternative strategies to be adopted, if construction activities cannot practically achieve full compliance with the relevant construction noise standards in *NZS 6803:1999 Acoustics – Construction noise* (refer Table 2 recommended upper limits for noise received in residential zones and dwellings in rural areas) for a long-term duration project and the vibration standards in *DIN 4150-3:1999 Structural Vibration – Part 3: Effects of Vibration on Structures*;

c. Set out procedures for avoiding, monitoring and assessing potential vibration-related damage to property not owned by the consent holder arising from construction activities.

d. Inform the duration, frequency, and timing of the works to manage disruption; and

e. Require frequent and effective engagement with affected receivers and timely management of complaints.

D23. The CNVMP must include specific details as follows:

a. Contact details of the appointed contractor or project manager (phone number, email, postal address);

b. A general outline of the construction programme for each stage;

c. The applicable Site noise and vibration criteria set out in Condition D22;

d. Identification of surrounding noise and / or vibration sensitive receivers (if any);

e. Specific identification of vibration sensitive receivers where there is a risk of exceeding the vibration criteria set out in the District Plan vibration standards in respect of which, subject to reasonable access being provided by the building owner/occupier building condition survey reports must be prepared by the Consent Holder, prior to and after the completion of earthworks activities;

f. Details about the works, including:

    i. When the higher noise and vibration levels can be expected;

    ii. The likely sources or causes of noise and vibration and a description of the anticipated equipment and processes;

    iii. Methods for monitoring and reporting on noise and vibration; and

    iv. Working hours;

g. The procedure for monitoring construction noise and vibration at the most exposed surrounding buildings and structures;

h. The process for repairing any damage caused by construction activities;

i. Requirements and specifications for acoustically effective barriers at and/or within Site boundaries and/or additional localised screening around individual noisy machinery;

j. Details of practicable noise and vibration mitigation measures to be applied during the various stages of the construction period;

k. Procedures for ensuring that all contractors and operators on Site are aware of the requirements to minimise noise and vibration effects as far as practicable on neighbouring sites;

l. The process to record and investigate all reasonable construction noise and/or vibration complaints that includes the following steps being taken as soon as practicable:

    i. Acknowledge receipt of the concern or complaint within 48 hours and record:

        1. Time and date the complaint was received and who received it;

        2. Time and date of the activity subject to the complaint (estimated where not known);

3. The name, address and contact details of the complainant (unless they elect not to provide them);

4. The complainants' description of the activity and its resulting effects; and

5. Any relief sought by the complainant (e.g. scheduling of the activity).

ii. Identify the relevant activity and the nature of the works at the time of the complaint;

iii. If a complaint relates to building damage, inform the on-duty Site manager as soon as practicable;

iv. Review the activity noise and/or vibration levels and the mitigation and management measures in place;

v. Record the findings and recommendations in a complaints register that is provided to the Project Manager after every complaint and made available to Council upon request; and

vi. Report the outcomes of the investigation to the complainant within 10 Working Days of the complaint being received, identifying where the relief sought by the complainant has been adopted or the reason(s) otherwise.

Suitably Qualified and Experienced Engineer

D24. The Consent Holder must engage a Chartered Professional Engineer as included on the Engineering New Zealand's CPEng register with a Geotechnical Engineering Practice Field to supervise all excavations, retaining and foundation construction. The supervising engineer's contact details must be provided in writing to the Resource Consent Monitoring and Enforcement Team (via email: compliancemonitoring@pcc.govt.nz) at least 10 Working Days prior to commencement of any excavations, retaining or foundation construction on Site.

Landscaping and Ecology

D25. At least 20 working days prior to the commencement of any landscape and ecological planting activities, the Consent Holder must submit a Landscape and Ecology Plan (LEP) to the Manager, Resource Consents and Monitoring for certification by the Council. The LEP must be jointly prepared by a SQEP in landscape architecture and a SQEP in ecology. The LEP must be in general accordance with the LEP noted in Attachment 2. The objective of the LEP is to show the planting that will occur in each part of the site.

D25A. Notwithstanding Condition D25, the LEP shall be varied as required to ensure that all areas of SNA027 and SNA029, and of the area of indigenous vegetation identified as Shrubland (1) on page 5 of the Joint Witness Statement of Experts in the field of Terrestrial Ecology dated 18 August 2026 filed with the Environmental Protection Authority, required to be cleared of vegetation in the exercise of this consent shall be offset by planting currently grassed areas in

a manner meeting the specifications in Appendix 5 of the Ecological Assessment prepared by BlueGreen Ecology dated 20 November 2025 for offset areas in the following areal proportions per square metre of vegetation cleared:

a. SNA027: 4 times;
b. SNA029 and Shrubland (1): 2 times

D26. At least 20 working days prior to the commencement of any landscape and ecological planting activities, the Consent Holder must submit a Landscape and Ecology Management Plan (LEMP) for that stage to the Manager, Resource Consents and Monitoring for certification by the Council. The LEMP must be jointly prepared by a SQEP with experience in landscape architecture and a SQEP with experience in ecology. The objective of the LEMP is to set out the methodologies for planting, monitoring and reporting to be followed to deliver the LEP. The LEMP must be in general accordance with Appendix 5 of the Ecological Assessment prepared by BlueGreen Ecology, and include:

a. Planting methodology including:

i. Methods for site preparation and planting (e.g. soil preparation, timing, plant sourcing, mulching, plant protection, fencing etc);

ii. Planting Plan; and

iii. Any specific requirements for wetland and swale planting and maintenance (e.g. performance management, sediment and debris management etc).

b. Monitoring, maintenance and reporting including:

i. Inspection and reporting frequency and methodology;

ii. Maintenance requirements (e.g. weed and pest control, irrigation, mulch maintenance, pruning, replacement planting etc);

iii. Monitoring and Maintenance Programme for SNA buffer areas and ecological corridor (this must be in general accordance with Appendix 5 of the Ecological Assessment prepared by BlueGreen Ecology); and

iv. Rectification procedures and handover.

Detailed Engineering and Services Plan Approval

D27. The Consent Holder must comply with the design, construction and as-built requirements, unless otherwise modified by condition(s) of this consent, or agreed in writing by the Manager Resource Consents and Monitoring and the Tiaki Wai Land Development Team, of the:

a. PCC Code of Land Development and Subdivision Engineering 2010;

b. Land Development and Subdivision Infrastructure – NZS4404:2010;

c. Wellington Water Limited Regional Standard for Water Services December 2021 V3.0, now administered by Tiaki Wai;

d. Wellington Water Limited Regional Specification for Water Services December 2021 V3.0, now administered by Tiaki Wai; and

e. Water Sensitive Design for Stormwater: Treatment Device Design Guideline December 2019 Version 1.1.

Advice note:

i. The PCC Code of Land Development and Subdivision Engineering 2010 specifies the land development engineering standards for mitigating adverse effects on the environment from earthworks, traffic (roading and vehicle access), wastewater and stormwater drainage, water supply and utility structures.

D27A. The Consent Holder must submit a stormwater design report that includes the stormwater management strategy adopted for the detailed design, including drawings, specification, and calculations for the stormwater management devices to Tiaki Wai for certification and to the Manager Resource Consents and Monitoring for information at least 20 working days prior to the commencement of construction of any stormwater infrastructure within a particular stage(s). The purpose of the detailed design is to demonstrate that the detailed design of stormwater management devices is consistent with the application, including information supplied subsequently on 10 and 24 November 2026 that is referenced in Attachment 2 of the General Conditions, and the anticipated level of effects thereof.

The stormwater design report must be prepared by a SQEP (chartered professional engineer with expertise in stormwater management) and must include but not limited to:

a) Detailed engineering plans, supporting calculations for the design of treatment devices and network systems, identification of catchment boundaries, the maximum impervious surface area that the devices have been designed for;

b) Information on how the results of ongoing hydrological monitoring recommended in the *Mount Welcome – Hydrology Assessment* prepared by Pattle Delamore Partners Ltd dated 14 November 2025 has informed the stormwater detailed design;

c) Design details and supporting calculations of the sediment forebay structures at stormwater detention ponds A, B & C and design details of the access tracks to all 5 stormwater detention structures and to all raingardens;

d) An assessment of the overland flow path below each of the proposed stormwater outfalls and must include an assessment confirming the stability of the hill slope below the outfall and/or mitigation measures to ensure the stormwater discharge is appropriately managed so as not to cause scour or erosion in the receiving environment;

e) The detailed stormwater modelling of the stormwater systems in the Taupō Stream

and the Kakaho Stream must demonstrate that the post-development peak flow discharges beyond the boundary are no greater than the pre-developed flow rates for the 10-year and 100-year ARI events. The modelled events must include allowance for climate change, coincident tidal and rainfall peaks and no model 'warm up' period. The rainfall and climate change allowance must be in accordance with Wellington Water Limited's Reference Guide for Design Storm Hydrology: Standardised Parameters for Hydrological Modelling (2019).

f) The detailed stormwater modelling required in (e) above must demonstrate that there is no increase in flood level risk in the downstream catchments for the 10-year and 100-year ARI events in all developed areas in the downstream catchment. Some minor increase in modelled flood water level within the Taupō Swamp, upstream of developed areas may be accepted providing there are no adverse environmental effects resulting from an increase.

g) The detailed stormwater modelling must form the basis for the design capacity of the stormwater detention ponds, with appropriate allowance for freeboard in the ponds and emergency spillway structures;

h) The stormwater management strategy described in the stormwater design report must outline how the detailed design has been developed to avoid, mitigate and/or minimise potential adverse effects from stormwater runoff on the environment, including during each individual construction phase and the build out phase;

i) Engineering Specifications; and

j) The Safety in Design documentation generated in response to the legal requirements under the Health and Safety at Work Act (2015) section 39;

D27B. The Consent Holder must submit a wastewater design report that includes the wastewater management strategy adopted for the detailed design, including drawings, specification, and calculations for the wastewater management solution to Tiaki Wai for certification and to the Manager Resource Consents and Monitoring for information at least 20 working days prior to the commencement of construction of any wastewater infrastructure within a particular stage(s). The purpose of the detailed design is to demonstrate that the detailed design of wastewater management solution is consistent with the application, including information supplied subsequently on 10 and 24 November 2026 that is referenced in Attachment 2 of the General Conditions, and the anticipated level of effects thereof.

