

Stella Passage Development: draft Regional Council reclamation and structures conditions
BOPRC COMMENTS – HIGHLIGHTED

Draft Conditions for Resource Consent No RM26-0055-LC

Port of Tauranga Limited

A resource consent:

- Under section 9(1) of the RMA and Rule PZ9 of the Bay of Plenty Regional Coastal Environment Plan to undertake a restricted discretionary activity being the development of cranes over specified height limits;
- Under sections 12(1) ~~and 12(2)~~ of the RMA and Rules PZ8 and PZ11 of the Bay of Plenty Regional Coastal Environment Plan to undertake a restricted discretionary activity being the construction, reclamation and deposition onto the foreshore or seabed ~~and the associated coastal occupation within the area of the Port of Tauranga that has been granted a section 384A occupation permit~~;
- Under section 15(1) of the RMA and Rules PZ8 and PZ11 of the Bay of Plenty Regional Coastal Environment Plan to undertake a restricted discretionary activity being to discharge contaminants to the coastal marine area associated with the construction of reclamations and structures within the area of the Port of Tauranga that has been granted a section 384A occupation ~~consent permit~~.

subject to the following conditions:

PURPOSE, LOCATION, SCOPE

A. Purpose of this Resource Consent

A.1 Te Awanui/Tauranga Harbour is a taonga and is important to:

- the iwi/hapū that have ~~a deep rooted and long standing connection to an ancestral and intimate relationship with~~ Te Awanui/Tauranga Harbour ~~and Tauranga Moana, which in turn, informs the exercise of their rangatiratanga and kaitiakitanga~~;
- the Port of Tauranga Limited who depends on Te Awanui/Tauranga Harbour for its operations; and
- the community who live, work, and play in and around the harbour.

A.2 The purpose of this consent is to manage the effects on Te Awanui/Tauranga Harbour, and those that have a relationship with Te Awanui/Tauranga Harbour, by:

- a) authorising and setting conditions to reclaim ~~foreshore and~~ seabed ~~and foreshore~~ of Te Awanui/Tauranga Harbour to provide for the use of the Sulphur Point and Mount Maunganui facilities and to ensure the configuration of the new wharves is aligned or contiguous with existing facilities.
- b) authorising and setting conditions to discharge settled dredge water to Te Awanui/Tauranga Harbour for the dewatering of dredged material that will be used in the reclamations.
- c) authorising and setting conditions to construct Sulphur Point and Mount Maunganui wharf extensions and reclamations, retaining structures and associated activities including dredging related to construction of structures and under wharf batter, and the subsequent occupation by the new structures.

B. Location

B.1 The areas to be reclaimed and for structures to be constructed are located in the Stella Passage

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of Te Awanui /Tauranga Harbour as shown as the plan attached to this consent titled “Proposed Wharf/Reclamations/Dredging Resource Consent Drawings, Drawing No. 320-64-1 Rev A.”
 (Reference RM26-0055/1)

C. Map Reference

- C.1 At or about NZTM 1879960.9E, 5826419.3N for Sulphur Point Wharf.
- C.2 At or about NZTM 1880586.10E, 5826939.17N for Mount Maunganui Wharf.

D. Area of Reclamation

- D.1 The total area of reclamations shall occupy an area no larger than 3.58 hectares and must conform with the dimensions shown on the plan referenced in **condition B.1** above ~~and attached to this consent~~. The reclamation at Sulphur Point shall occupy an area of approximately 1.81 hectares. The reclamations at Mount Maunganui shall occupy a combined total area of approximately 1.77 hectares.

RELATIONSHIPS

1 Relationship of Iwi and Hapū with Te Awanui/Tauranga Harbour

- 1.1 The relationship of iwi and hapū with Te Awanui/Tauranga Harbour is to be recognised and provided for by the consent holder through:

- a) [Recognition of Whareroa Marae and Ngāti Kuku and Ngāi Tūkairangi;](#)
- b) [Provision for the ongoing involvement of Tauranga Moana Iwi Customary Fisheries Trust;](#)
- c) ~~Funding an ongoing the~~ Stella Passage Development Advisory Group (“SPDAG”) ~~as required by condition 3.4(d).~~
- d) Invitations to the SPDAG ~~, once formed,~~ to engage as follows:
- i. At least quarterly ~~for the first two (2) years following the date of establishment of the SPDAG and thereafter twice per year (or otherwise~~ in accordance with **condition 3.4(d)** ~~); These meetings may occur and~~ concurrently with SPDAG meetings required by consent RM26-0055-DC.
- ii. An annual strategic planning meeting with the Port of Tauranga Limited’s Chief Executive Officer and Chair of the Board of Directors (**condition 3.4(j)**).
- e) An invitation to Ngāi Tamarāwaho to engage prior to any works commencing at Sulphur Point under this consent, and at least quarterly during works to provide a progress update on the works and discuss any issues arising from the works authorised by this consent.
- f) Provision for ~~ongoing~~ involvement of the SPDAG ~~, once formed, under this consent~~ in:
- i. [Preparation of a Mātauranga Māori State of the Environment report \(in accordance with **condition 12.1 of RMA26-0055 DC**\);](#)
- ii. [Oversight of the implementation of the Initial Mātauranga Monitoring Plan \(**condition 14.1**\);](#)
- iii. Preparation of a [Final](#) Mātauranga Monitoring Plan (**condition 14.3**) and funding

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support towards the preparation and delivery of mātauranga monitoring (condition 14.5);

iv. Review Participation in the preparation of Management Plans prior to certification or recertification (conditions 11.1, 12.1, 13.1);

v. Appointment of a funded marine mammal observation auditor (condition 3.4(i)).

g) Providing an opportunity for iwi and hapū that have a relationship with Te Awanui/Tauranga Harbour and the specific locations of the wharf extensions to carry out ceremonies in accordance with condition 3.4(h)) or condition 3.6(b).

h) A contribution of funds to the SPDAG to provide for ongoing projects that benefit the health of Te Awanui/Tauranga Harbour or and that directly benefit iwi and hapū that have a relationship with Te Awanui/Tauranga Harbour (conditions 15.1 to 15.3).

1.2 ~~At least twenty (20) working days prior to commencing works under this consent at both the Sulphur Point site and the Mount Maunganui site, the consent holder must invite the SPDAG to carry out a ceremony at the site of the extension. The consent holder must confirm by notice in writing to the Chief Executive of the Bay of Plenty Regional Council or delegate that the opportunity to carry out a ceremony has been given and that it has been carried out where deemed appropriate by the SPDAG.~~

1.3 ~~The consent holder must invite the SPDAG to attend a meeting annually with at least the Port of Tauranga Limited's Chief Executive Officer and Chair of the Board of Directors. The purpose of the annual meeting is for the purpose of involving to involve iwi and hapū that have a relationship with Te Awanui/Tauranga Harbour to be part of the strategic planning of the Port of Tauranga. This includes, but is not limited to, a discussion around the details of the works authorised by this consent and RM26-0055-DC and proposed future stages subject to other consent processes. The consent holder must confirm by notice in writing to the Chief Executive of the Bay of Plenty Regional Council or delegate that the opportunity to undertake the annual meeting has been provided to the SPDAG.~~

~~Advice Note: the consent holder has offered condition 1.2 and agrees to be bound by it pursuant to the Augier principle.~~

2 Relationship Agreements between Port, Iwi, Hapū and or entities

2.1 The consent holder must facilitate the preparation of relationship agreements with the following iwi, hapū and/or entities within twelve (12) months of the commencement of this consent:

- a) Ngā Hapū ō Ngā Moutere Trust;
- b) Ngā Pōtiki;
- c) Ngāi Tamarāwaho;
- d) Ngāi Te Ahi;
- e) Ngāi Te Rangī;
- f) Ngāi Tūkairangi;
- g) Ngāti Hē;
- h) Ngāti Kuku;

Deleted: undertake a tikanga-based approach to

Commented [MH2]: For the reasons set out in Council's letter to the Panel dated 24 August 2026, it is proposed either that the condition expressly sets out the specific steps that the consent holder must undertake for a tikanga-based approach, or that the purpose conditions (2.2 and 3.1 below) could affirm that the relationship agreements and the SPDAG provide for a tikanga-based approach.

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- i) Ngāti Pūkenga;
- j) Ngāti Ranginui;
- k) Ngāti Ruahine;
- l) Ngāti Tapu;
- m) Waitaha iwi;
- n) Whareroa Marae;
- o) Pirirākau Tribal Authority Incorporated; and
- p) The Tauranga Moana Iwi Customary Fisheries Trust.

2.2 The purpose of these relationship agreements is to agree and record how the consent holder and other parties will establish a long term organisation-wide **tikanga based** relationships with each other, including a forum to discuss matters which are outside the scope of or are not covered by this resource consent.

2.3 ~~Within~~ **Over a period of** thirteen (13) **consecutive** months ~~of from~~ the commencement of this resource consent, the consent holder must either:

- a) Provide ~~copies of finalised relationship agreements~~ to the Bay of Plenty Regional Council ~~(except to the extent that any agreements contain confidentiality provisions)~~ **support / endorsement letters from iwi, hapū and/or entities when relationship agreements are completed;** and/or
- b) Provide details to the Bay of Plenty Regional Council as to why relationship agreements have not been concluded (including, if relevant, details of the consent holder's endeavours to establish relationship agreements).

