

M	NES-CS	Remediation of contaminated land
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Resource Consent:

Grants to: CCKV Maitai Dev Co Limited Partnership

Lapse Date: 2 years after commencement date

Expiry date: No expiry

Location: 7 Ralphine Way, Maitai Valley, Nelson

Subject to the following conditions:

General conditions

- 1 The activity shall be carried out in accordance with the application for resource consent, including any further information provided, and in accordance with the following conditions of consent. Where there is any apparent conflict between the application and consent conditions, the consent conditions shall prevail.
- 2 The development shall proceed in accordance with Envirolink's 2025 Remediation Action Plan, v4.
- 3 Prior to undertaking the works authorised by this resource consent(s), the Consent Holder shall appoint a representative(s) who shall be the Council's principal contact person(s) in regard to matters relating to these resource consents.
- 4 The consent holder shall advise the Council's Monitoring Officer in writing, at least 5 working days prior to works commencing on site, so that monitoring of the conditions of this consent can be undertaken. Please email regulatory@ncc.govt.nz and advise the consent number ____.
- 5 The Consent Holder shall arrange for a site meeting between the Consent Holder's principal contractor and the Council's assigned monitoring officer, which shall be held on site prior to any works commencing. No works shall commence until the Council's assigned monitoring officer has completed the site meeting.
- 6 The consent holder shall ensure that copies of these resource consent conditions and Remediation Action Plan (RAP) are provided to the contractors carrying out the works and any persons undertaking any ground disturbance works at the site.

An Accidental Discovery Protocol for Contamination shall be prepared by the SQEP and submitted to the Monitoring Officer, for information at least 5 days prior to earthworks commencing on site, unless an alternative timeframe is agreed by the Monitoring Officer.

Iwi Engagement and Reporting

- 7 Prior to the commencement of any works authorised by this consent, all contractors and subcontractors engaged in the implementation of this consent shall participate in a cultural induction delivered by Ngāti Koata or their nominated representatives.
- 8 The consent holder shall provide the Remedial Action Plan (RAP) no less than 20 working days prior to the commencement of any site works authorised under this consent. The purpose of this provision is to support iwi review, promote cultural and environmental oversight, and allow for any feedback on plan content before implementation.
- 9 In the event that soil testing is undertaken to assess contamination (including, but not limited to, HAIL-listed activities), the results of such testing shall be provided to all Te Taihū iwi Trusts, including Ngāti Koata, within 10 working days of the results being received by the consent holder.

- 10 The consent holder shall maintain a record of correspondence, including the dates the plans were provided and any feedback received. In addition, the consent holder shall establish and maintain regular communication with Te Tauihu Iwi Pou Taiao for the duration of works.
- 11 Project updates shall be provided by the contractor in writing at intervals of no more than six (6) weeks apart, starting from the date of site establishment. These updates shall include (but not be limited to) the status of works, any incidents, environmental monitoring outcomes, and responses to iwi concerns. All such correspondence shall be copied to the Nelson City Council Monitoring Officer, and a full record shall be retained by the consent holder and made available on request.

Remediation Works

- 12 Additional soil and groundwater investigation will be undertaken by a suitably qualified and experienced professional (SQEP) in advance of the remedial works, as detailed in Appendix F of RAP v4. The findings will be submitted to Councils' Monitoring Officer for review prior to remediation.
- 13 The RAP shall be implemented, and the Consent Holder shall ensure it is adhered to by all contractors and workers on the site for the duration of the soil disturbance.

The RAP may be amended by the suitably qualified and experienced profession (SQEP) at any time to manage any changes to the methodology and ensure best practice.

The Consent Holder shall ensure that a copy of the RAP, is provided to the contractors carrying out the works and that a copy is held on site at all times during the soil disturbance works.

Any specific Erosion and sediment management controls addressed in the RAP shall be implemented to ensure the proposed stockpile(s) on site does not create a potential exposure pathway via the stormwater network or entering neighbouring sites.

