

Appendix A – ORC recommended changes to conditions – 19 January 2026

Proposed Regional Council Consent Conditions

To be administered by the Otago Regional Council

Take and use of groundwater (RMFT25.003.09)

Specific

1. This consent authorises the take and use of groundwater from a bore at the map reference(s) E1265453 N4997247 (Bore tag CC11/0151) and on the land legally described Lot 8 Deposited Plan 443832 for the purpose of community water supply and firefighting supply via the Homestead Bay Water Supply Scheme.

Advice Note: It is the responsibility of the Consent Holder to ensure that the water abstracted under this resource consent is of suitable quality for its intended use. Where water is to be used for human consumption, the Consent Holder should have the water tested prior to use and should discuss the water testing and treatment requirements with a representative of Taumata Arowai and consider the Water Services (Drinking Water Standards for New Zealand) Regulations 2022.

2. The activities authorised by this consent must be carried out in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail. The rate and quantity of abstraction must not exceed:
 - a) 44 litres per second total;
 - b) 3,800 cubic metres per day;
 - c) 103,680 cubic metres per month; and
 - d) 1,261,440 cubic metres in each 12 month period, commencing 1 July of any year and ending 30 June of the following year.
3. The Consent Holder must notify the Otago Regional Council in writing of the commencement date of the taking of groundwater no less than 10 working days prior to the first exercise of this consent.
4. The duration of consent shall be 35 years from the commencement of the consent.

Performance Monitoring

5. The Consent Holder must:
 - a) Prior to the first exercise of this consent, install a suitable water meter to record the water take, within an error accuracy range of +/- 5% over the meter's nominal flow range at or about E1265453 N4997247 and a telemetry compatible datalogger that time stamps a pulse from the flow meter at least once every 15 minutes and that has the capacity to hold at least 12 months data of water taken.

- b) The water meter must record the hourly volume to an uncertainty of no greater than 1 percent.
- c) Data must be provided by an Otago Regional Council-approved data host to the Otago Regional Council once daily in 15-minute period volumes by means of telemetry. The Consent Holder must ensure data compatibility with the Otago Regional Council's time-series database and conform with the Otago Regional Council's data standards.
- d) The water meter, datalogger and telemetry unit (water measuring system) must be installed by a Otago Regional Council-approved installer and installed and maintained according to the manufacturer's specifications and instructions. There must be enough space in the pipe to allow for verification of the accuracy of the meter under part (e) of this condition.
- e) Within 20 working days of the installation of the water measuring system and within 20 working days of any subsequent replacement of any part of the water measuring system, the water meter must be verified for accuracy.
 - i. If a mechanical insert water meter or clamp on ultrasonic meter is installed it must be verified for accuracy each and every year from the first exercise of this consent.
 - ii. If an electromagnetic or built-in ultrasonic flow meter is installed it must be verified for accuracy every five years from the first exercise of this consent.
 - iii. Each verification must be undertaken by a Consent Authority approved operator and a Water Measuring Device Verification form (Form RS1) must be completed and submitted to the Consent Authority within 5 working days of the verification being performed, and at any time upon request.
 - iv. The Consent Holder must have a measuring device reverified by a Consent Authority approved operator within 30 working days if a measuring device does not meet the verification requirements. The reverification must include an explanation of what changes were undertaken to the measuring device prior to any subsequent test(s).
 - v. The Consent Holder must verify the correct pulse rate output is used if a correction is completed and submit this to the Consent Authority within 5 working days of the correction.
- f) The Consent Holder must ensure the full operation of the water measuring system at all times during the exercise of this consent. All malfunctions of the water meter and/or datalogger and/or telemetry unit during the exercise of this consent must be reported to the Consent Authority within 5 working days of observation. Appropriate repairs must be performed within 30 working days of observation of the malfunction or within a timeframe agreed with the Consent Authority.
- g) Once the malfunction has been remedied, a copy of the calibration record, Water Measuring Device Verification form (Form RS1) with photographic evidence and any non-transferred data must be submitted to the Consent Authority within 5 working days of the completion of repairs. Photographs must be in colour and be no smaller than 200 X 150 millimetres in size and be in JPEG form.

Advice Note: The water meter, data logger and telemetry unit should be safely accessible by the Otago Regional Council and its contractors at all times. The Water Measuring Device Verification Form and Calibration Form are available on the Otago Regional Council's website.

6. Where information is required to be provided to the Consent Authority in the conditions of this consent this is provided in writing to compliance@orc.govt.nz and the email heading is to reference RMFT25.003.09 and the condition(s) the information relates to.

Review

7. The Otago Regional Council may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions of this consent during the period of three months either side of the date of granting of this consent each year, or within two months of any enforcement action taken by the Otago Regional Council in relation to the exercise of this consent, for the purpose of:

- a) Determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage, or which becomes evident after the date of commencement of the consent;
- b) Ensuring the conditions of this consent are consistent with any National Environmental Standards, relevant regional plans, and/or the Otago Regional Policy Statement;
- c) Reviewing the frequency of monitoring or reporting required under this consent;
- d) Varying the consented quantities and rates of take and monitoring, operating and reporting requirements, and performance requirements to respond to the results of previous monitoring carried out under this consent and/or:
 - i. Water availability, including alternative water sources;
 - ii. Actual and potential water use;
 - iii. Groundwater levels and/or the setting of aquifer restriction levels;
 - iv. Surface water flow and level regimes;
 - v. Groundwater or surface water quality;
 - vi. Efficiency of water use;
 - vii. New requirements for measuring, recording and transmission.