3 Stella Passage Development Advisory Group

3.1 ~~To recognise the importance of Te Awanui/Tauranga Harbour as a taonga and to recognise and provide for the kaitiakitanga of iwi and hapū who have a relationship with Te Awanui/Tauranga Harbour, the consent holder must, within~~ **Within** two (2) months of the commencement of this consent or RM26-0055-DC, whichever is earliest, ~~the consent holder must~~ invite the parties identified in clauses (a) – (p) of this condition below to establish **and maintain** a "Stella Passage Development Advisory Group" (SPDAG), or alternative name as determined by the parties, ~~and nominate representative(s);~~

- a) Ngā Hapū ō Ngā Moutere Trust;
- b) Ngā Pōtiki;
- c) Ngāi Tamarāwaho;
- d) Ngāi Te Ahi;
- e) Ngāi Te Rangī;
- f) Ngāi Tūkairangi;
- g) Ngāti Hē;
- h) Ngāti Kuku;

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- i) Ngāti Pūkenga;
- j) Ngāti Ranginui;
- k) Ngāti Ruahine;
- l) Ngāti Tapu;
- m) Waitaha iwi;
- n) Whareroa Marae;
- o) Pirirākau Tribal Authority Incorporated; and
- p) The Tauranga Moana Iwi Customary Fisheries Trust.

The purpose of the SPDAG is to provide a **tikanga-based** forum to facilitate active engagement between the consent holder and iwi and hapū to discuss the implementation of this consent and consent RM-26-0055-DC and the collective leadership to recognise Te Awanui/Tauranga Harbour as a **taonga**.

3.2 In the event that eight (8) or more of the parties listed in condition 3.1 nominate representative(s) to form the SPDAG, the consent holder will confirm the establishment of the SPDAG to all parties listed in condition 3.1 and the Regional Council.

Commented [MH3]: Alternatively, condition 3.1 could set out the specific steps to be undertaken by the consent holder to implement the tikanga-based approach

3.3 If nominations for SPDAG representatives are not received from at least eight (8) of those parties identified in condition 3.1 within five (5) four (4) months of provision of the invitation from the consent holder, then:

- a) the consent holder must, ~~for a further four (4) month period, engage with and invite those parties identified in condition 3.1 to establish the SPDAG;~~
- b) ~~in the event that less than eight (8) parties have nominated representative(s) in the eight (8) months since the first invite,~~ the consent holder must:
 - i. ~~invite the~~ following parties to ~~form~~ ~~establish the an interim~~ SPDAG:
 - Any All representatives who have been nominated; or
 - ~~If no nominations are received, additional representatives to be nominated by the Ngā Mātarae Charitable Trust to provide a minimum of eight (8) members.~~
 - ii. continue to invite those parties identified in condition 3.1 every six (6) months until at least eight (8) nominations have been received and appointed on the SPDAG;
 - iii. once at least eight (8) nominations have been received and appointed on the SPDAG, continue to invite any party identified in condition 3.1 that has not provided a nomination to do so, at least annually for the duration of the consent.

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The purpose of the SPDAG is to provide an iwi and hapū-led forum that provides on-going advice to the consent holder in the implementation of this consent and RM26-0055-DC. Following its establishment, the SPDAG must:

- c) Finalise the name of the SPDAG;
- d) Provide a means of liaison between iwi and hapū who have a kaitiaki relationship with Te

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Awanui/Tauranga Harbour and the consent holder through providing a forum for regular discussion about the implementation of this consent and consent RM-26-0055-DC. This includes providing information back to iwi and hapū on progress on the implementation of the consent and providing feedback to the consent holder on any particular concerns arising from the implementation of the consent that iwi and hapū may raise with the SPDAG;

- e) ~~Be responsible for receiving requests for, and facilitating the provision of, any cultural ceremonies deemed appropriate by iwi and hapū who have a relationship with Te Awanui/Tauranga Harbour;~~
- f) ~~Attend an annual strategic planning meeting with the Port of Tauranga Limited's Chief Executive Officer and Chair of Board of Directors;~~
- g) ~~Facilitate the development of a Mātauranga Monitoring Plan in accordance with condition 14;~~
- h) ~~Evaluate the data obtained from any mātauranga monitoring undertaken in accordance with condition 14 insofar as they relate to the cultural values and the effects of the works authorised by this consent and RM26-0055-DC on Te Awanui/Tauranga Harbour and advise the consent holder and Bay of Plenty Regional Council of any unforeseen effects arising. In the case of any unforeseen adverse changes to effects on cultural values being identified as a result of the implementation of this consent and RM26-0055-DC, to advise and make recommendations to the consent holder and the Bay of Plenty Regional Council on the appropriateness of any mitigation, response, and/or contingency measures;~~
- i) ~~Be a liaison point for the consent holder in the engagement over the Management Plans prepared in accordance with conditions 11.1, 12.1 and 13.1;~~
- j) ~~Appoint the marine mammal observation auditor, the function of which will be to conduct periodic reviews of pile driving operations to ensure that Marine Mammal Observers are acting in full compliance with the certified Marine Mammal Management Plan. Specific auditor duties will be defined by the SPDAG prior to the auditor's appointment (condition 1.1(d)(iii));~~
- k) ~~Administer the funds provided by the consent holder under conditions 15.1 to 15.4 to be used for the functions of the SPDAG under this consent and for restoration projects; and~~
- l) ~~Review the SPDAG membership and, if appropriate, invite additional parties to join the SPDAG;~~

3.4 Once **the SPDAG has been** established, the ~~The~~ consent holder must:

- a) Acknowledge and use any new name of the SPDAG once confirmed by its members;
- b) **Invite** the SPDAG to **meet** within one (1) month of its establishment to commence preparation of a Terms of Reference that:
 - i) Must include:
 - Recognition of Te Awanui/Tauranga Harbour as a taonga;
 - Regularity/frequency of meetings
 - **Any procedures governing its decision-making such as quorum or voting**
 - Costs to the consent holder to facilitate the administration of SPDAG over the duration of this consent and consent RM-26-0055-DC;
 - A process for the SPDAG to review and provide advice on;

Commented [MH5]: POTL cannot require the SPDAG to meet. Suggested amendment ensures the condition can be achieved
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- management plans prepared, and amended, in accordance with conditions 11.1, 12.1 and 13.1.
 - design statement for works required under condition 6.1
 - results of environmental monitoring required under this consent and/or consent RM-26-0055-DC;
 - The role of the SPDAG in supporting any review of this consent under condition 21 and/or the equivalent condition in consent RM-26-0055-DC;
 - A process for information sharing to, and between, parties regarding the implementation of the consent (includes advice to the consent holder on any particular concerns arising from the implementation of the consent that iwi and hapū may raise with the SPDAG) and access to monitoring data outlined in condition 19;
 - A process for SPDAG to receive requests for, and facilitate the provision of, any cultural ceremonies deemed appropriate by iwi and hapū who have a relationship with Te Awanui/Tauranga Harbour;
 - A process for the consent holder to receive advice and recommendations regarding any mātauranga monitoring related to this consent and/or consent RM-26-0055-DC, and process for the consent holder where they choose not to adopt the SPDAG's advice and recommendations;
 - A process to discuss and confirm appointments (including the marine mammal observation auditor to be funded by the consent holder) in areas of interests of the SPDAG regarding this consent and/or consent RM-26-0055-DC;
 - A process for the allocation and distribution of the restoration fund under conditions 15.1 to 15.3;
 - Measures that protect against the unintended use or misuse (includes secondary use) of any mātauranga Māori;
 - A process for the consent holder to give early notice to, and engage with the SPDAG, on any potential and/or likely variation to this consent and/or consent RM-26-0055-DC
 - A process to review the SPDAG membership and invitation of additional parties to join the SPDAG if considered appropriate.
- ii) May include:
- A process to discuss and consider the future application of the Tauranga Moana Framework in this consent and/or consent RM-26-0055-DC;
 - The continuing role, or not, of Ngā Matarae Charitable Trust;
 - The inclusion of Bay of Plenty Regional Council and Tauranga City Council, and other stakeholders, as active observers in SPDAG meetings;
 - Engagement with, and induction of, contractors in the construction activities of this consent and/or consent RM-26-0055-DC
 - Other requirements under this consent and/or consent RM-26-0055-DC.
- c) Observe the processes agreed to in any Terms of Reference.
- d) Facilitate the administration of each formal meeting of the SPDAG. The first SPDAG meeting shall be held as soon as practicable after the establishment of the SPDAG. The SPDAG shall meet quarterly for the first two (2) years from the date of establishment of the SPDAG and thereafter twice per year, unless a different frequency of meetings is agreed between the consent holder and the SPDAG.