The wastewater design report must be prepared by a SQEP (chartered professional engineer with expertise in wastewater management) and must include but not limited to:

a) Detailed engineering plans, supporting calculations for the design of reticulation, pump stations and emergency storage systems and identification of catchment boundaries for pump stations and the lots serviced by low-pressure systems;

b) Detailed assessment of the pump station catchments, number of lots serviced and how the minimum number of pump stations has been optimised. This assessment must also demonstrate how the number of lots serviced by low-pressure systems has been minimised;

c) Detailed wastewater modelling of the discharge from the development for each stage(s) under consideration and the associated downstream wastewater system to demonstrate that the post-development wastewater discharge to the network will not result in any increase in wet weather overflows in the downstream catchment for rainfall events up to and including the 5-year ARI event. The design report must clearly identify the proposed mitigation solutions (which might include wet weather storage at Pump Station 1, wastewater main upgrades within the SH59 corridor, or a combination of both) as confirmed by the modelling and approved by Tiaki Wai, required to avoid wet weather overflows in the design event.

d) The modelled events must include allowance for climate change, coincident tidal and rainfall peaks and no model 'warm up' period. The rainfall and climate change allowance must be in accordance with Wellington Water Limited's Reference Guide for Design Storm Hydrology: Standardised Parameters for Hydrological Modelling (2019).

e) Design details, detailed drawings and supporting calculations of pump stations and wet weather storage systems if they form part of the stage of construction seeking certification;

f) The wastewater management strategy described in the wastewater design report shall outline how the detailed design has been developed to avoid and/or mitigate potential adverse effects from the wastewater discharge to the wastewater network, on the environment;

g) Engineering Specifications;

h) The status of the development, in terms of lots that have engineering approval allowing construction, comparison of this status with any storage constructed at the PS-1 site and any wider network upgrades that have been completed and a projected 5-year development programme for the development to enable Tiaki Wai to judge development progress with wider network upgrades; and

i) The Safety in Design documentation generated in response to the legal requirements under the Health and Safety at Work Act (2015) section 39.

D27C. The Consent Holder must submit a water supply design report that includes the water supply management strategy adopted for the detailed design, including drawings, specification, and calculations for the water supply solution to Tiaki Wai for certification and to the Manager Resource Consents and Monitoring for information at least 20 working days prior to the commencement of construction of any water supply infrastructure within a particular stage(s). The purpose of the detailed design is to demonstrate that the detailed design of water supply solution is consistent with the application, including information supplied subsequently on 10 and 24 November 2026 that is referenced in Attachment 2 of the General Conditions, and the anticipated level of effects thereof.

The water supply design report must be prepared by a SQEP (chartered professional engineer with expertise in water supply design) and must include but not limited to:

a) Detailed engineering plans, supporting calculations for the design of reticulation, the boost pump station ((in that stage of development), the connection to the bulk supply main, the connection to the existing network at Gray Street, Pukerua Bay and identification of zone boundaries for the water supply network;

b) Detailed assessment of the operating pressures at lots that do not meet the standards set out in the documents referred to in Condition D27(a) to (d), and how the severity of the breach from the requirements set out in those standards is proposed to be mitigated (if mitigation is determined to be required). This assessment must also demonstrate how the number of lots that do not meet the requirements of the standards set out in the documents referred to in Condition D27(a) to (d) have been minimised;

c) Detailed water network modelling of the internal water reticulation network and associated wider water reticulation network elements for each stage to demonstrate that acceptable water supply is available, acceptable pressure at the point of supply to the development sites within the stage under consideration will be achieved and that the post-development water demand on the network will not result in any unacceptable changes in water pressures in the network.

d) Design details, detailed drawings and supporting calculations of the boost pump station if it forms part of the stage of construction seeking certification;

e) Engineering Specifications;

f) The status of the development, in terms of lots that have engineering approval allowing construction, comparison of this status with any wider network upgrades that have been completed and a projected 5-year development programme for the development to enable Tiaki Wai to judge development progress with wider network upgrades; and

g) The Safety in Design documentation generated in response to the legal requirements under the Health and Safety at Work Act (2015) section 39.

D28. Where any conditions of consent require the approval of plans that may be inconsistent with the standards specified in the documents referred to in Condition D277(a) to (d), the approved plans prevail.

D28A. At least 20 working days prior to commencement of earthworks within a particular stage, a stage-specific commissioning plan must be provided with the detailed engineering plans. The purpose of the commissioning plan is to provide a clear transition between sediment and erosion control, stormwater device establishment and eventual handover to Tiaki Wai. The commissioning plan must cover:

a. construction sequencing and establishment, erosion and sediment control, testing, maintenance and handover;

b. measures to protect the detention and treatment devices during the build-out phase of the residential lots;

c. consideration of the establishment phase of devices, which may include temporary stormwater management measures as the site progresses through individual construction phases and the build-out phase.

The commissioning plan must cover the period from commissioning of the device to when 80% of the houses in the catchment that the device is located have been constructed.

D28B. At least 20 working days prior to commencement of any earthworks within a particular stage, the Consent Holder must provide detailed plans that show how all existing overland flow paths have been designed so that outlets match pre-development discharge to maintain flow continuity and existing hydrology, informed by input from the project ecologist and hydrologist.

D29. At least 20 working days prior to commencement of any earthworks within a particular stage, the Consent Holder must submit to the Manager Resource Consents and Monitoring a Cut and Fill Slope Plan (CFSP) including any temporary slopes for that stage for certification by the Council. The CFSP must be prepared by a Chartered Professional Engineer as included on the Engineering New Zealand CPEng register, including a review by a Chartered Professional Engineer with a Geotechnical Engineering Practice field. The purpose of the CFSP is to identify any proposed cut and fill slopes on the site that require a Geotechnical Assessment as part of the Engineering Approval of earthworks undertaken on the site. The slopes identified in the final CFSP must include, but not be limited to:

a. Fill embankments on existing in-situ materials, and cut slopes greater than 3m in height;

b. Fill embankments and cut slopes with gradients of 1V:2H or steeper;

c. Fill embankments on weak or soft or liquefiable ground;

d. Retaining structures and slope stabilisation measures;

e. Where water services pipelines are located within or adjacent to slopes, the pipeline design and slope stability assessment shall be appropriately coordinated. The slope stability assessment shall consider the seismic demand applicable to the pipeline where this is higher than the seismic demand adopted for the general slope design, and assess the potential for slope movement under this demand to affect the pipeline.

D30. At least 20 working days prior to commencement of any earthworks within a particular stage, the Consent Holder must submit to the Manager Resource Consents and Monitoring a geotechnical design of permanent fill embankments and cut slopes labelled on the certified CFSP for that stage for certification by the Council. The design must be prepared by a Chartered Professional Engineer as included on the Engineering New Zealand CPEng register with a Geotechnical Engineering Practice field. The geotechnical design must include:

a. Drawings, including details of surface and subsurface drainage;

b. Calculations; and

c. Slope stability analysis that identifies mitigation measures for both the local and global stability of the proposed fill embankments and cut slopes under static and seismic load conditions, as may be required by NZS4404 and the PCC Code of Land Development and Subdivision Engineering 2010.