Site Validation Report

- 14 On completion of contaminated soil remedial works a Site Validation Report (SVR) shall be prepared. The SVR shall be prepared by a SQEP in accordance with Ministry for the Environment Contaminated Land Guidelines No. 1:

Reporting on Contaminated Sites in New Zealand, Revised 2021 and, at the minimum include:

- (a) a summary of contaminated soil earthworks undertaken at the site;
- (b) evidence of appropriate disposal of surplus contaminated soils including details on the encapsulated cell ;
- (c) results of soil validation sampling undertaken with comparison to remedial targets set in Table 5 of the RAP;
- (d) results of ground and surface water sampling undertaken during and after remedial works, and
- (e) identification of areas of residual contamination (if any) that exceed the remedial targets set in Table 5 of the RAP.

The SVR shall be submitted to the Compliance Officer at Nelson City Council for review and approval following the completion of works, and prior to diversion of water into the newly aligned Kākā Stream tributary.

Ongoing Site Management Plan

- 15 An Ongoing Site Management Plan shall be prepared by a SQEP following the completion of the remedial works. This will outline the monitoring and ongoing management requirements for the realigned Kākā Stream, and any residual contamination at the site (excluding the encapsulation cell,

which is dealt with separately). The Ongoing Site Management Plan (OSMP) shall be submitted to Council for review and approval.

- a. The following monitoring will be undertaken as part of the OSMP.
 - Surface water sampling of the realigned Kākā Stream in at least four locations, upgradient, adjacent to the source area, 20 m downgradient and 50 m downgradient of the (former) source area.
 - Water samples will be analysed for dieldrin and arsenic.
 - Water monitoring should occur quarterly for at least two years post-remediation.
 - If concentrations above the ANZG thresholds for freshwater ecosystems (95%) are detected in the stream in the adjacent and the two downgradient sample locations (but not in the upgradient location), a second monitoring round shall be completed within two weeks of the initial sampling.
 - If both sets of results show exceedances of the above thresholds in the adjacent and two downgradient sample locations (but not the upgradient location) the Consent Holder shall submit and implement a Contingency Remedial Action Plan.
 - Where exceedances are only reported in two or fewer of the adjacent or downgradient sample locations then a RAP is not required, and monitoring will continue to occur quarterly.
- b. The Consent Holder shall forward the results of the monitoring to Council's Team Leader Environmental Compliance within 5 days of receiving them.

Highly Contaminated Soil Management (Dieldrin >50 mg/kg)

- 16 All soils containing dieldrin above 50 mg/kg shall be securely stored in sealed containers on an impervious surface in a bunded area at least 25m from any water body.
 - a. A Hazardous Waste Management Plan for these soils shall be submitted to the Council for certification prior to site works commencing.
 - b. The Consent Holder shall provide written confirmation of the final disposal route and regulatory compliance with the HSNO Act and EPA requirements before materials are removed from the site.
- 17 Any contaminated material removed from the site shall be disposed of at a facility authorised to receive such material or shall be placed in an encapsulated cell on the balance land or shall be temporarily stored until such time it can be received by a facility authorised to receive such material. Records shall be made available to Council on request detailing the disposal or storage location and volume of material.
- 18 All contaminated soil removed off site shall be transported by truck and securely covered while in transit.

During Work and Site Management

Kākā Stream Diversion

- 19 The Kākā Stream shall not be diverted through, or adjoining the area identified as contaminated land until the site has been remediated in accordance with the RAP and the Site Validation Report confirms that remedial monitoring has reported decreased concentrations of contaminants of concern in groundwater (as compared to pre-remediation concentrations), thus indicating that risk to the stream has been mitigated.

Review Condition

- 20 For the purposes of, and pursuant to Section 128 of the Resource Management Act 1991, the Council reserves the right to review this consent's conditions annually commencing 12 months from the date this consent is granted, for any of the following purposes:
- (a) To modify existing conditions of consent relating to the effects of the activity on the environment.
 - (b) To require the Consent Holder to adopt the best practicable option to reduce or remove any adverse effect upon the environment, arising from the generated effects of the activity.
 - (c) If the Council deems that it is necessary to do so in order to deal with any adverse effect on the environment which may arise from the exercise of this consent, and which is appropriate to deal with at a later date.
 - (d) To comply with national environmental standards made under section 43 of the Resource Management Act 1991.

Advice Note: This is not a discharge permit. In the event of any unanticipated dust, contamination erosion or sediment effects occurring beyond the identified areas of the contaminated site, all earthworks must cease until the breach has been remedied to the satisfaction of the Council's Monitoring Officer.