Commented [MH7]: Suggested amendment acknowledges that a s128 review is discretionary and subject to statutory notification processes under the RMA. Any formal role of the SPDAG is not guaranteed. Use of the word "supporting" could involve either a formal or informal role and therefore does not pre-determine that issue

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*Advice Note: for the purposes of this condition and **condition 3** of consent RM26-0055-DC, “Facilitate the administration of” means the consent holder will meet the fair and reasonable costs associated with each formal meeting of the SPDAG up to a maximum value of \$51,360 per annum for the first two years from the date of establishment of the SPDAG, and up to a maximum value of \$39,600 per annum thereafter for the term of this consent and consent RM26-0055-DC, calculated in accordance with the schedule of costs attached as Appendix 1 to this consent unless otherwise agreed and outlined in the SPDAG Terms of Reference.*

- e) Take minutes of the SPDAG meetings, which must be forwarded to members within ten (10) working days of each meeting being held for those members to confirm the minutes are a true and correct record;
- f) Give members at least three (3) weeks' advance prior notice of the date, time, and location of SPDAG meetings;
- g) With the agreement of SPDAG members, publish the Terms of Reference and SPDAG meeting minutes on the consent holder's website in accordance with **condition 4.6** of this consent;
- h) At least twenty (20) working days prior to commencing works under this consent at either the Sulphur Point site and the Mount Maunganui site, invite the SPDAG to carry out a ceremony at the site of the extension. The consent holder must confirm by notice in writing to the Chief Executive of the Bay of Plenty Regional Council or delegate that the opportunity to carry out a ceremony has been given and that it has been carried out if and where deemed appropriate by the SPDAG; and
- a) ~~No later than twenty (20) working days after receiving advice and recommendations in accordance with condition 3.3(f) of this consent (or an alternative response timeframe agreed between the consent holder and SPDAG), the consent holder must provide a written response stating its position on the advice and recommendations provided by the SPDAG. If the consent holder does not adopt the SPDAG's advice and recommendations, the written response must explain why this is the case. The consent holder must also provide a copy of the written response to the Bay of Plenty Regional Council;~~
- i) No later than ten (10) working days after receiving a request from the SPDAG to appoint a marine mammal observation auditor, appoint the person selected by the SPDAG to conduct periodic reviews of pile driving operations to ensure that Marine Mammal Observers are acting in full compliance with the certified Marine Mammal Management Plan and undertake any additional specific auditor duties defined by the SPDAG in accordance with a process recorded in the Terms of Reference; and
- j) At least twenty (20) workdays prior, invite the SPDAG to attend a meeting annually with at least the Port of Tauranga Limited's Chief Executive Officer and Chair of the Board of Directors. The purpose of the annual meeting is to involve iwi and hapū that have a relationship with Te Awanui/Tauranga Harbour to be part of the strategic planning of the Port of Tauranga. This includes, but is not limited to, a discussion around the details of the works authorised by this consent and RM26-0055-DC and proposed future stages subject to other consent processes. The consent holder must confirm in writing to the Chief Executive of the Bay of Plenty Regional Council or delegate that the opportunity to undertake the annual meeting has been provided to the SPDAG.

- 3.5 Within ten (10) working days of the consent holder being advised by the SPDAG of the SPDAG being formed, or any changes being made to its membership, the consent holder must provide

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details of its membership to the Bay of Plenty Regional Council.

- 3.6 If, following the requirements of **conditions 3.1** and **3.2** above, no SPDAG is formed within ~~six (6)~~ **ten (10)** months after the provision of the invitations to those parties identified in **condition 3.1**, the consent holder:
- a) may proceed to implement the consent (including by seeking the Bay of Plenty Regional Council's certification of management plans);
 - b) must, at least twenty (20) working days prior to commencing works under this consent at either the Sulphur Point site or the Mount Maunganui site, invite the parties listed in condition 3.1 to carry out a ceremony at the site of the extension. The consent holder must confirm by notice in writing to the Chief Executive of the Bay of Plenty Regional Council or delegate that the opportunity to carry out a ceremony has been given and that it has been carried out if and where deemed appropriate by the parties listed in condition 3.1.
 - c) ~~but must extend the written invitation to the relevant parties to form the SPDAG on each anniversary of the consent commencement date for a further four (4) years. If no SPDAG is formed after this period, the consent holder will not be required to make further invitations.~~

4 Notification

- 4.1 The consent holder must notify (in writing) the following parties of its intention to commence reclamation works no less than twenty (20) working days prior to the commencement of construction activities at ~~both~~ either the Sulphur Point and Mount Maunganui construction sites:
- a) The SPDAG, or if the less than eight (8) of the parties listed in condition 3.1 have nominated representatives on the SPDAG, the parties listed in condition 3.1 is not established, the Ngā Mātarāe Charitable Trust;
 - b) Department of Conservation; and
 - c) Bay of Plenty Regional Council.
- 4.2 ~~In addition to the above named parties, the~~ The consent holder must provide notice on their website (in accordance with **condition 4.6**) of its intention to commence reclamation works at least ten (10) working days prior to the commencement of any reclamation construction works authorised by this consent, at each of the Sulphur Point and Mount Maunganui construction sites.
- 4.3 The consent holder must erect and maintain a prominent sign at the relevant access points to the Port for the duration of works. The sign must clearly display, as a minimum, the following information:
- a) The details of the resource consent and name of the consent holder.
 - b) The name of the main site contractor.
 - c) A 24-hour contact telephone number for the consent holder or its appointed agent.
 - d) A clear explanation that the contact telephone number is for the purpose of receiving complaints and information from the public about dust nuisance, noise, or any relevant problem that may occur as a result of the exercise of this consent.

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- 4.4 Not less than ten (10) working days prior to the start of works of any reclamation or structures authorised under this consent, the consent holder must, in writing, request a site meeting between the principal contractor and the Chief Executive of the Bay of Plenty Regional Council or delegate. Notification at this time must include details of who is responsible for on-site management and compliance with consent conditions.
- 4.5 Within five (5) working days of the completion of any reclamation or demolition/construction of structures authorised under this consent, the consent holder must, in writing, notify the Chief Executive of the Bay of Plenty Regional Council or delegate of the completion of works.
- 4.6 The consent holder must establish and maintain for the duration of this consent a dedicated page on its website for the purpose of ensuring all monitoring and reports required under these consent conditions is publicly available. The following documents or reports must be uploaded to the website as soon as practicable and no later than twenty (20) working days after being received or prepared by the consent holder:
- a) The final certified Management Plans, including any variations to those Plans if amended (**conditions 11.1, 12.1 and 13.1**);
 - b) The results of all monitoring and sampling undertaken by the consent holder pursuant to this resource consent;
 - c) [The terms of reference for the SPDAG and](#) Minutes of the meetings of the SPDAG agreed by members as appropriate for public dissemination;
 - d) Copies of reports required in **condition 12.5**; and
 - e) Any other information related to the exercise of this consent.
- 4.7 Within thirty (30) working days of completion of reclamation or structures in the coastal marine area authorised under this resource consent, the consent holder must provide to the Bay of Plenty Regional Council certification from a suitably qualified and experienced engineer stating that the reclamations and/or structures have been constructed in accordance with the requirements of this consent and good engineering practice.

WORKS

5 Reclamation Works and Structures

All works must be undertaken in accordance with the information submitted in the resource consent application titled Stella Passage Development Fast-track Approvals Act 2024 Substantive Application dated January 2026 and supporting materials (except to the extent modified by these conditions), and in accordance with the plan [attached to this consent](#) titled “Proposed Wharf/Reclamations/Dredging Resource Consent Drawings, Drawing No. 320-64-1 Rev A”.

6 Design

- 6.1 Prior to the commencement of works on each of the Sulphur Point or Mount Maunganui construction sites, the consent holder must provide to the Bay of Plenty Regional Council, a final design statement for the works, including design assumptions, parameters and methodology. As a minimum, the statement must include:
- (a) A description of how the structures authorised by this consent will be constructed using materials appropriate for a marine environment with consideration of the level of corrosion that will occur over the life of the structure;

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- (b) A description of how the wharf structures authorised by this consent will be constructed with light, shade and hard surfaces similar to existing wharves;
- (c) Identification of the construction and reclamation footprints at both the Sulphur Point and Mount Maunganui sites;
- (d) Confirmation of how the design and construction methodology are consistent with the Assessment of Effects on Marine Mammals report dated April 2025; and
- (e) An independent peer review statement by a suitably qualified and experienced Chartered Professional Engineer specialised in Geotechnical and/or Structural Engineering confirming that the final design is fit for purpose and complies with the relevant standards.

6.2 The construction and lining of the rock walls and/or retaining walls at both the Sulphur Point and Mount Manganui sites surrounding the reclamations must be completed in a manner that all dredged material (other than that authorised to be discharged by consents 65806 or 65807 or any deposition consent which replaces consents 65806 or 65807) is contained within the reclamations. Where additional fill material is required to form the reclamations, only suitable clean material shall be used.

6.3 Any rock rip-rap and fill to be used as part of the construction works must be of a suitable density, cleanliness and weathering resistance and placed in a manner to ensure structural integrity of the embankment.