D31. At least 20 working days prior to commencement of any works for the construction of a Stormwater Detention Pond Bund, the Consent Holder must submit to the Manager Resource Consents and Monitoring detailed design of the Stormwater Detention Pond Bund for that stage for certification by the Council that it meets the requirements of this condition. The Stormwater Detention Pond Bund must be specifically investigated, designed, and inspected during construction by, or under the direction of, the SQEP in geotechnical engineering engaged in accordance with Condition D24. The detailed design must include:

a. Evidence of a site investigation sufficient to inform the design, as determined by the SQEP;

b. A supporting geotechnical report and drawings, including details of drainage and subsurface drainage, surface water interception, drainage pathways and discharge locations and outlets and calculations;

c. Slope stability analyses identifying mitigation measures for both the local and global stability of the Stormwater Detention Pond Bunds under static and seismic load conditions;

d. Evidence that the Stormwater Detention Pond Bunds have been designed to limit seismic-induced displacements to tolerable levels using appropriate mitigation measures;

e. [deleted];

f. [deleted];

g. [deleted]

h. Settlement analysis;

i. Specifications;

j. Construction methodology and plans;

k. Evidence that the design of the Stormwater Detention Pond Bund has appropriately considered and responded to the identified liquefaction hazard on site including detailed liquefaction and lateral spread analysis;

l. Evidence that the design of the Stormwater Detention Pond Bund has appropriately considered design water levels;

m. Evidence that the construction of the Stormwater Detention Pond Bund will not adversely affect State Highway 59 or other services and utilities within State Highway 59 under all design seismic cases (Operating Basis Earthquake and Safety Evaluation Earthquake events); and

n. A dam burst analysis assessment shall be carried out in accordance with NZSOLD Dam Safety Guidelines (2024)

Advice Note:

1. *The recommendations of NZSOLD Dam Safety Guidelines (2024) should be considered in the detailed design of the Stormwater Detention Pond Bund. A SQEP Dam Professional should be involved in the design.*
2. *Refer to the NZTA Bridge Manual for the seismic displacement requirements of State Highway networks and local roads.*

D32. Prior to the commencement of the construction of any new public assets to be vested in Council, the Consent Holder must provide evidence of the certification of the approved design issued by Tiaki Wai (as required by Conditions 27, 27A, 27B and 27C) and obtain Engineering Plan Approval from Council for those assets.

D33. Prior to the commencement of construction works for each stage, the Consent Holder must provide details of road layout, signage and markings, streetlighting, and other utility locations at detailed design level with engineering drawings for review and certification by the Council's Development Engineer that it is in general accordance with the roading plans prepared by Envelope Engineering Limited and approved under Condition G1 (Attachment 2). Specific items to be included in the engineering drawings include:

a. Details of the 'interim' and 'final' Site intersection connection to SH59; and

b. Provision for future bus stops and shelters along the Site's internal Collector Roads.

D33A. At least 20 working days prior to construction works for a stage, the Consent Holder must provide details of temporary turning head(s) suitable for manoeuvring by buses and rubbish trucks as advised by a Chartered Professional Engineer as included on the Engineering New Zealand's CPEng register with Transport Practice Field for certification by the Manager Resource Consents and Monitoring. Temporary turning head(s) must be sufficient to allow for the formal construction of the turning head and any associated underground services and footpaths should this become necessary.

D33B. The Consent Holder must submit to Council's Development Engineer a road safety audit prepared in accordance with the New Zealand Transport Agency's publication 'Road Safety Audit Procedures for Projects Guidelines' for the development during the following stages of construction:

a. Concept Stage Safe System Audit: During the concept design, a concept stage safe system audit shall be carried out in accordance with Waka Kotahi's Safe System Audit Guidelines 2022. This needs to include all forms of transport connections, including the new intersection to SH59.

b. Detailed design stage when engineering drawings are submitted for certification. The detailed design of the road and intersections must take into account the findings of the road safety audit report; and

c. Post construction stage, when a post-construction road safety audit report must be submitted for certification by the Council prior to the issue of the section 224(c) certificate.

The Road Safety Audit reports prepared under this condition must be undertaken by a CPEng with a Transportation Engineering Practice Field and audit recommendations incorporated into the works, unless otherwise agreed by the Council's Development Engineer.

D33C. At least 20 working days prior to commencement of works associated with road construction within a particular stage, the consent holder must submit a Street Lighting Plan for certification by the Manager Resource Consents and Monitoring. The Street Lighting Plan must include but not be limited to:

a. Street lighting poles and luminaires must be designed to NZTA M26 and M30 requirements and in accordance with NZS 1158.3.1:2020.
   i. Street lighting along all JOALs;
   ii. The lighting of intersections;
   iii. Details to demonstrate that the lighting layout has taken into account the location of street trees, so that street trees do not restrict light spill;
b. No civil works associated with road construction at each stage of the development shall commence until the associated Street Lighting Plan has been certified by the Manager Resource Consents and Monitoring.
c. The street lighting must be implemented at each stage of development, in accordance with the certified Street Lighting Plan/s.

Tīmatanga ceremony

D34. The Consent Holder must invite, with a minimum of 15 working days' notice prior to commencing earthworks associated with the first subdivision stage, Te Rūnanga o Toa Rangatira to undertake a tīmatanga (karakia) ceremony in a location agreed between Te Rūnanga o Toa Rangatira and the Consent Holder. In the case that a representative of Te Rūnanga o Toa Rangatira does not attend, or no response to the invitation is received after 15 working days, the Consent Holder will be deemed to have complied with this condition, provided the invitation requirement is met.

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

expected that the Consent Holder will meet the cost of the tīmatanga ceremony as agreed with Te Rūnanga o Toa Rangatira.

Cultural induction

D35. At least 15 working days' prior to the commencement of earthworks associated with the first subdivision stage, and on further occasions as may be agreed by the Consent Holder and Te Rūnanga o Toa Rangatira, the Consent Holder must invite Te Rūnanga o Toa Rangatira to give a cultural induction to the Site and all relevant contractors involved with earthworks and construction associated with this development.

Soil Contamination

[Condition 36 deleted]

D36A. At least 20 workings days prior to DSI commencing, the consent holder must submit a Sampling and Analysis Quality Plan (SAQP) to the Manager, Resource Consents and Monitoring for certification prior to the Detailed Site Investigation (DSI) works being undertaken on the site. The purpose of the SAQP is to provide details of the proposed sampling and analysis to be completed as part of the Detailed Site Investigation to be undertaken within identified HAIL land, which may include land located on Lot 1 DP 534864 affected by asbestos and or lead from buildings. The SAQP must be prepared by a suitably qualified and experienced practitioner (SQEP) able to certify reports pursuant to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 in accordance with the current edition of Contaminated Land Management Guidelines No. 5 — Site Investigation and Analysis of Soils (Revised 2021). Wellington: Ministry for the Environment.

D36B. At least 40 days prior to commencement of bulk earthworks within identified HAIL land, the Consent Holder must submit a Detailed Site Investigation (DSI) report on the site to the Manager, Resource Consents and Monitoring. The DSI must be undertaken in accordance with the SAQP and in accordance with the current edition of Contaminated Land Management Guidelines No. 5 —Site Investigation and Analysis of Soils, Wellington: Ministry for the Environment. The DSI report must be prepared and reported in accordance with the current edition of Contaminated Land Management Guidelines No. 1 — Reporting on Contaminated Sites in New Zealand (Revised 2021). Wellington: Ministry for the Environment. The DSI must be prepared by a suitably qualified and experienced practitioner (SQEP) able to certify reports pursuant to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

D36C. The consent holder must submit a final Contaminated Soils Management Plan (CSMP) to the Manager Resource Consents and Monitoring for certification following completion of the DSI and at least 20 working days prior to the commencement of earthworks for any stage of the development.

The CSMP must be prepared by a SQEP based on the Draft CSMP provided with the application and in accordance with the current edition of *Contaminated Land Management Guidelines No.*

1 – Reporting on Contaminated Sites in New Zealand (Revised 2021). Wellington: Ministry for the Environment. The CSMP must include, but not be limited to, the following information:

a. An accidental discovery protocol for identifying and managing the accidental discovery of contamination within the entire development site during the construction period;

b. Details of appropriate measures to avoid, remedy and mitigate adverse effects of contaminated land on the environment during planned soil disturbance works within identified HAIL land, including proposed discharge locations and quality limits for any contaminants found to be present;

c. Details of appropriate measures to avoid, remedy and mitigate adverse effects of contaminated land on the environment from asbestos and lead in soils following the removal of buildings located on Lot 1 DP 534864;

d. Sediment control measures during earthworks in line with the Earthworks and Construction Management Plan;

e. Contaminated soil disposal locations; and

f. The roles and responsibilities and contact details for the parties involved in implementing the Plan, including the identification of a SQEP to advise on contamination aspects.

g. The management and mitigation measures prescribed in the CSMP must be implemented for the duration of the soil disturbance works.

h. In accordance with the accidental discovery protocol, during the construction period, the consent holder and any contractors must actively monitor for signs of contamination, including but not limited to, the following:

    i. Soil exhibiting unusual odours;

    ii. Discoloured or stained water seeps and soils; and

    iii. Fibrous materials (such as asbestos).

i. In the event of an accidental discovery, all excavation activities within a 10m radius of the area must stop. The site manager (as detailed in the ECMP required under Condition D15A) must be immediately notified. Sampling must be undertaken to determine the nature and extent of any contamination, and a decision made by a SQEP, in consultation with the Manager Resource Consents and Monitoring, about whether any excavation, onsite remediation, and/or additional consents are required. Works may recommence following agreement by the Manager Resource Consents and Monitoring and following confirmation by the SQEP that it safe to do so. Recommencement of works must be notified the Manager Resource Consents and Monitoring within 24 hours.

j. In the event that any contaminated materials need to be disposed of off-site, they must be disposed of at an appropriate facility which can accept potentially contaminated materials. Advice in writing of the disposal, including its quantity, evidence of acceptance, and copies of the tip tickets must be included in the Soil Validation Report.