Water Permit – Divert flood flows around defences against water (RMFT25.003.08)

Specific

1. This consent authorises the diversion of stormwater from the Remarkables catchment along the eastern boundary of the site as shown on the "Stormwater Drainage Scheme Plan" prepared by Stantec, Reference 310104425-00-000-C0253, dated 10.04.25, found in Application Appendix B – Engineering Feasibility Report Part 4, as follows:
 - (a) From the State Highway 6 roundabout location in a northward direction via a diversion channel/bund into a rock-lined open channel; and
 - (b) From the State Highway 6 roundabout location in a southward direction via a diversion channel/bund into the existing large capacity Southern Gully.
 - (c) From the southern side of the Southern Gully to the southern boundary and along the southern boundary into the Southern Gully.
2. The activities authorised by this consent must be undertaken in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.
3. The duration of consent shall be 35 years from the commencement of the consent.

General

4. The diversion of stormwater must not cause flooding, erosion, land instability, sedimentation or property damage of any other person's property.

Review

5. The Otago Regional Council may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions of this consent during the period of three months either side of the date of granting of this consent each year, or within two months of any enforcement action taken by the Otago Regional Council in relation to the exercise of this consent, for the purpose of:
 - a) Determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage, or which becomes evident after the date of commencement of the consent;
 - b) Ensuring the conditions of this consent are consistent with any National Environmental Standards, relevant regional plans, and/or the Otago Regional Policy Statement; and
 - c) Reviewing the frequency of monitoring or reporting required under this consent.

Land Use Consent – Culvert (RMFT25.003.06)

Specific

1. This consent authorises the placement, use and maintenance of culvert crossings as detailed below:
 - a) Placement of a box culvert in the Southern Gully to provide for Road 181 as shown on plan "Utilities – SW: Southern Creek Box Culvert Plan and Sections" prepared by Stantec, Reference 310104425-00-000-C0230, dated 11.04.2025, found in Application Appendix B – Engineering Feasibility Report Part 4;
 - b) Placement of 8 x side by side DN750 culverts (or equivalent) for the access road to the reservoir as shown in "Utilities – Water: Water Rising and Falling Mains Layout" prepared by Stantec, Reference 310104425-00-000-C0401, dated 11 April 2025, found in Application Appendix B – Engineering Feasibility Report Part 4.
2. The activities authorised by this consent must be undertaken in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the application information and the conditions of this consent, the conditions of this consent will prevail.
3. The duration of consent shall be 15 years from the commencement of the consent.
4. This consent must be exercised in conjunction with Land Use Consent RMFT25.003.01 and Discharge Permit RMFT25.003.02.
5. The activities authorised by this consent must be exercised in accordance with the certified Site-Specific Erosion and Sediment Control Plan required by Condition 12 of Land Use Consent RMFT25.003.01.
6. The culvert within the Southern Channel authorised by this consent must be constructed as detailed below:
 - a) 3 metre x 3 metre box culvert (or equivalent);
 - b) Culvert will be placed parallel with the watercourse; and
 - c) Culvert will be placed to ensure no undercut/erosion
7. The crossing within Lot 12 for the reservoir access track authorised by this consent must be constructed as detailed below:
 - a) 8 x DN750 culverts (or equivalent);
 - b) Culverts will be placed parallel with the watercourse; and
 - c) Culverts will be placed to ensure no undercut/erosion
8. Prior to the commencement of the works, the Consent Holder must ensure that all personnel working on the site are made aware of, and have access at all times the contents of this document. Copies of these documents must be present on-site at all times while the work authorised by this consent is being undertaken.

9. The Consent Holder must ensure that the culverts provide for the same passage of fish upstream and downstream as would exist without the culverts, except as required to carry out the works to place, alter, extend, or reconstruct the culverts.
10. The Consent Holder must ensure that the works authorised by this consent do not cause any flooding, erosion, scouring, land instability or property damage beyond the subject site.