7 Construction Activities

7.1 The consent holder must engage an appropriately qualified and experienced Chartered Professional Engineer to supervise the construction activities authorised by this consent. No later than two (2) months after the construction works at both Sulphur Point and Mount Maunganui (as relevant) are completed, the consent holder must provide an 'As Built' certificate from the Chartered Professional Engineer **to the Bay of Plenty Regional Council** certifying that the development has been constructed in accordance with the requirements of **condition 6.1(e)**.

7.2 The consent holder must manage the structures during the construction period to ensure that they are stable and do not represent a danger to the public.

7.3 The consent holder must ensure that no water associated with the mixing, pouring, placing and/or cleaning of concrete structures and/or equipment is released into Te Awanui/Tauranga Harbour, except where concrete is required to be placed under water as part of the construction of structures.

7.4 The consent holder must control particulate matter resulting from these works so that dust nuisance does not occur beyond the boundary of the works area where it can have an adverse effect on other harbour users.

7.5 The reclamation works must not result in an increase in water turbidity of more than 20 Nephelometric Turbidity Units ("NTU") above ambient level at any point fifty (50) metres or greater from the reclamation works.

7.6 Within three (3) months of completion of the Sulphur Point reclamation and the Mount Maunganui reclamation respectively, the consent holder must submit survey plans that detail the extent of those reclamations to the Bay of Plenty Regional Council.

7.7 All controls required, as identified in the Reclamation and Construction Management Plan (**condition 11.1**), must be put in place prior to the commencement of construction and reclamation works at the Sulphur Point and the Mount Maunganui construction sites

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respectively.

- 7.8 Pile driving operations and other significant noise emitting activities must not be undertaken on Sundays and Public Holidays; and must only be performed between the following times subject to the further limitation set out in **condition 11.3** where daylight hours are shorter than the hours listed below:

a) Monday to Friday: 7.30am to 8.00pm

b) Saturday: 9.00am to 7.00pm

- 7.9 Where the consent holder has been advised 24 hours in advance of a Tangihanga occurring at the Whareroa Marae, ~~and where pile driving activities at the Butters Landing/Bunker wharf area are demonstrated to be above 50 dBL_{Aeq}~~, the consent holder will cease ~~any~~ pile driving activities at ~~this location the Butters Landing/Bunker wharf area~~ for three (3) days ~~unless approved in writing by the Whareroa Marae Reservation Trust~~.

*Advice Note: the consent holder has offered **condition 7.9** to respect tikanga regarding tangihanga and agrees to be bound by it pursuant to the Augier principle.*

- 7.10 The consent holder must employ methods to avoid or minimise any fuel spillage, including the provision of appropriate security and containment measures, where necessary. No fuel storage or machinery refuelling shall occur where fuel could enter a water body in the event of a spillage.
- 7.11 The consent holder must ensure that all materials stockpiled for use in the construction work, including construction waste materials, are placed and/or stored in such a manner that they cannot enter the harbour.
- 7.12 All plant, machinery, equipment and debris associated with the construction activities authorised by this consent must be removed from the foreshore and work area at the completion of the construction activities, to the satisfaction of the Chief Executive of the Bay of Plenty Regional Council or delegate.
- 7.13 Pile driving may only commence (i.e. at the start of each day or following a break in pile driving of more than thirty (30) minutes) by soft start; where power of the piling unit is gradually increased over a 10-minute period.
- 7.14 During impact pile driving, the strike rate must not exceed 8,000 strikes per day.
- 7.15 The use of cushion blocks is mandatory for all impact pile driving of steel piles.
- 7.16 The use of bubble curtains is mandatory for all impact pile driving of steel piles.

8 Settling Pond

- 8.1 Where a settling pond is required to be used to de-water dredged material for the reclamation(s), the following ~~shall~~ apply to the discharge quality:

a) ~~The mixing zone is defined as being 250 metres from any discharge point.~~

b) The turbidity must not increase more than 15 NTU above ambient level at any point beyond the mixing zone.

c) ~~No conspicuous oil or grease films, scums, foams, or floatable or suspended material.~~

d) No conspicuous change in colour or visual clarity ~~outside beyond~~ the mixing zone.

e) ~~No conspicuous oil or grease films, scums, foams, or floatable or suspended material.~~

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- f) No emission or objectionable odour.
- g) No significant adverse effect on aquatic life.

Advice note:

The mixing zone is defined as being 250 metres from any discharge point.

- 8.2 The consent holder must provide Bay of Plenty Regional Council with certification from a suitably qualified and experienced engineer stating that any settling pond(s) is designed and built to recognised and appropriate engineering standards and that it complies with the requirements of **condition 8.1**. The certification must be provided to the Bay of Plenty Regional Council within ten (10) working days of the construction of the settling pond(s) being completed.

9 Maintenance

- 9.1 The consent holder must ensure that all controls required, as identified in the Reclamation Construction Management Plan (**condition 11.1**), are maintained in an effective capacity at all times.
- 9.2 The consent holder must ensure that the reclamations and structures authorised by this consent are maintained in a safe and structurally sound condition at all times, and it must undertake any maintenance work, if directed by the Chief Executive of the Bay of Plenty Regional Council or delegate, to the agreed standard.
- 9.3 The consent holder must maintain records of every inspection carried out of the condition of the reclamations and structures authorised by this consent and the date and description of any maintenance work carried out. These records must be provided to the Bay of Plenty Regional Council upon request.

MANAGEMENT PLANS

10 Management Plans certification and amendment process

No less than twenty (20) working days prior to works commencing on either of the Sulphur Point or Mount Maunganui construction sites, the consent holder must submit a Reclamation and Construction Management Plan to the Bay of Plenty Regional Council for certification (condition 11.1).

Advice Note: The Marine Mammal Management Plan and the Avifauna Management Plan submitted with the application have been deemed to be certified at the commencement of this consent.

- 10.1 Where any condition(s) requires the consent holder to submit a Management Plan to the Bay of Plenty Regional Council for “certification” it must mean the process set out in the following paragraphs (a) to (d) and the terms “certify” and “certified” must have the equivalent meanings:
 - a) The consent holder submits the Management Plan to the Bay of Plenty Regional Council, and the Council assesses the documentation submitted. The certification process must be confined to confirming that the Management Plan gives effect to its purposes and comply with the information requirements stated in the condition(s);
 - b) Should the Bay of Plenty Regional Council determine that the documentation supplied in accordance with (a) above achieves the requirements of the relevant condition(s), the Bay of Plenty Regional Council must issue a written confirmation of certification to the consent holder;

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- c) If the Bay of Plenty Regional Council's response is that it is not able to certify a Management Plan, it must provide the consent holder with reasons and recommendations for changes to the plan in writing. The consent holder must consider any reasons and recommendations of the Bay of Plenty Regional Council and resubmit an amended Management Plan for certification;
- d) A Management Plan cannot be subject to a third-party approval. The Bay of Plenty Regional Council in deciding whether to certify the management plan, however, may also obtain advice from other qualified person(s).

Advice Note: The consent holder will request that the Bay of Plenty Regional confirm that the relevant Management Plan has been received. It is anticipated that certification will be provided within twenty (20) working days, or a reason and indicative timeframe will be provided.

- 10.2 The process in **condition 10.1** must be repeated until the Bay of Plenty Regional Council is able to provide written confirmation that the requirements of the applicable condition(s) have been satisfied.
- 10.3 The consent holder must comply with the certified Management Plan(s) or report(s) (or any subsequent version amended in accordance with **condition 10.4** or **condition 10.5**) at all times.

Process for Amending the Management Plans

- 10.4 At any time during the implementation of this consent, ~~or on the advice of the SPDAG~~, the consent holder may submit an amended version of a Management Plan(s) to the Bay of Plenty Regional Council for re-certification. Re-certification is subject to the same process as detailed in **condition 10.1**.

Advice note: the process to prepare an amended version of a Management Plan deemed to be certified as at the date of commencement of this consent is set out in the specific conditions relating to that plan.

- 10.5 On receipt of advice from the SPDAG that a certified Management Plan requires amendment to address any effects on cultural values resulting from the implementation of this consent that only became evident following commencement of works, the consent holder must engage with the SPDAG. The consent holder must invite the SPDAG to provide amendments to the certified Management Plan, or the concerns to be addressed. The consent holder must provide at least ten (10) working days for the SPDAG to provide this information. Any information provided by the SPDAG within the timeframe must be taken into account by the consent holder in deciding whether to amend the certified Management Plan and in what manner. The consent holder:
 - a) may then submit an amended version of a Management Plan(s) to the Bay of Plenty Regional Council for re-certification. Re-certification is subject to the same process as detailed in **condition 10.1**.
 - b) If an amended version of a Management Plan(s) is not submitted for re-certification, must provide a written explanation of its reasoning to the SPDAG and the Regional Council and upload the same to its Project website.

11 Reclamation and Construction Management Plan

- 11.1 The consent holder must prepare ~~and submit to the Bay of Plenty Regional Council for certification~~, a Reclamation and Construction Management Plan for all construction works within the coastal marine area authorised by this consent.

Advice Note: The Reclamation and Construction Management Plan may be combined document for all works or may be issued in relation to separate stages of the project.