D36D. If the DSI finds risk to human health or the environment exceeding relevant guideline criteria for the proposed land use, the consent holder must submit a Remediation Action Plan (RAP) to the Manager Resource Consents and Monitoring for certification at least 20 working days prior to the commencement of remedial action undertaken on HAIL land. The RAP must be prepared by a SQEP based on the findings of the DSI, and in accordance with the certified CSMP and the current edition of Contaminated Land Management Guidelines No. 1 — Reporting on Contaminated Sites in New Zealand (Revised 2021). Wellington: Ministry for the Environment Soil disturbance works on site must be carried out in accordance with the RAP and the CSMP. The RAP must include, but not be limited to the following information:

a. The objectives of the remediation including standards to be achieved upon completion;

b. An assessment of remediation options set out in a Remedial Options Assessment (RCA);

c. The remedial methods, including as required, methods for different zones or areas; and

d. The means of demonstrating the remediation objectives have been met (e.g., required records of soil removal and observations, and the sampling plan for validation testing).

Pre-commencement meeting

D36. Prior to commencement of works for each stage on Site, the Consent Holder must hold a pre-commencement meeting that:

a. Is located on the Site;

b. Is scheduled not more than 5 Working Days before the anticipated commencement of any works for that stage;

c. Includes representation from the contractors who will undertake the work;

d. Includes the Council Compliance and Monitoring officer(s);

e. Includes the project ornithologist (if relevant for the stage);

f. Includes the project herpetologist (if relevant for the stage);

g. Includes the project archaeologist; and

h. Includes the project geotechnical engineer.

D37. The purpose of this meeting is to understand timeframes for key stages of the works authorised under this consent, review and record condition of existing local assets and discuss

the erosion and sediment control measures, earthworks methodologies, Archaeological Authority conditions, Wildlife Authority conditions (including Lizard Management Plan) stormwater management, relevant plans and management plans, timeframes for the work, and to ensure all parties are aware of and familiar with the necessary conditions of this consent.

D38. An invite must be sent to all parties at least 10 working days in advance of the anticipated commencement of works. In the case that any of the invited parties listed in Condition 36, other than the representative of the Consent Holder, does not attend this meeting, the Consent Holder will be deemed to have complied with Condition 36, provided the invitation requirement is met.

During Construction

Tree removal

[Condition 40 deleted]

[Condition 41 deleted]

[Condition 42 deleted]

[Condition 43 deleted]

D44. Vegetation clearance within SNA027 and SNA029 or in any contiguous area of indigenous vegetation greater than 100m^2 must be avoided through the native bird nesting season (1 September to 28 February) where practicable. Where it is necessary to undertake vegetation clearance in this period, the vegetation must be trimmed/thinned prior to the native bird nesting season and a pre-clearance avian survey must be undertaken by a SQEP in ornithology to ensure there are no active native bird nests in any clearance area. Where native nesting birds are found, then clearance must be halted for those trees in and adjacent to the nest until such time as the chicks have fledged or the nest has failed as determined by a SQEP in ornithology. Pre-clearance survey reports must be provided to Council within 5 working days of clearance works commencing within the SNA027 or SNA029 or affecting any contiguous area of indigenous vegetation greater than 100m^2 in area on the site.

[Condition 45 deleted]

D46. The Consent Holder must provide confirmation to the Manager Resource Consents and Monitoring that the vegetation clearance works referred to in Condition D44 have been overseen by a SQEP with expertise in arboriculture within 20 working days of vegetation clearance works being completed.

[Condition 47 deleted]

[Condition 48 deleted]

Geotechnical

D49. All earthworks must be managed by the Consent Holder to ensure that they do not lead to any uncontrolled instability or collapse affecting either the Site or adversely affecting any neighbouring properties. In the event that uncontrolled collapse or instability does occur, it must be rectified and remediated as soon as reasonably practicable at the Consent Holder's expense. These rectification and remediation works must be undertaken under the direction of a SQEP and in accordance with the SSECMP (as per Condition D16). The SQEP must provide written confirmation to the Council that the rectification and remediation works have been completed within 20 working days of these works occurring. The confirmation must detail the works undertaken and why, in the opinion of the SQEP, they were appropriate.

Earthworks

D50. The Consent Holder must, at least 20 working days prior to commencement of bulk earthworks and on an ongoing basis for that activity, invite an iwi monitoring representative of Te Rūnanga o Toa Rangatira to undertake cultural Iwi and Kaitiaki Taonga Tuku iho monitoring of:

a. earthworks in areas where there is the potential to affect pre-1900 archaeological features. The details of such monitoring may be agreed as between the Consent Holder and Te Rūnanga o Toa Rangatira; and

b. earthworks within streams or wetlands associated with restoration and offsetting.

D51. The iwi monitor(s) may be present at any time throughout the duration of relevant works. The Consent Holder must ensure appropriate access is provided to the site and any areas of works being undertaken on the site for kaitiaki monitoring to take place.

D52. The Consent Holder must ensure that there is no deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the Site. In the event that such deposition does occur, it must immediately be removed. In no instance may roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses and / or receiving waters.

D53. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by any SSECMP and SSESCP must be maintained by the Consent Holder throughout the duration of the earthworks activity, or until the Site is permanently stabilised against erosion. A record of any maintenance work must be kept by the Consent Holder and be supplied to Council on request.

D54. The Consent Holder must provide notice to the Council at least two (2) Working Days prior to the removal of any erosion and sediment control works specifically required by the SSECMP (Condition D20).

D55. Upon completion of earthworks on the Site, the Consent Holder must ensure that all areas of bare earth are permanently stabilised against erosion in accordance with GWRC's Erosion and

Sediment Control Guide for Land Disturbing Activities in the Wellington Region (February 2021).

D56. All earthworks must be managed by the Consent Holder to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged beyond the Site to either land or the stormwater drainage network. In the event that a discharge occurs, works must cease immediately, and the discharge mitigated and / or rectified. These mitigation and rectification works must be undertaken under the direction of a SQEP with expertise in earthworks management. The SQEP must provide written confirmation to the Council that the nature and extent of the mitigation and rectification works undertaken was appropriate within 20 working days of the mitigation and remediation works being completed.

D57. Any damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks and construction activity (including rock-breaking) must be repaired and restored by the Consent Holder to the original condition of the asset as established during pre-construction meeting (Condition D36). The costs of rectifying such damage and restoring the assets to their original condition must be met by the Consent Holder.

D58. All machinery associated with the earthworks activity must be operated by the Consent Holder in a way which ensures that spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented from entering a water body.

D59. During earthworks (including where rock-breaking is undertaken), all necessary action must be taken by the Consent Holder to minimise dust generation. Sufficient water must be available and used where needed to dampen exposed soil, and / or other dust suppressing measures must be available to minimise dust formation and discharge beyond the Site boundaries.

D60. The Consent Holder must undertake noise and vibration monitoring during the first use of high noise and high vibration causing construction activities (e.g. excavators operating within 35m of a dwelling or compactors operating within 20m of a building) in each stage of construction, and in response to any reasonable complaint being received. Monitoring must be undertaken by a SQEP with expertise in acoustics and results must be made available to PCC upon written request.

D61. The hours for earthworks and operation of heavy earthworks equipment must be restricted to those certified within the SSECMP (Condition D16).

D62. The time restrictions within the certified SSECMP do not apply to low noise creating activities as defined in the CNVMP, which may occur outside of these hours providing the works comply with the CNVMP.

D63. The Consent Holder must maintain a complaints register that is to be made available to Council on request. The complaints register must be maintained until construction works are completed on the Site, and Council certification has been provided confirming that all construction-related consent conditions have been met. The complaints register must record any complaints and require the following steps to be taken as soon as practicable:

a. Acknowledge receipt of the concern or complaint within 48 hours and record;
    i. Time and date the complaint was received and who received it;
    ii. Time and date of the activity subject to the complaint (estimated where not known);
    iii. The name, address and contact details of the complainant (unless they elect not to provide this);
    iv. The complainants' description of the activity and its resulting effects; and
    v. Any relief sought by the complainant (e.g. scheduling of the activity).
b. Identify the relevant activity and the nature of the works at the time of the complaint;
c. Review the management measures in place;
d. Record the findings and recommendations; and
e. Report the outcomes of the review to the complainant within 10 working days of the complaint being received.

Advice note:

i. A complaints register maintained in accordance with this condition may be used to demonstrate compliance with the complaints-related requirements of the SSECMP and CNVMP conditions.

Certified Lighting Plan

[Condition 64 moved to pre-commencement]

Post Construction

Geotechnical

D65. Within six months of completion of the construction of the cut and fill batters, a Geotechnical Completion Report (GCR) must be submitted by the Consent Holder to the Manager, Resource Consents and Monitoring. The GCR must be prepared by a Chartered Professional Engineer as included on the Engineering New Zealand's CPEng register with a Geotechnical Engineering Practice Field. This GCR must confirm:

a. Full delineation of the Specific Engineered Design zones;
b. That the cut and fill batters have been constructed in accordance with the certified design;
c. That any site-specific geotechnical recommendations have been implemented; and
d. That the cut and fill batters are stable and suitable for their intended use.

Soil Contamination

D66. The consent holder must submit a Site Validation Report (SVR) to the Manager Resource Consents and Monitoring for certification within 20 working days following the completion of earthworks for any stage within HAIL land if required by the RAP. The SVR must be prepared by a SQEP in accordance with the current edition of Contaminated Land Management Guidelines No. 1 — Reporting on Contaminated Sites in New Zealand (Revised 2021). Wellington: Ministry for the Environment. The SVR must include, but not be limited to the following information:

i. A summary of the works undertaken, including the locations and dimensions of excavations and the volume of soil excavated;

ii. Conditions of the final Site contamination profile, including details and results of any validation testing undertaken (with a map of sampling locations and tabulated sampling results) and interpretation of the results in the context of the NES-CS; Details and results of any other contamination testing undertaken during the works (including any sampling undertaken on materials re-used on Site or imported to Site);

iii. Records/evidence of the appropriate disposal for any material removed from the Site;

iv. Records of any unexpected contamination encountered during the works and response actions, if applicable;

v. A Long Term Management and Monitoring plan (LTMMP) documenting any on-going monitoring and/or management measures required to minimise risks to human health or the environment as a result of the final Site contamination profile, if required by the RAP;

vi. Reports of any complaints, health and safety incidents related to contamination, and/or contingency events (i.e. the unexpected discovery of contaminants) during the earthworks; and

vii. A statement certifying that all works have been carried out in accordance with the requirements of the DSI, CSMP and consent, otherwise providing details of relevant breaches, if applicable.

Decommissioning erosion and sediment control measures

[Condition 67 moved to s224 section]

[Condition 68 moved to s224 section]

Subdivision Conditions

Consent lapse dates

D68A. This consent will lapse 5 years after the date that consent is granted, unless:

a. A survey plan giving effect to Subdivision Stage 1 is submitted by the Consent Holder to PCC for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within 3 years of the approval date in accordance with Section 224 of the RMA; or

b. An application under section 125 of the RMA is made by the Consent Holder to PCC before the consent lapses to extend the period after which the consent lapses and PCC grants an extension.

D68B. If Subdivision Stage 1 is given effect to before the end of the lapse period specified in Condition 68A, then from the date that is 15 years after the consent commences, the balance of this consent (being all subsequent stages) can no longer be implemented unless:

a. A survey plan for the relevant subsequent stage(s) is submitted by the Consent Holder to PCC for approval under section 223 of the RMA before the date which is 15 years after the consent commences, and that plan is deposited within 3 years of the approval date in accordance with section 224 of the RMA; or

b. PCC certifies an Implementation Plan prepared by the Consent Holder specifying an alternate date, upon being satisfied that the alternate date will not result in unreasonable delay in implementing the balance of the resource consent. The Implementation Plan must set out:

i. The details of the work that has been carried out to date;
ii. The reasons for any delays;
iii. Milestones to complete work necessary to implement the balance of the resource consent;
iv. An alternate date (being later then the date referred to in a. above) by which that work must be carried out.

Advice Note: For the avoidance of doubt, if Stage 1 is not given effect to (or an extension granted) within 5 years, this consent lapses in its entirety.

Subdivision Staging

D69. Individual certifications pursuant to sections 223 and 224(c) of the RMA may be issued by the Council, as generally shown on the consented scheme plans referenced in Condition G1 (Attachments 1 and 2). The staging may occur in any order provided that:

a. The services for water supply, wastewater and stormwater are progressively provided for each stage by the Consent Holder;

b. Each individual allotment is consistent with the proposal as approved;

c. All earthworks for the relevant stage have been completed by the Consent Holder;

d. Each residential allotment shown on any survey plan, must be adequately serviced as required by, and in terms of, these conditions;

e. Adequate provision has been made to enable the servicing of the balance allotments;

f. Provision is made for sufficient legal and physical access for each allotment created by the subdivision; and

g. All conditions pertaining to the specific allotments shown in the particular stage on the survey plan must be satisfied prior to the execution of a certificate pursuant to section 224(c) of the RMA in respect of that stage.

Detailed Engineering and Services Plan Approval

D70. The following Engineering conditions relevant to the land use consent also apply to this subdivision consent:

- Condition D27 – Engineering Standards – General
- Condition D27A - Engineering Approval – Public Stormwater Design
- Condition D27B – Engineering Approval - Wastewater Design
- Condition D27C – Engineering Approval – Water Supply Design
- Condition D28A - Engineering Approval – Commissioning Plan
- Condition D28B - Engineering Approval – Overland Flow Path Report
- Condition D29 - Engineering Approval – Geotechnical Cut and Fill Slope Plan
- Condition D30 - Engineering Approval – Geotechnical Design Report
- Condition D31 - Engineering Approval – Stormwater Detention Pond Bund Design Report
- Condition D33 - Engineering Approval – Roading Detailed Design Approval
- Condition D33A - Engineering Approval – Temporary Turning Head Design
- Condition D34 – Engineering Approval - Road Safety Audit
- Condition D36A – Engineering Approval - Sampling and Analysis Quality Plan
- Condition D33C - Engineering Approval – Street Lighting Plan
- Condition D36C - Engineering Approval - Contaminated Soils Management Plan
- Condition D36D - Engineering Approval – Remediation Action Plan
- Condition D83 – Engineering Approval – Water Supply Reservoir

Prior to section 223 Approval

D71. Prior to approval under section 223 of the RMA, the Land Transfer Plan must show the following:

a. The easements on the approved Subdivision Scheme Plan prepared by Envelope Engineering Limited (Attachment B) must be created or reserved by the Consent Holder for the purpose specified and endorsed in a memorandum on the Land Transfer Plan(s).

b. Any utility services serving an allotment within the subdivision, where contained within another allotment of this subdivision, must have appropriate easements duly granted or reserved. The easements, as necessary and subject to other conditions of this consent, are to ensure that the lots can be serviced for water supply, drainage, domestic electricity supply, and telecommunications (including broadband).

c. An easement instrument must be created by the Consent Holder for the shared private stormwater and wastewater drains which must include specific provisions, in plain English, about the respective obligations of the parties to the easement in relation to the shared private drainage services, including maintenance and replacement.

d. Easements for the new public stormwater and wastewater assets must be shown in gross with Tiaki Wai as grantee.

e. The following areas as shown on the Scheme Plan, must be protected by way of Conservation Covenants under s.77 of the Reserves Act 1977:

   i. Stream and wetland remediation, offsetting and compensation areas;

   ii. Terrestrial biodiversity offsetting areas;

   iii. Buffer areas around Significant Natural Areas;

   iv. Ecological corridor; and

   v. Lizard relocation area.

f. Reserve easements in gross over the proposed temporary turning head(s). The easements (turning heads) may be cancelled when a future stage extending the road is lodged for s223 approval.

D72. Prior to certification under s223 of the RMA for each stage, the Specific Engineering Design (SED) zones identified in the Geotechnical Completion Report required under Condition D65 must be identified on the Land Transfer Plan.

[Condition 73 moved to Engineering Plan Approval conditions]

Prior to certification under section 224

NZS4404 Schedules

D74. Prior to approval under section 224 of the RMA for the relevant stage, certification under the relevant NZS4404 Schedules must be supplied by the Consent Holder to the Manager Resource Consents and Monitoring for certification that the certificates are complete and have been prepared by a SQEP. Certificates must include:

a. NZS4404:2010 Schedule 1A (Design Certificate – Land Development/Subdivision) signed by a Chartered Professional Engineer with a Civil Engineering Practice Field;

b. NZS4404:2010 Schedule 1B (Contractors Certificate upon completion of Land development/Subdivision) signed by the Contractor;

c. NZS4404:2010 Schedule 1C (Certification upon completion of Land development/Subdivision of Person Responsible for Inspection and Review of Construction) signed by a Chartered Professional Engineer with a Civil Engineering Practice Field; and

d. NZS4404:2010 Schedule 2A (Statement of Professional Opinion as to Suitability of Land for Building Construction), signed by a Chartered Professional Engineer with Geotechnical Engineering Practice Field.

Connections to Public Networks

D75. Prior to certification under section 224(c) of the RMA for staged titles, the Consent Holder must provide residential lots, Lot 1400 (water supply lot) and Lot 1000 (the commercial lot) with individual and separate connections to relevant public or private infrastructure in accordance with Conditions D27, D27A, D27B and D27C including:

a. Wastewater;

b. Stormwater;

c. Road legal frontage;

d. Water;

e. Electricity; and

f. Telecommunications.