Commented [MH9]: POTL has proposed re-wording this condition for clarity. Council supports POTL's simplified re-wording which is clearer.

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- 11.2 The purpose of the Reclamation and Construction Management Plan is to demonstrate how the construction activities authorised by this consent are to be managed in accordance with the requirements of this resource consent.
- 11.3 The Reclamation and Construction Management Plan must include as a minimum:
- a) Construction methodology;
 - b) Construction programme and timeframes (or schedule of works) of the main activities;
 - c) Staff and contractors' roles and responsibilities;
 - d) Identification of the locations and types of machinery required to be used in the coastal marine area;
 - e) Stakeholder and communication management;
 - f) Sediment and erosion control plan;
 - g) Sediment discharge and suspension mitigation measures to ensure that the NTU limits specified in **condition 7.5** will be met;
 - h) Spill management measures to demonstrate how **condition 7.10** will be complied with;
 - i) Measures to demonstrate how dust will be managed to comply with **condition 7.4**;
 - j) Measures to demonstrate how works will be undertaken to manage effects on marine mammals (**condition 12**);
 - k) Noise management measures, including, as a minimum:
 - i. Demonstration of how the construction works will be undertaken to comply with the relevant noise standards; and
 - ii. Prioritising vibratory pile driving methods over impact pile driving methods where practical; and
 - iii. The use of timber piles for the piles closest to Whareroa Marae that are associated with the penguin ramp; and
 - iv. Limiting pile driving activities to the daytime hours (**conditions 7.8 and 12.15**).
 - l) A water quality monitoring schedule detailing the methodology for monitoring compliance with requirements of **condition 8.1** for water discharging from any settling pond; and
 - m) A system for recording and responding to complaints received in relation to the construction activities authorised by this consent; and
 - n) Any feedback advice and/or recommendations received from the SPDAG and, where not accepted, an explanation as to why the consent holder cannot accommodate any such recommendation (**condition 11.4**).
- 11.4 Prior to submission of the Reclamation and Construction Management Plan to the Bay of Plenty Regional Council, the The consent holder must invite the SPDAG to provide comment on the draft Reclamation and Construction Management Plan (**condition 11.1**). The consent holder must provide at least twenty (20) working days for the SPDAG to provide comment. Any

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feedback advice and/or recommendations provided by the SPDAG within the timeframe must be taken into account by the consent holder. If any feedback advice and/or recommendation is not adopted in the Reclamation and Construction Management Plan, an explanation must be included in the Management Plan as to why this is the case. The consent holder must provide at least twenty (20) working days for the SPDAG to provide feedback before submitting a final version to the Bay of Plenty Regional Council.

Advice Note: in accordance with condition 3.6, the consent holder may proceed to submit management plans to the Bay of Plenty Regional Council for certification if the SPDAG is not formed.

11.5 No less than twenty (20) working days prior to works commencing on either of the Sulphur Point or Mount Maunganui construction sites, the consent holder must submit a Reclamation and Construction Management Plan prepared in accordance with condition 11.3 to the Bay of Plenty Regional Council for certification (condition 11.1).

11.6 The consent holder must undertake all works authorised by this consent and the management measures in accordance with the certified Reclamation and Construction Management Plan.

12 Marine Mammal Management Plan

Advice Note: The Marine Mammal Management Plan submitted with the application is deemed to be certified at the commencement of this consent.

12.1 The consent holder must undertake all works authorised by this consent and the management measures in accordance with the certified Marine Mammal Management Plan dated April 2025 (or any subsequent version amended in accordance with condition 12.3 or condition 10.5).

Advice Note: for the purposes of this condition the certified Marine Mammal Management Plan is that which was certified in conjunction with the grant of this consent or any revisions subsequently certified by the Bay of Plenty Regional Council.

Advice Note: for the purpose of these Marine Mammal Management Plan conditions, unless specified otherwise, references to 'pile driving' relates to both impact and vibratory pile driving.

12.1a Following Stage 1, the Consent Holder must review the Marine Mammal Management Plan prior to the commencement of each subsequent stage. The review must:

a) assess the effectiveness of the plan during the preceding stage(s), including any non-compliance and monitoring results.

b) identify any amendments necessary to remedy those matters and improve effectiveness of the plan, and

c) ensure that the Plan reflects current best practice.

Any amendments must be undertaken in accordance with condition 12.3

12.2 The purpose of the Marine Mammal Management Plan is to outline procedures to be implemented during construction to ensure compliance with the Marine Mammals Protection Act 1978 and to reduce the risk of harm to marine mammals from activities associated with this consent, particularly in relation to the effects of underwater noise from pile driving.

12.3 At any time during the implementation of these consents, or on the advice of the SPDAG, the consent holder may submit a request to amend the Marine Mammal Management Plan to the Bay of Plenty Regional Council for re-certification in accordance with the management plan

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Commented [MH10]: Given the proposed staging of the development and 10 year lapse period, it is considered prudent to ensure that the Marine Mammal Management Plan for subsequent stages is updated to reflect best practice and address any inefficiencies observed in previous stages.

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certification processes in **conditions 10.1** and **10.2**. Amendments are to be recertified as meeting the purpose of the Marine Mammal Management Plan (**condition 12.2**) and the specific controls set out in **conditions 12.6** to **12.15**. Prior to submission of the amended Marine Mammal Management Plan to the Bay of Plenty Regional Council, the consent holder must invite the SPDAG to provide **feedback comment** on the amended provisions of the Management Plan. **The consent holder must provide at least twenty (20) working days for the SPDAG to provide comment.** Any **feedback advice and/or recommendations** provided must be taken into account by the consent holder. If **any feedback advice and/or recommendation** is not adopted, an explanation must be included in the Management Plan as to why **this is the case**. **The consent holder must provide at least twenty (20) working days for the SPDAG to provide feedback before submitting a final version to the Bay of Plenty Regional Council.**

*Advice Note: in accordance with **condition 3.6**, the consent holder may proceed to submit management plans to the Bay of Plenty Regional Council for certification if the SPDAG is not formed.*

12.4 At least twenty (20) working days prior to commencement of pile driving, the consent holder must **invite the SPDAG to hold a wānanga with the parties identified in condition 3.1**. The objective of the wānanga is for tangata whenua to share knowledge and exchange information of marine mammals in the area **in accordance with tikanga**. The consent holder must be present and invite the following parties to the wānanga:

- a) the SPDAG **the or if less than eight (8) of the parties listed in condition 3.1 have nominated representatives on the SPDAG, the parties listed in condition 3.1 and any representative that may be nominated by the SPDAG;**
- b) **representatives of the** Pile driving contractor **representative;**
- c) **The Marine Mammal Observation Auditor selected by the SPDAG and appointed and funded by the consent holder, as required by consent condition 3.4(1) of RM26-0055-DC;** and
- d) The suitably qualified marine mammal expert who prepared the Marine Mammal Management Plan, or other suitably qualified and experienced person.

Advice Note: ~~in accordance with condition 3.6, the consent holder may proceed without extending the invitation to a the wānanga if the SPDAG is not formed.~~

12.5 The consent holder must provide to the Bay of Plenty Regional Council, Department of Conservation and SPDAG at the end of each calendar year in which pile driving occurs, or as requested, a summary report detailing the date and number of marine mammals sighted and any actions taken by the consent holder to manage potential effects on them.

12.6 Marine Mammal Observation Zones and Shutdown Zones in accordance with the Marine Mammal Management Plan must be established during all pile driving as follows:

- a) a primary Marine Mammal Observation Zone of 500 metres radius around each individual pile driving location;
- b) an extended Marine Mammal Observation Zone extending down the shipping channel towards the harbour entrance to the extent practicable given weather and shipping traffic conditions and as described in the Marine Mammal Management Plan;
- c) in relation to pre-start observations only, an Inner Harbour Observation Zone as described in the Marine Mammal Management Plan;
- d) a Shutdown Zone of all waters within 500 metres around each individual pile driving

Deleted: **undertake a tikanga based approach**

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Commented [MH11]: For the reasons set out in Council's letter to the Panel dated 24 August 2026, it is proposed either that the condition expressly sets out the specific steps that the consent holder must undertake for a tikanga-based approach, or that the objective provision affirms that the wānanga is intended to provide for a tikanga-based approach.

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location for all dolphins and toothed whales (e.g. Hector's dolphins, bottlenose dolphins, killer whales, common dolphin, false killer whale, pilot whales and beaked whales) and fur seals; and

- e) a Shutdown Zone for baleen whales and leopard seals comprising the extent of the waters of Te Awanui/Tauranga Harbour. This Shutdown Zone does not apply to leopard seals ashore.

12.7 During simultaneous pile driving operations (which is defined as when two pile driving units are operating concurrently, and timing of the hammer strikes is synchronised across the two units) the following variations to the primary Marine Mammal Observation Zone described in **condition 12.6(a)** and the Shutdown Zone described in **condition 12.6(d)**, must be applied:

- a) The establishment of a Marine Mammal Observation Zone of 1,000 metres radius around each individual pile driving location; and
- b) The establishment of a Shutdown Zone of all waters within 1,000 metres radius around each individual pile driving location for all dolphins and toothed whales (e.g. Hector's dolphins, bottlenose dolphins, killer whales, common dolphin, false killer whale, pilot whales and beaked whales) and fur seals.

12.8 The consent holder may, through the amendment process identified in **condition 10.4**, and in accordance with the process outlined in the Marine Mammal Management Plan, provide a methodology for reducing the requirements and radius of the Marine Mammal Observation Zones and Shutdown Zones. No change to the Marine Mammal Observation Zones and Shutdown Zones shall be undertaken unless authorised by the Bay of Plenty Regional Council following review of the proposed amendments.

12.9 The consent holder must designate appropriately trained marine mammal observers to provide a continuous lookout for marine mammals within the Marine Mammal Observation Zones during pile driving, in accordance with the certified Marine Mammal Management Plan. While on duty as a marine mammal observer, personnel must be solely dedicated to this role. In addition:

- (a) Prior to the start of pile driving for the day, the marine mammal observers must undertake a thirty (30) minute visual observation search of the Marine Mammal Observation Zones to assess whether any marine mammals are present.
- (b) Pile driving must cease or must not commence if any marine mammal is located by the marine mammal observers within, or about to enter, a relevant Shutdown Zone.
- (c) Soft start pile driving (**condition 7.13**) may commence after the marine mammal observers have undertaken a search of the Marine Mammal Observation Zones and have assessed there are no marine mammals present within or about to enter the Shutdown Zones.
- (d) Following a shutdown or delayed start on account of the presence of a marine mammal(s), the following criteria must be met prior to pile driving recommencing:
 - i. the marine mammal(s) is observed to move outside of the relevant Shutdown Zone; or
 - ii. for dolphins and toothed whales, if thirty (30) minutes have elapsed with no further sightings within the 500 metre Shutdown Zone; or
 - iii. for baleen whales and leopard seals, if 24 hours have elapsed with no further

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sightings within the waters of Te Awanui/Tauranga Harbour.

- (e) Records of all actions taken in accordance with this condition must be provided in the marine mammal sighting log required by the Marine Mammal Management Plan.

Advice Note: A marine mammal observation auditor may be required to be appointed in accordance with conditions 1.1(d)(iii) and 3.3(h).

- 12.10 The consent holder must ensure that training is provided to all relevant staff in accordance with the requirements of the Marine Mammal Management Plan. Records of the training undertaken must be provided to the Bay of Plenty Regional Council upon request.
- 12.11 Prior to commencing pile driving each day 'inner harbour observations' to detect marine mammals up-harbour of Stella Passage must be made from a suitable vantage point. Inner harbour observations will be made by a trained marine mammal observer, either in-person or using a suitable resolution camera system to allow cetacean detection over the required field of view (as described in the Marine Mammal Management Plan). The following requirements apply to any camera system used:
 - a) the camera equipment must be regularly serviced and maintained to ensure continuous functionality during pile driving operations;
 - b) the field of view must include the main channel and surrounds from the Tauranga Harbour Bridge to Maungatapu Bridge as far as reasonably practicable (as described in the certified Marine Mammal Management Plan); and
 - c) image resolution must be capable of detecting a single dolphin (c. 2.5 metres long) at the surface when zoomed in.
- 12.12 At the outset of each pile driving day, pile driving must only commence once thirty (30) minutes of 'inner harbour observations' have been made in accordance with **condition 12.11** and no cetaceans have been detected.
- 12.13 If any cetacean is reported within the inner harbour whilst pile driving is underway, pile driving will immediately cease for the remainder of the day or until the animal(s) is seen to depart through Stella Passage and is clear of the relevant Shutdown Zone.
- 12.14 The consent holder must carry out acoustic monitoring of impact pile driving associated with the installation of steel piles to measure the one hour and twenty four hour cumulative Sound Exposure level (SELcum(1h); SELcum(24h)). The SELcum shall be derived from the maximum combined noise at all water depths. These measurements must be made by an appropriately qualified person. The acoustic monitoring must:
 - (a) Commence immediately once driving piles to founding layer begins for each of the different pile diameters used in the operation. Measurements must occur over a minimum of three (3) days for each pile diameter;
 - (b) Be completed as soon as practicable after pile driving commence as described in (a) above;
 - (c) Be reported within two (2) weeks of completion of measurements to the Bay of Plenty Regional Council and the Department of Conservation. Each report must describe in detail the acoustic monitoring methodology and the results of the monitoring (including the estimation of appropriate Marine Mammal Observation Zone and Shutdown Zones) undertaken;
 - (d) The purpose of this acoustic monitoring is to:

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- i. confirm that the Shutdown Zones are an appropriate size to protect marine mammals from auditory injury; or
 - ii. provide robust justification that the Shutdown Zones should be amended to sufficiently protect marine mammals.
- 12.15 The consent holder must ensure that, unless otherwise agreed to by Bay of Plenty Regional Council [and the Whareroa Marae Reservation Trust](#), pile driving must only occur during daylight hours.
- 12.16 All vessel operations associated with the activities authorised by this consent must comply with the Marine Mammal Protection Regulations 1992 at all times.
- 12.17 Any reports of injured or dead marine mammals in the vicinity of the works or any near misses between the vessels associated with the works authorised by this consent and marine mammals, must be reported immediately to the Bay of Plenty Regional Council and Department of Conservation including details of the incident and any mitigation action taken.
- 12.18 [Within one \(1\) week of receiving any report or advice from a person appointed as Marine Mammal Observation Auditor as required by consent condition 3.4\(1\) of RM26-0055-DC, the consent holder must provide a copy to the Bay of Plenty Regional Council and upload the same to its website.](#)
- 13 **Avifauna Management Plan**
Advice Note: The Avifauna Management Plan submitted with the application is deemed to have been certified at the commencement of this consent.
 - 13.1 The consent holder must undertake all works authorised by this consent and proposed management measures in accordance with the Avifauna Management Plan dated April 2025 (or any subsequent version amended in accordance with **condition 13.3 or condition 10.5**).
 - 13.1a [Following Stage 1, the Consent Holder must review the Avifauna Management Plan prior to the commencement of each subsequent stage. The review must:](#)
 - [a\) assess the effectiveness of the plan during the preceding stage\(s\), including any non-compliance and monitoring results,](#)
 - [b\) identify any amendments necessary to remedy those matters and improve effectiveness of the plan, and](#)
 - [c\) ensure that the Plan reflects current best practice.](#)
 - [Any amendments must be undertaken in accordance with condition 13.3.](#)
 - 13.2 The purpose of the Avifauna Management Plan is to formalise existing practices and to provide enhanced management measures to protect bird colonies and to avoid adverse effects from loss of habitat caused by the proposed works on avifauna with the outcome of no net loss of bird habitat in southern Te Awanui as a result of the proposed works.
 - 13.3 At any time during the implementation of these consents, ~~or on the advice of the SPDAG~~, the consent holder may submit a request to amend the Avifauna Management Plan to the Bay of Plenty Regional Council for re-certification, in accordance with the Management Plan certification processes in **conditions 10.1 and 10.2**, that any amendment is consistent with the purpose of the Avifauna Management Plan (**condition 13.2**). Prior to submission of the amended

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Avifauna Management Plan to the Bay of Plenty Regional Council, the consent holder must invite the SPDAG to provide [feedback comment](#) on the amended provisions of the Management Plan. [The consent holder must provide at least twenty \(20\) working days for the SPDAG to provide comment.](#) Any [feedback advice and/or recommendations](#) provided must be taken into account by the consent holder. If [any feedback advice and/or recommendation](#) is not adopted, an explanation must be included in the Management Plan as to why [this is the case.](#) [The consent holder must provide at least twenty \(20\) working days for the SPDAG to provide feedback before submitting a final version to the Bay of Plenty Regional Council.](#)

Advice Note: in accordance with [condition 3.6](#), the consent holder may proceed to submit management plans to the Bay of Plenty Regional Council for certification if the SPDAG is not formed.

- 13.4 [Within two \(2\) months of the establishment of the SPDAG, the](#) ~~The~~ consent holder must ~~establish~~ [provide](#) a one off ~~fund payment~~ of \$150,000 to ~~establish a fund to be administered by SPDAG to~~ be used for the purpose of assessing and developing opportunities to enhance avifauna habitat in and around Te Awanui/Tauranga Harbour. ~~The fund is to be administered by the SPDAG.~~

Advice Note: the consent holder has offered [condition 13.4](#) and agrees to be bound by it pursuant to the Augier principle.