D75A. Prior to certification under section 224(c) of the RMA for staged titles, the Consent Holder must provide to the Manager Resource Consents and Monitoring a copy of the Stormwater Operation and Maintenance Plan approved by GWRC under Condition R43 and a written confirmation that the consent holder will operate and maintain the stormwater treatment devices until such time that 80% of the houses, within the stormwater catchment that the devices are located, are constructed, after which time the stormwater discharge consent will transfer to Tiaki Wai. The consent holder (the developer) must also provide written confirmation from Tiaki Wai that, beyond the 80% threshold, the consent for the stormwater discharge will transfer to Tiaki Wai, it will take over the operation and maintenance of the devices and it will operate the devices in accordance with the certified Stormwater Operation and Maintenance Plan.

D75B. Prior to certification under section 224(c) of the RMA for staged titles, the Consent Holder must provide recreational reserve lots (Lots [park lots]) with individual and separate connections to relevant public or private infrastructure in accordance with Conditions D27, D27A, D27B and D27C including:

a. Wastewater;

b. Stormwater;

c. Road legal frontage;

d. Water;

e. Electricity; and

f. Telecommunications.

As-builts Documentation and Certification

D76. Prior to certification under section 224(c) of the RMA, the Consent Holder must submit As Built Plans of the completed stage of the development to the Manager Resource Consents and Monitoring for certification by the Council of the completion of the subdivision requirements, as follows:

a. As Built Plans must show water supply, wastewater, and stormwater drainage for the development.

b. All As Built Plans must meet the requirements of PCC's Code of Land Development and Subdivision Engineering 2010.

D77. As-Built Plans must be submitted by the Consent Holder in both hard copy (PDF) and electronically. Electronic copies are to be submitted in CAD format (.DWG file) drawn in the NZGD 2000 New Zealand Transverse Mercator coordinate system.

D78. Once an As-Built Plan has been submitted and within one month of completion of the drainage works and/or application pursuant to section 224, the Consent Holder must arrange for a final inspection with the Tiaki Wai Inspector.

State Highway 59 Interim Intersection

D79. Prior to certification under section 224(c) of the RMA for the first stage, the interim State Highway 59 intersection must be completed by the Consent Holder in accordance with the approved engineering design plans (Attachment 2). Evidence of completion to be provided to the Manager Resource Consents and Monitoring and must include:

a. Certification by a Chartered Professional Engineer as included on the Engineering New Zealand's CPEng register with Transport Practice Field that the intersection has been constructed in accordance with the approved plans.

b. Confirmation from NZTA that the intersection has been accepted.

State Highway 59 Final Intersection

D80. Prior to certification under section 224(c) of the RMA for any allotment that would result in more than 110 residential allotments within the site, the final State Highway 59 intersection must be completed by the Consent Holder in accordance with the approved engineering

design plans (Attachment 2). Evidence of completion must be provided to the Manager Resource Consents and Monitoring which must include:

a. Certification by a Chartered Professional Engineer as included on the Engineering New Zealand's CPEng register with Transport Practice Field that the intersection has been constructed in accordance with the approved plans.

b. Confirmation from the NZTA that the intersection has been accepted.

Advice note:

i. The final intersection design will depend on the SH59 roading corridor form and function including speed restrictions at time of engineering approval.

ii. Final intersection lighting will need to be approved by NZTA.

~~*Existing Wastewater Network Upgrades*~~

D81. [Deleted]

D82. [Not allocated]

Connection to New Muri Road Reservoir

D83. Prior to certification under section 224(c) of the RMA for over 200 allotments exclusive of Lot 1000 (the commercial lot) within the site, the necessary upgrades to bulk water supply to meet the engineering design standards listed in Condition D27 must be completed by the Consent Holder in accordance with the approved engineering design plans. Evidence of completion must be provided to the Manager Resource Consents and Monitoring. The evidence of completion must include:

a. Certification from a Chartered Professional Engineer that the upgrades have been constructed in accordance with the approved plans;

b. Confirmation from Tiaki Wai that the assets are operational and accepted into the public network; and

c. The consent holder may replace an agreed number of residential lots with the commercial lot (Lot 1000) if approved by Tiaki Wai.

Streetlighting

D84. Prior to approval under section 224 of the RMA for each stage of the development, the street lighting network must be installed by the Consent Holder and be functioning along the public roads and pedestrian ways in compliance with NZS 1158.3.1:2020 and the street lighting plans. The Consent Holder must provide the below documentation to the Manager Resource Consents and Monitoring:

a. A street lighting plan, showing locations and types of street lighting poles;

b. Certificate of Compliance and Record of Inspection certificates issued by PCC;

c. The number of fittings, and wattage; and

d. Warranty documentation.

Te Rūnanga o Toa Rangatira Involvement in Woolshed, Reserve and Street Naming

D85. The Consent Holder must engage with Te Rūnanga o Toa Rangatira to develop names for all reserves and streets within the development. This engagement must begin at least 40 working days prior to the submission of proposed names to PCC. Written evidence of engagement with Te Rūnanga o Toa Rangatira for the proposed names must be provided by the Consent Holder to the Manager Resource Consents and Monitoring before submission to the relevant authorities for final approval.

D85A. Before commencing any works that would alter or demolish the woolshed, the Consent Holder must arrange for a professional photographic record of the shearers' tags to be prepared in collaboration with Te Rūnanga o Toa Rangatira. A copy of the completed record must be provided to TRoTR and the Manager Resource Consents and Monitoring before those works commence.

Street Berms

D86. Prior to approval under section 224 of the RMA for each stage of the development, all berms and lots are to be top-soiled by the Consent Holder to a minimum depth of 100mm unless otherwise agreed with Council. All road metal and other foreign material must be removed from the berms prior to the final topsoil layer being laid. The topsoil must be free draining and free of stones, rocks, or other foreign material and of a sufficient quality to ensure good grass growth.

Planting Establishment and Maintenance

D87. Prior to approval under section 224 of the RMA, all planting must be established by the Consent Holder in accordance with the LEP (Condition D25) and detailed engineering plan approval (Conditions D27, D27A, D27B, D27C and D33 and subject to maintenance for the following time periods:

a. All planting, except for (b) below, must be maintained by the Consent Holder for a period of two years, and must include replacement of trees as necessary regardless of the reason for their failure or loss;

b. Stormwater Detention Pond and offsetting planting must be maintained by the Consent Holder up to a period of three years or until 80% canopy cover has been achieved, whichever the greater, and must include replacement of vegetation as necessary regardless of the reason for their failure or loss; and

c. The handover by the Consent Holder to PCC or Tiaki Wai (with regard to drainage reserves) of all plantings on Road Reserve and Reserve Land shall be subject to the approval of the Manager Parks & City Services or the appropriate officer at Tiaki Wai as applicable.

[Moved] ~~*Monitoring of Retention Wetland and Offsetting Planting*~~

[Condition 88 moved to 'Vegetation maintenance and bonds']

[Condition 89 moved to 'Vegetation maintenance and bonds']

[Condition 90 moved to 'Vegetation maintenance and bonds']

[Moved] ~~*Maintenance of Local Purpose Recreation Reserve Area Lots*~~

[Condition 91 moved to 'Vegetation maintenance and bonds']

Planting as-builts

D92. Prior to approval under Section 224 of the RMA, "as built" drawings of the planting referred to in Condition D87 must be submitted to the Manager Parks & City Services by the Consent Holder. As built drawings must include GPS co-ordinates (NZTM) of all street trees to be handed over to Council.

Earthworks Completion Report

D93. Prior to approval under section 224 of the RMA for each stage of the development, an Earthworks Completion Report (ECR) covering any civil works as shown on Development Staging Plans prepared by Envelope Engineering Limited, including roads or reserve areas to vest, must be supplied by the Consent Holder to the Manager Resource Consents and Monitoring. The ECR must include a certificate stating the suitability of the earthworks for residential development in accordance with NZS 4431:2022 (Statement of Suitability of Earthworks Report; SSER). The ECR must be prepared by the Suitably Qualified and Experienced Geotechnical Professional, and must include the following:

a. An as-built plan showing the completed earthworks surfaces, details of any drainage installed, and the location of all constructed retaining walls;

b. A statement of suitability of any cut and fill, including a schedule of the compaction tests which must also show their location, together with a certificate prepared by the Suitably Qualified and Experienced Geotechnical Professional, addressing the degree of consistency with NZS 4431:2022 – Engineered fill construction for lightweight structures, and the Land Development Manual (2010);

c. Certification that any constructed retaining walls are fit for purpose and are capable of supporting any identified surcharge. Where retained cuts or fills are over 1.5m in height, this may be satisfied via provision of a Producer Statement – Construction Review (PS4) for the retaining walls; and

d. Identification of any limitations on building and foundation design, for example, identifying any areas of uncertified fill, recommended building setbacks, or matters to be considered when designing foundations for any subsequent development onsite.

D94. Where the ECR report identifies development limitations on building or foundation design that need to be raised with future property owners, the Manager Resource Consents and

Monitoring may require a consent notice as per section 221 of the RMA 1991 to be registered on the Record of Title of the lot giving notice of the limitations or specific development requirements relating thereto.

D95. The consent notice must state:

Prior to any construction, alteration or modification of a structure or retaining wall or subsoil drainage occurring within the areas identified in the area covered by the Consent Notice [reference any geotechnical areas of significance as identified in Condition D93] future landowners are required to submit a report to the Manager Resource Consents and Monitoring that confirms that the proposed works are in accordance with specific engineering design by a chartered professional engineer that takes into account the geotechnical and slope stability matters identified in the Earthworks Completion Report submitted under Condition D93 of this consent.