14 Mātauranga Monitoring Plan

- 14.1 [Within two \(2\) months of the commencement of this consent or consent RM26-0055-DC, whichever is earliest, the consent holder must facilitate the preparation of an Initial Mātauranga Monitoring Plan that is consistent with the Te Pā Pātiki conceptual framework. The purpose of the Initial Mātauranga Monitoring Plan is to ensure a mātauranga informed approach to the monitoring of Te Awanui/Tauranga Moana within the area of this consent and consent RM26-0055-DC, commences and is implemented as early as possible.](#)

Advice note: The consent holder may be assisted by the expertise of Ngā Tai ki Mauao [in implementing this condition.](#)

- 14.2 Following the ~~receipt by the consent holder of the completed completion of the~~ Mātauranga Māori State of the Environment report required by [condition 12.1](#) of consent RM26-0055-DC, the consent holder must:

- a) invite the SPDAG to:
 - i. [Review the Initial Mātauranga Monitoring Plan prepared under \[condition 14.1\]\(#\); and](#)
 - ii. [Determine whether to update the initial Mātauranga Monitoring Plan or prepare a new facilitate the preparation of a](#) Mātauranga Monitoring Plan [in accordance with \[condition 14.3\]\(#\).](#)
- b) [facilitate the process chosen by the SPDAG to satisfy \[condition 14.3\]\(#\) in accordance with \[condition 14.6\]\(#\).](#)

~~The purpose of the Mātauranga Monitoring Plan is to detail how the cultural health of Te Awanui/Tauranga Harbour, to the extent it overlaps with the Port Zone, is surveyed, monitored, and reported upon to provide the state of the marine environment and kaimoana from a cultural perspective.~~

- 14.3 The [Final](#) Mātauranga Monitoring Plan must, as a minimum, include:

- a) A plan and description of the area subject to the Mātauranga Monitoring Plan;

Commented [MH13]: Council has concerns about the efficacy and enforceability of this condition as set out in its letter to the Panel dated 24 August 2026.

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Commented [MH14]: As worded the advice note could be interpreted to suggest that the consent holder could require (compel) the involvement of Ngā Tai ki Mauao.

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- b) The cultural indicators to be surveyed and monitored, including appropriate baseline measures to monitor change against;
- c) Methodologies for [or details on how](#) the cultural indicators [are](#) to be surveyed, [and](#) monitored [and reported](#) and how results will be compared with any information provided in any Mātauranga Māori State of the Environment report that is available ([condition 12](#) of RM26-0055-DC)
- d) [Methodologies for the cultural indicators to be surveyed and monitored A description of how the cultural indicators monitored will be integrated with the scientific monitoring carried out under this consent pursuant to conditions 13 and 16 of resource consent RM26-0055-DC;](#)
- e) A description of how the monitoring obtained under the Mātauranga Monitoring Plan will be integrated with any wider mātauranga monitoring undertaken for Te Awanui/Tauranga Harbour; and
- f) Reporting requirements including the extent to which any information obtained is to be included on the consent holder's website in accordance with ([condition 4.6](#)).

Advice Note: The requirement for a Mātauranga Monitoring Plan is a joint requirement with consent RM26-0055-DC. It is recognised that one Mātauranga Monitoring Plan will be provided to address the requirements of both this consent and consent RM26-0055-DC.

- 14.4 Upon being provided with the [final Final](#) Mātauranga Monitoring Plan [required under condition 14.3](#), the consent holder must forward the Mātauranga Monitoring Plan to the Bay of Plenty Regional Council for its records. If the consent holder becomes aware of any changes to the Mātauranga Monitoring Plan, the consent holder must notify the Bay of Plenty Regional Council within five (5) working days of being made aware of the changes (including a copy of the updated Mātauranga Monitoring Plan if the consent holder has been provided with a copy by the SPDAG).
- 14.5 The consent holder must support the preparation and delivery of the [Final](#) Mātauranga Monitoring Plan by:
 - a) Provision of a one-off payment to the SPDAG of \$250,000 (jointly with consent RM26-0055-DC) for the preparation of the Mātauranga Monitoring Plan [required under condition 14.3](#); and
 - b) [Following preparation of the Mātauranga Monitoring Plan, providing Provision of funding to the SPDAG](#) to the value of \$25,000 per annum (jointly with consent RM26-0055-DC) until the expiry [or surrender](#) of this resource consent for the delivery of the monitoring and reporting measures specified in [either the Initial Mātauranga Monitoring Plan or the final](#) Mātauranga Monitoring Plan. The annual amount payable must be adjusted annually for inflation in accordance with the Consumers Price Index (CPI).

Advice Note: the consent holder has offered [condition 14.5](#) and agrees to be bound by it pursuant to the Augier principle.

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RESTORATION AND MITIGATION

15 Restoration

15.1 ~~Within two (2) months of the establishment of the SPDAG, the~~ The consent holder must provide a one off payment of \$2,000,000 (~~when combined jointly~~ with resource consent RM26-0055-DC) for the SPDAG to invest into projects of its choosing. The purpose of the payment is to provide support for ~~administration of the SPDAG and~~ projects that:

- a) contribute to the restoration of the health of Te Awanui/Tauranga Harbour;
- b) ~~are~~ abundance projects;
- c) ~~projects that~~ benefit iwi and hapū ~~identified in condition 3.1~~ that have a relationship with Te Awanui/Tauranga Harbour; or
- d) ~~any other project are otherwise~~ deemed appropriate by the SPDAG.

Advice Note: the consent holder has offered condition 15.1 and agrees to be bound by it pursuant to the Augier principle.

15.2 ~~Within two (2) months of the establishment of the SPDAG, the~~ The consent holder must provide a one off payment of \$500,000 (~~when combined jointly~~ with resource consent RM26-0055-DC) for the SPDAG to use for design, ~~creation~~ and ~~implementation~~ ~~placement~~ of Pou or other structures, for the purpose of recognising the significance of the land on which the Port of Tauranga is located on to the relevant tangata whenua parties.

Advice Note: the consent holder has offered condition 15.2 and agrees to be bound by it pursuant to the Augier principle.

~~The consent holder must provide a one off payment of \$250,000 (when combined with resource consent RM26-0055-DC) for the SPDAG to use for a longitudinal assessment of health and wellbeing against agreed marae outcomes for Whareroa Marae.~~

~~*Advice Note: the consent holder has offered condition 15.3 and agrees to be bound by it pursuant to the Augier principle.*~~

15.3 ~~Within two (2) months of the establishment of the SPDAG, the~~ The consent holder must provide a one off payment of \$100,000 (~~when combined jointly~~ with resource consent RM26-0055-DC) for the SPDAG to fund an independent audit and assessment of discharges against existing consent conditions and discharges into Te Awanui/Tauranga Harbour.

Advice Note: the consent holder has offered condition 15.3 and agrees to be bound by it pursuant to the Augier principle.

15.4 ~~Within one (1) month of the commencement of the consent, the~~ The consent holder must provide a one off payment of \$1,000,000 (~~jointly with resource consent RM26-0055-DC~~) to the ~~Whareroa Marae Reservation Trust~~ and, commencing at the first anniversary of the granting of this consent ~~and annually~~ until the expiry ~~or surrender~~ of this consent, an annual payment of \$25,000 (~~when combined jointly~~ with resource consent RM26-0055-DC), to the Whareroa Marae Reservation Trust towards Whareroa Marae Infrastructure projects, adjusted annually for inflation in accordance with the Consumer Price Index (CPI), ~~from the time works commence pursuant to this consent until the expiry of this consent.~~

~~*Advice Note: the consent holder currently contributes \$50,000 per annum (CPI adjusted) to the Ngā Mātarae Charitable Trust under the conditions of resource consent 65806. For the avoidance of doubt, the contributions specified in conditions 15.1 to 15.5 of this consent are*~~

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~~additional to the contribution specified in resource consent 65806.~~

Advice Note: the consent holder has offered **condition 15.4** and agrees to be bound by it pursuant to the Augier principle.

- 15.5 Within two (2) months of the commencement of this consent, the consent holder must provide a one off payment of \$250,000 (jointly with resource consent RM26-0055-DC) to the Whareroa Marae Reservation Trust to use for a longitudinal assessment of health and wellbeing against agreed marae outcomes.

~~Advice Note: the consent holder has offered **condition 15.5** and agrees to be bound by it pursuant to the Augier principle.~~

- 15.6 Within twelve (12) months of the commencement of this consent, the consent holder must ~~fund~~ and prepare, at its sole expense, a land use policy in consultation with Whareroa Marae representatives, to identify addressing incompatible compatible activities on for the land owned by the Port of Tauranga Limited and located adjacent to Whareroa Marae and a process to be followed prior to the Port of Tauranga Limited entering into any new leases or licenses for that land. This The final policy must be provided to a Whareroa Marae representative the Whareroa Marae Reservation Trust upon its completion and to the Bay of Plenty Regional Council upon request.

Advice Note: the consent holder has offered **condition 15.6** and agrees to be bound by it pursuant to the Augier principle.

- 15.7 Within ~~twelve (12)~~ two (2) months of the commencement of this consent, the consent holder must provide a one-off customary fisheries restoration fund of \$500,000 (jointly with consent RM26-0055-DC) to the Tauranga Moana Customary Fisheries Trust. The purpose of the fund is for customary fisheries restoration projects within Te Awanui/Tauranga Harbour

Advice Note: the consent holder has offered **condition 15.7** and agrees to be bound by it pursuant to the Augier principle.

- 15.8 Unless otherwise specified in a condition, the payments required by this consent must be paid within two (2) months of the establishment of the SPDAG (condition 3).