Decommissioning erosion and sediment control measures

D95A. Prior to approval under Section 224 of the RMA, following completion of earthworks for each stage, all silt and sediment control measures within that stage must be decommissioned by the Consent Holder upon stabilisation of the earthworks areas. The silt and sediment control measures need not be decommissioned where GWRC and/or PCC require these measures to remain in use for future construction activities, provided they are not located within residential allotments at the time of approval under section 224.

D95B. Prior to approval under Section 224 of the RMA, following completion of earthworks for each stage, or each stage of the development, all areas exposed by earthworks, trenching or subdivision construction activities within that stage must be re-grassed/hydro-seeded by the Consent Holder, except where the earthworks expose rock.

Stormwater Detention Pond Bund Completion Report

D96. Prior to any approval under section 224 of the RMA for the relevant stage, the Consent Holder must submit to the Manager Resource Consents and Monitoring a Stormwater Detention Pond Bund Completion Report for certification by the Council that the report contains the required information and has been prepared by an appropriate person. The completion report must be prepared by a Suitably Qualified and Experienced Geotechnical Professional and must include the following:

a. A statement that the bund has been constructed as per the detailed design plan certified under Condition D31.

b. As-built plans showing:

   i. The completed bund surface;

   ii. Details and location of the spillway and culvert inlets;

   iii. Details and location of any drainage installed;

   iv. Section of bund relevant to the applicable stage requirements; and

v. Maintenance access (where required by approved plans)

Geotechnical Slope Stability Report

D97. Prior to any approval under section 224 of the RMA for each stage of the development with a slope stability design certified under Condition D30, the Consent Holder must submit to the Manager Resource Consents and Monitoring, a Geotechnical Slope Stability (GSS) report prepared by a Suitably Qualified and Experienced Geotechnical Professional, addressing the stability of the constructed cut or fill batters.

D98. The GSS report required must give specific reference to section C2.6 of PCC's Code of Land Development and Subdivision Engineering 2010. The report must include a NZS4404:2010 Schedule 2A (Statement of Professional Opinion as to Suitability of Land for Building Construction) signed by a Chartered Professional Engineer experienced in geotechnical matters.

D99. Where the GSS report identifies development limitations, the Manager Resource Consents and Monitoring may require that a consent notice under section 221 of the RMA on the title must be entered into giving notice of the limitations or specific development requirements relating thereto. The consent notice must be prepared by the Council with the cost associated with the preparation and registration of any consent notices to be met by the Consent Holder.

D100. The consent notice must state:

> *Prior to any construction, alteration or modification of a structure or retaining wall occurring within any area identified as having development limitations as identified in the GSS report required under Condition D97, future landowners are required to submit a report the Manager Resource Consents, that confirms that the proposed works are in accordance with specific engineering design by a chartered professional engineer that takes into account the geotechnical and slope stability matters identified in the GSS submitted under Condition D97 of this consent.*

Residents Associations for Jointly Owned Access Lots (JOALs)

D101. Prior to any approval under section 224(c) of the RMA, the Consent Holder must provide an undertaking in writing from its solicitor that a Residents Association or Incorporated Society, or similar, must be duly registered on the Records of Title for JOALs that provide access for 10 or more lots being completed, and that this must provide for:

a. The ongoing maintenance and management of the commonly owned infrastructure including cost sharing; and

b. The retention, maintenance, and replacement of planting and landscaping within relevant JOALs.

D102. Evidence of a legally binding mechanism that requires the landowners of all lots to be members of the Residents Association, or similar legal entity, must be provided by the Consent Holder in support of the application for a certificate under section 224(c) of the RMA.

Conservation Covenant

D103. Prior to any approval under section 224 of the RMA for relevant lots which have a conservation covenant identified on the scheme plan, the Consent Holder must have entered into agreement(s) under s.77 of the Reserves Act 1977 to protect the land areas containing Conservation Covenant areas. The Consent Holder must include a copy of the signed legal documents or deeds with the application for section 224 certification.

D104. The agreements referenced in Condition D103 must include the following:

a. Landowners must protect and preserve the conservation and landscape values of the area and for that purpose must not:

i. Construct or erect any building or structure within the Conservation Covenant area (except for post and wire stock fencing);

ii. Allow any livestock within the Conservation Covenant area;

iii. Fell, remove, burn, prune, or take any endemic tree, shrub, plant, flora, or other organism of any kind;

iv. Introduce any substance that is noxious or otherwise injurious to any organism, except in the control of pest plants and animals;

v. Mark, paint, blast or remove soil, rock or stone or disturb the ground in any other way, except for the use of hand tools in carrying out revegetation or restoration planting;

vi. Store, dump, pile or place or allow to accumulate any rubbish or other waste material, except in the course of repairs or maintenance of existing structures, provided that on completion of any such repairs or maintenance all rubbish, debris and other materials are removed as promptly as possible and the vegetation protection area is left clean and tidy;

vii. Erect or display any sign, notice, hoarding, or advertising material of any kind, except for signs identifying the Conservation Covenant area;

viii. Carry out of any prospecting or exploration, mining, or quarrying of any minerals, petroleum or other substance or deposit; and

ix. Take any action or do anything to cause deterioration to the natural flow, movement, distribution, supply, or quality of any water course or resource within the Conservation Covenant area.

b. Landowners must take all reasonable steps to:

i. Maintain any existing perimeter fencing to ensure livestock are excluded within Conservation Covenant area;

ii. Control the introduction and spread of pest plants and weeds;

iii. Promptly repair any damage to native flora by replacing and reseeding using local indigenous species; and

iv. Prevent erosion as far as practicable.

c. For the avoidance of any doubt, nothing in (i) or (ii) will prevent the owner from:

i. Trimming, pruning, or felling any trees, bush or flora in the area to protect the health and safety of any person or property; and

ii. Creating and maintaining pathways and walkways through the area.

Water Rights Easement

D105. Prior to certification under section 224(c) of the RMA for Lot 1205 as identified in the scheme plan, the Consent Holder must provide a solicitor's certificate to the Manager Resource Consents and Monitoring confirming that the existing water rights easement registered against Lot 1 DP 534864 has been formally surrendered and removed from the title.

Consent Notices

Development Density

D106. The Consent Holder must ensure that the owners of all residential lots that are created out of lots 5001, 5002 and 5004 are aware of and comply with the following on an ongoing basis:

"No more than one dwelling per lot must be permitted to be constructed, and no further subdivision of the lot is permitted.

These restrictions have been placed on the lots at the time of the subdivision creation as the potable water supply, wastewater and stormwater modelling to inform infrastructural three waters engineering designs have no surplus capacity to accommodate any additional future development growth.

Should additional development or subdivision be sought in the future above what is approved by this consent, it will first need to be demonstrated that there is additional infrastructure capacity in the network or that this is able to be provided through on-site solution(s) where there is insufficient capacity."

D107. Condition D106 must be the subject of a Consent Notice under section 221 of the RMA registered against the new Records of Title for all residential lots that are created out of lots 5001, 5002 and 5004 and must be prepared by Council at the cost of the Consent Holder.

Fencing

D108. The Consent Holder must ensure that the owners of Lots 400 to 416 are aware of and comply with the following on an ongoing basis:

"The owners of 310 State Highway 59 Pukerua Bay (Legal Desc Part Haukopua East Block, Part Haukopua East Block) are not responsible for the cost of erecting or maintaining any fence along a boundary shared with Lots 400 to 416.

This condition will not apply should 310 State Highway 59 Pukerua Bay (Legal Desc Part Haukopua East Block, Part Haukopua East Block be rezoned from Future Urban Zone."

D109. Condition D108 must be the subject of a Consent Notice under section 221 of the RMA registered against the new Records of Title for Lots 400 to 416 and must be prepared by Council at the cost of the Consent Holder.

D110. The Consent Holder and future owners of residential lots directly adjoining reserves must comply with the following:

"The transferee is bound by a fencing covenant as defined in section 2 of the Fencing Act 1978 in favour of the transferor. Any fence along a boundary of any land vested in the Council as local purpose reserve must be maintained in perpetuity as constructed though subdivision. The Porirua City Council is not responsible for the cost of erecting or maintaining any fence along a boundary of any land vested in the Council as local purpose reserve."

D111. Condition D110 must be the subject of a Consent Notice under section 221 of the RMA registered against the new Records of Title of residential lots directly adjoining reserves and must be prepared by Council at the cost of the Consent Holder.

Buildings and structures

D112. The Consent Holder must ensure that the owners of Lots 415, 416, 417, 418, 480, 481, 482, 483, 479 are aware of and comply with the following on an ongoing basis:

"The owners of 415, 416, 417, 418, 480, 481, 482, 483, 479 must ensure that:

- *Buildings and structures must not exceed a reflectance value of 30% within Groups A, B or C within BS5252 standard colour palette for the exterior finish of the building or structure;*
- *Any building or structure must not exceed one storey and must not exceed a maximum height of 8m; and*
- *Landscaping measures are provided (i.e. mounding and/or planting) to soften the west facing built elevations."*

D113. Condition D112 must be the subject of a Consent Notice under section 221 of the RMA registered against the new Records of Title for of Lots 415, 416, 417, 418, 480, 481, 482, 483, 479 and must be prepared by Council at the cost of the Consent Holder.

D114. The Consent Holder must ensure that the owners of all lots must be aware of and comply with the following on an ongoing basis:

"To protect downstream waters from stormwater discharged from the site, the owners of all lots must ensure that bare galvanised, zinc alum, or unpainted metal (including copper) that may result in contamination of stormwater runoff upon corrosion of surfaces must not be used for exterior construction of any new dwelling, including but not limited to roofing, cladding, gutters and downpipes."

D115. Condition D114 must be the subject of a Consent Notice under Section 221 of the RMA registered against the new Records of Title for all lots and must be prepared by Council at the cost of the consent holder.

Impervious surfaces

D116. The owner of Lot 1000 (the commercial allotment) must be aware of and comply with the following on an ongoing basis:

> *"The total impervious area on the commercial allotment must not exceed 90% of the net site area."*

116A. Condition D116 must be the subject of a Consent Notice under Section 221 of the RMA registered against the new Records of Title for Lot 1000.

D117. The owners of residential allotments as identified in the scheme plan must be aware of and comply with the following on an ongoing basis:

> *"The total impervious area on each residential allotment must not exceed 75% of the net site area.*
>
> *All new residential units must have a 3,000 litre rainwater tank that will be plumbed back into the residential units for non-potable uses."*

D118. Condition D117 must be the subject of a Consent Notice under Section 221 of the RMA registered against the new Records of Title for all residential allotments as identified on the scheme plan and must be prepared by Council at the cost of the consent holder.

Water pressure

118A. The Consent Holder must ensure that the owners of all lots above RL155m are aware of and comply with the following on an ongoing basis:

> *"Due to ground level differences between the Lot and the water supply reservoir, water pressure at the lot can be expected to drop below the design minimum pressure of 25m set by the Regional Standards for Water Services. The Lot owner accepts the water pressure supplied at the connection to the Lot."*

Vehicle crossings

D119. The owners of all allotments must be aware of and comply with the following on an ongoing basis:

> *"Individual lot vehicle crossings must be designed in accordance with the standards included under TR-S5 of the Porirua District Plan (Revision: 31 Oct 2025). Where full compliance is not achieved, vehicle crossings must be subject to specific assessment by a SQEP in Transportation Engineering, as follows:*
>
> *a. vehicle crossings must be designed to a maximum 5.5m width to allow for access to a double garage or associated driveway, where the formation width under TR-S5.2 cannot be complied with;*

b. vehicle crossings must be located so as to maximise separation as far as practicable where separation distances under TR-S5.5 cannot be complied with;

c. consent notices must be placed on lots placing restrictions on boundary fencing arrangements and landscaping, to ensure sightline splays are not adversely impacted where TR-S5.6 cannot be complied with; and

d. where vehicle crossing sightlines under TR-S5.7 cannot be complied with and the crossing is located on the inside of a bend with a change of angle of 45 degrees or more, an assessment shall be undertaken of the associated Austroads Stopping Sight Distance (with a reaction time of 1.5 seconds) for the estimated operating speed of the road where the vehicle crossing connects. The traffic engineer shall confirm that non-compliance with the Council standard will not result in unacceptable safety effects.

e. where TR-S5.6 cannot be complied with, structures and landscaping must be designed to ensure suitable visibility splays are provided for any vehicle access on the site."

D120. Condition D119 must be the subject of a Consent Notice under Section 221 of the RMA registered against the new Records of Title for all lots and must be prepared by Council at the cost of the consent holder.

Future roading connections

D120A. The owners of Lot 5003 must be aware of and comply with the following on an ongoing basis:

"Should Lot 5003 be developed for residential development, the following must occur where relevant:

a. Where Lot 1318 is required to construct a formed road to provide vehicle access to Lot 5003, the raingarden within Lot 1318 must be relocated to an appropriate location within Lot 5003 so that it continues to provide treatment function for the impervious surfaces on the Mt Welcome site in consultation with Tiaki Wai; and

b. Where Lot 3100 is required to construct a formed road to provide vehicle access to Lot 5003, the future developers of Lot 5003 would need to provide an equivalent quantum of land as recreation reserve space within Lot 5003 in line with PCC parks standards."

D120B. Condition D120A must be the subject of a Consent Notice under Section 221 of the RMA registered against the new Record of Title for Lot 5003 and must be prepared by Council at the cost of the consent holder

No complaints

D121. The Consent Holder must ensure that the owners of Lots 400 to 416 are aware of and comply with the following on an ongoing basis:

"The owners and occupiers of Lots 400 to 416 acknowledge that the adjoining property 310 State Highway 59 Pukerua Bay (Legal Desc Part Haukopua East Block, Part Haukopua East Block) is used for lawful rural activities, which may include (but are not limited to) farming, horticulture, forestry, and associated operations such as machinery use, spraying, animal husbandry, and noise from livestock or equipment.

Accordingly, the owners and occupiers of Lots 400 to 416 must not:

a. Object to or lodge complaints with the Council or any other authority regarding effects arising from such rural activities, provided they are carried out in accordance with relevant legislation and permitted activity standards under the District Plan.

b. Seek enforcement action or restrictions on the operation of rural activities on the adjoining property, unless those activities are proven to be non-compliant with applicable environmental or planning regulations."

D122. Condition D121 must be the subject of a Consent Notice under section 221 of the RMA registered against the new Records of Title for Lots 400 to 416 and must be prepared by Council at the cost of the Consent Holder.

[Condition 123 deleted]

Vegetation maintenance and bonds

Monitoring of Stormwater Detention Pond and Offsetting Planting

D122A. Prior to vesting of reserves or in place of a bond, the Consent Holder must ensure that a SQEP experienced in ecology undertakes monitoring of planting for each stage (as classified on the LEP) at 6-monthly intervals (biannually) for a minimum period of three years, or until 80% wetland vegetation cover has been achieved across the ground surface, whichever occurs last. Each monitoring event must assess:

a. The survival and establishment of planted species;

b. The percentage of ground cover achieved by vegetation;

c. Any remedial actions required to address poor establishment or invasive species; and

d. Progress toward achieving the ecological outcomes specified in the approved Landscape and Ecology Management Plan.

D122B. Monitoring Report must be submitted by the Consent Holder to the Manager, Resource Consents and Monitoring within 20 working days of each monitoring event. The report must be prepared by a SQEP experienced in ecology and include:

a. A summary of monitoring findings;

b. Photographic evidence of site conditions;

c. Recommendations for any remedial actions; and

d. An assessment of progress toward the 80% vegetation cover target.

D122C. Final handover inspections must be conducted with Council and Tiaki Wai (with regard to drainage reserves) before vesting assets.

Maintenance of Local Purpose Reserve

D122D. The Consent Holder must maintain assets and vegetation in reserves vested in PCC for two years after the land has been vested in Council as reserve. Prior to the completion of the two-year period, the Consent Holder must complete any final maintenance and contact the Manager Parks & City Services to organise, and undertake, a walkover for the purpose of inspection of the assets and vegetation in reserves vested in PCC. The Consent Holder must remedy any maintenance issues prior to the maintenance of the assets being handed over to the Council.

Duration and calculation of bonds

D124. The duration of any bond must be determined by the maintenance period provided for in Conditions D125-D130, such that the bond is released no later than 3 months after the end of the prescribed maintenance period to allow for final inspection. The bond amount must be 1.5 times the maintenance contract value over the maintenance period specified in Condition D126.

Release of bonds

D125. The release of any bond will occur within 20 working day of Council or Tiaki Wai (as applicable) providing confirmation of compliance with the relevant conditions and management plan(s).

D126. To allow for the release of any bond as the maintenance is carried out, the bond must be released by the Council in the following stages:

a. 25% of maintenance contract value for the prescribed maintenance period returned after 12 months; and

b. further 25% of maintenance contract value for the prescribed maintenance period returned after each following 12-month period (if greater than two years).

D127. The Consent Holder can apply for, and arrange, alternative arrangements as agreed in any Development Agreement.

Planting bond – if seeking 224c prior to completing planting

D128. In the event that application is made to the Council for certification pursuant to section 224 of the RMA before the planting identified in the approved planting plans for each stage is completed, the Consent Holder must provide to the PCC a bond in the form of a surety acceptable to the Council. The purpose of this bond is for ensuring compliance with Conditions D25 and D26 of the consent.

Reserve lots bond

D129. The Consent Holder must provide to Council a bond in the form of a surety acceptable to the Council to ensure that planting in reserve lots are maintained for two years after they are established. The purpose of this bond is for ensuring compliance with Condition D26 of the consent.

Raingarden bond

D130. The Consent Holder must pay to Council a bond in the form of a surety accepted by the Council to ensure that raingardens are maintained for the period specified by Condition D75A. The purpose of this bond is for ensuring compliance with Condition D27A of the consent.