- 15.9 If the at least eight (8) of the parties identified in condition 3.1 do not have a representative on the SPDAG is not established within five (5) years from the commencement of this resource consent (as specified by **condition 3.6**), then the consent holder must provide the funds referenced in **conditions 15.1 to 15.3** of this resource consent to the Tauranga Moana Governance Group anticipated under the Tauranga Moana Iwi Collective settlement, or if not yet established then to the Tauranga Moana Advisory Group of the Bay of Plenty Regional Council, for use towards Council led Te Awanui/ Tauranga Harbour restoration projects.

Advice Note: the consent holder has offered **condition 15.8** and agrees to be bound by it pursuant to the Augier principle.

~~Advice Note: the consent holder currently contributes \$50,000 per annum (CPI adjusted) to the Ngā Mātarae Charitable Trust under the conditions of resource consent 65806. For the avoidance of doubt, the contributions specified in **conditions 15.1 to 15.7** of this consent are additional to the contribution specified in resource consent 65806.~~

- ~~15.10 Unless otherwise specified in a condition, the payments authorised by this consent must be paid within two (2) months of the establishment of the SPDAG (condition 3).~~

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16 Biosecurity

- 16.1 Within six (6) months of the granting commencement of this consent, the consent holder must provide a one-off payment of \$30,000 to the Bay of Plenty Regional Council as a contribution to the Bay of Plenty Regional Council led biosecurity programme to enable that programme to be extended so that the new wharf structures authorised by this consent are included for surveillance of the presence of any invasive species.

*Advice Note: the consent holder has offered **condition 16.1** and agrees to be bound by it pursuant to the Augier principle.*

17 Navigation

- 17.1 The consent holder must ensure that all structures authorised by this consent are appropriately marked and/or lit in accordance with "System of Buoyance and Beaconage for New Zealand" (document prepared by the Maritime Safety Authority of New Zealand) or any subsequent superseding document.
- 17.2 The consent holder must ensure that at all times during the term of this resource consent a barge landing (ferry ramp) is provided, either in its current location, in general accordance with "Drawing 320-59-2 Rev 0", or otherwise as necessary on an interim basis during any construction, maintenance or replacement works that preclude the use of the facility.

18 Cranes

- 18.1 The cranes authorised by this consent must be located:
- a) at 100 Mirrielees Road, Sulphur Point Wharf;
 - b) as identified on the plans attached to this consent as follows:
 - i. Civil Aviation Authority Crane Height Restrictions Sulphur Point drawing no. 270-118 Rev B;
 - ii. Articulated 78m Crane Sulphur Point, drawing no. 270-118-1 Rev 0;
 - iii. A Frame 110m Crane Sulphur Point, drawing no. 270-118-2 Rev 0; and
 - iv. Current and Proposed Crane Location Plan Sulphur Point, drawing no. 270-118-3 Rev 0.
- 18.2 Not less than five (5) working days prior to the installation/erection of the cranes at Sulphur Point Wharf, the consent holder must request, (in writing) a site meeting with representatives of the Bay of Plenty Regional Council and Tauranga City Council. This request must include details of who is to be responsible for on-site management and compliance with consent conditions.
- 18.3 The height of any crane authorised by this consent must not exceed the heights of Cranes 9 – 12 as shown in Current and Proposed Crane Location Plan Sulphur Point, drawing no. 270-118-3 Rev 0 attached to this consent.
- 18.4 Within three (3) months of the completion of the installation of the cranes, the consent holder must provide to the Bay of Plenty Regional Council and Tauranga City Council, a survey report from a suitably qualified surveyor identifying the finished height of the cranes.
- 18.5 The cranes must be continuously lit at the highest point of each crane and at the end of the boom with an appropriate obstacle light and markers in accordance with (IAW) Civil Aviation

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Rule Part 77, Appendix B (or any subsequent updates to this Civil Aviation Rule).

- 18.6 The consent holder must ensure that the cranes and lighting authorised by this consent are maintained in a safe and structurally sound condition at all times and must undertake any maintenance work immediately if directed to do so in writing by the Chief Executive of the Regional Council or delegate.

19 Monitoring data

- 19.1 Unless stated in a specific condition, any data, monitoring information and / or reports required by the conditions of this consent must be provided to the Bay of Plenty Regional Council within five (5) working days of any written request.

20 Sites of Archaeological, Historic or Cultural Significance

- 20.1 In the event of any archaeological site or koiwi being uncovered during the exercise of this consent, activities in the vicinity of the discovery must cease. ~~The consent holder must contact the Bay of Plenty Regional Council to obtain details of the relevant iwi authority.~~ The consent holder must then ~~contact and~~ consult with ~~iwi and hapū identified in condition 3.1, the SPDAG the relevant iwi authority~~ and Heritage New Zealand and must not recommence works in the area of the discovery until the relevant Heritage New Zealand approvals or other approvals to damage, destroy or modify such sites have been obtained, where necessary.

~~Advice Note: The Bay of Plenty Regional Council is able to advise of contact details for the relevant iwi authority.~~

21 Review

- 21.1 The Bay of Plenty Regional Council may serve notice on the permit holder under section 128(1)(a)(iii), and/or section 128(1)(b) and/or section 128(1)(ba) of the Resource Management Act 1991 of its intention to review the conditions of this resource consent ~~on 1 November of each year.~~

~~The purpose of such a review is to:~~

- a) ~~On 1 November of each year where the purpose of such a review is to give~~ Give effect to any Act of Parliament, Regulation, National Policy Statement, Regional Policy Statement, or relevant Operative Regional Plan, which controls or restricts activities in the coastal marine area in locations where works are authorised by this consent; and/or;
- b) ~~At any time where the purpose of the review is to address~~ Address any effects on cultural values that are identified by the SPDAG or parties involved in the mātauranga monitoring undertaken in accordance with ~~condition 14.3~~ and that:
- i. ~~Became~~ Only became evident after the date of issue; and
 - ii. Result from the implementation of this resource consent.

22 Lapse of Consent

- 22.1 This consent shall lapse ten (10) years from the date on which the consent commences.

Expiry of Consent

- 22.2 This consent will expire thirty-five (35) years ~~following the granting of this consent after commencement.~~

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- 22.3 The resource consent hereby authorised is granted under the Fast-track Approvals Act 2024, and in accordance with that Act has full force and effect for its duration, and according to its terms and conditions, as if it were granted under the Resource Management Act 1991.

Advice Notes:

1. *This consent does not authorise the holder to modify or disturb any archaeological or historic sites or deposits within the area affected by this consent. Should any artefacts, bones, shell midden or any other sites of archaeological or cultural significance be discovered within the area affected by this operation, written authorisation should be obtained from Heritage New Zealand Pouhere Taonga before any further damage, modification or destruction is undertaken.*
2. *The consent holder is advised that under the provisions of section 64A of the Resource Management Act 1991, this consent may become subject to charges for the occupation of Crown seabed and/or foreshore. At the time of issuing this consent there is no charging system in place however this consent may be affected by any charging regime implemented in the future.*
3. *Notification, reporting and submission of plans required by this consent should be made in writing to the Regulatory Manager, Bay of Plenty Regional Council, Box 364 or email <mailto:notify@boprc.govt.nz> and should include the consent number RM26-0055-LC.*
4. *The consent holder is responsible for ensuring that all contractors carrying out works under this consent are made aware of the relevant consent conditions, plans and associated documents.*
5. *The consent holder is advised that non-compliance with consent conditions may result in enforcement action against the consent holder and/or their contractors.*
6. *Section 245 of the Resource Management Act 1991 sets out the process for the vesting of the land once reclaimed.*

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Appendix 1

Year 1 and 2

Cost Item	Assumption	Estimated Annual Cost (NZD)
Chair meeting fees	4 meetings × \$400	\$1,600
Member meeting fees	15 entities × 4 meetings × \$300	\$18,000
Consent implementation work – monitoring review	16 entities × 8 hrs × \$170	\$21,760
Chair liaison (quarterly meeting with Port)	4 hrs × \$170	\$680
Travel reimbursement	16 entity x 4 meeting x \$30	\$1,920
Venue/catering	Mostly Port facilities	\$2,500
Annual Strategic planning meeting with POTL (SPDAG Members)	15 entities × 1 meetings × \$300	\$4,500
Annual Strategic planning meeting with POTL (SPDAG Chair)	1 meetings × \$400	\$400
Total		\$51,360

Year 3 onwards

Cost Item	Assumption	Estimated Annual Cost (NZD)
Chair meeting fees	2 meetings × \$400	\$800
Member meeting fees	15 entities × 2 meetings × \$300	\$9,000
Consent implementation work – monitoring review	16 entities × 8 hrs × \$170	\$21,760
Chair liaison (quarterly meeting with Port)	4 hrs × \$170	\$680
Travel reimbursement	16 entity x 2 meeting x \$30	\$960
Venue/catering	Mostly Port facilities	\$1,500
Annual Strategic planning meeting with POTL (SPDAG Members)	15 entities × 1 meetings × \$300	\$4,500
Annual Strategic planning meeting with POTL (SPDAG Chair)	1 meetings × \$400	\$400
Total		\$39,600