Performance Monitoring

11. No less than 15 days prior to the commencement of the culvert placement works, the Consent Holder shall provide detailed design plans, prepared by a suitably qualified and experienced person, for the culverts and appurtenant structures to the ORC for certification.
12. The Consent Holder must notify the Otago Regional Council in writing of the commencement date of culvert placement works not less than 15 working days prior to the commencement of works. The prestart notification must include the following information:
 - a) The start date of the works;
 - b) Photographs of the area/s where works is to be undertaken – photographs must be in colour and no smaller than 200 x 150 millimetres in size and be in JPEG form; and
 - c) Advise who the Environmental Representative for the works programme is and provide contact details to the Otago Regional Council.
13. Within 20 working days of the completion of the activity, the Consent Holder must collect and provide the Otago Regional Council in writing the following information:
 - a) the culvert's asset identification number, if known;
 - b) whether the culvert's ownership is—
 - i. held by the Crown (for example, the Department of Conservation), a regional council, a territorial authority, the New Zealand Transport Agency, or KiwiRail Holdings Limited; or
 - ii. held publicly by another person or organisation; or
 - iii. held privately; or
 - iv. unknown.
 - c) the geographical co-ordinates of the culvert;
 - d) the number of barrels that make up the culvert;
 - e) the culvert's shape;
 - f) the culvert's length;
 - g) the culvert's diameter or its width and height;
 - h) the height of the drop (if any) from the culvert's outlet;
 - i) the length of the undercut or erosion (if any) from the culvert's outlet;
 - j) the material from which the culvert is made;
 - k) the mean depth of the water through the culvert;
 - l) the mean water velocity in the culvert;
 - m) whether there are low-velocity zones downstream of the culvert;
 - n) the type of bed substrate that is in most of the culvert;
 - o) whether there are any remediation features (for example, baffles or spat rope) in the culvert;
 - p) whether the culvert has wetted margins;
 - q) the slope of the culvert;
 - r) the alignment of the culvert;

- s) the number of wingwalls or screens on the culvert;
- t) the flow of the river or connected area (whether none, low, normal, or high);
- u) whether the water is tidal at the structure's location;
- v) at the structure's location;
 - i. the width of the river or connected area at the water's surface; and
 - ii. the width of the bed of the river or connected area.
- w) whether there are improvements to the structure to mitigate any effects the structure may have on the passage of fish;
- x) whether the structure protects particular species, or prevents access by particular species to protect other species;
- y) the likelihood that the structure will impede the passage of fish;

In addition, if there is any apron or ramp on the culvert, the following information must be provided:

Apron

- z) the apron's length;
- aa) the height of the drop (if any) from the apron's downstream end;
- bb) the material from which the apron is made;
- cc) the mean depth of the water across the apron;
- dd) the mean water velocity across the apron; and
- ee) the type of bed substrate that is across most of the apron.

Ramp

- ff) the ramp's length;
- gg) the slope of the ramp;
- hh) the type of surface that the ramp has; and
- ii) whether the ramp has wetted margins.

14. The Consent Holder must undertake routine monitoring and maintenance of the culvert (once placed), as detailed below:

- a) Engage a suitably qualified and experienced person to visually inspect each culvert within five days following high flow events, or events that may otherwise affect culvert's stability and provision for fish passage;
- b) If any of the visual inspections in clause (a) identify that provision for fish passage has been reduced, or the culvert damaged, undertake maintenance works as soon as practicable to remedy the issues identified.
- c) Following any maintenance works undertaken in accordance with part (b) of this condition, provide to the Consent Holder must provide an updated version of the information relating to the structure as set out in Condition 11 of this consent.

15. The Consent Holder must:

- a) Maintain a record of:
 - i. All placement, alteration, extension and reconstruction works, including when the works commence, how long they take, and when the works are completed;
 - ii. Details of all monitoring and maintenance works undertaken including evidence of any maintenance works undertaken;
 - iii. Details demonstrating compliance with the remaining conditions of consent.

- b) If requested, provide this record to the Otago Regional Council within 10 working days of the date of request.

General

- 16. The Consent Holder must ensure that all practicable measures are taken to prevent cement and cement products, from entering flowing water. This must include:
 - a) Avoiding flowing water coming into contact with the concrete until the concrete is firmly set.
 - b) Using boxing or other similar devices to contain wet cement during construction of the structure.
 - c) If any concrete is spilled beyond the boxing, pouring of concrete must stop immediately and all concrete must be removed from the watercourse.
 - d) No equipment used in the handling, placement, or finishing of concrete may be washed out in any location where wash water or residue could enter a watercourse. This includes, but is not limited to, areas within 20 metres of the top of the bank of any stream, drain, or wetland. Concrete washout must only occur in designated areas that are:
 - i. Located and constructed to fully contain all wash water and residues;
 - ii. Clearly identified on site plans and marked on the ground;
 - iii. Maintained to prevent overflow, seepage, or discharge to land or water.
 - iv. The Consent Holder must ensure that all site personnel are made aware of these requirements through inductions and regular toolbox talks. Any accidental discharge must be reported and remediated immediately.
- 17. The Consent Holder must take all reasonable precautions to minimise the spread of pest plants and aquatic weeds. In particular, the Consent Holder must:
 - a) Water blast all machinery to remove any visible dirt and/or vegetation prior to being bought on-site to reduce the potential for pest species being introduced to the bed of the watercourse. Machinery and equipment that has worked in watercourses must, prior to entering the site, also be cleaned with suitable chemicals or agents to kill didymo.
 - b) Avoid working in areas where aquatic weeds such as *Lagarosiphon major* are known to be present; and
 - c) To avoid the spread of the *Didymosphenia* germinate or any other pest plant, not use machinery in the berm or bed of the river that has been used in any area where the pest plant(s) are known to be present in the previous 20 working days, unless the machinery has been thoroughly cleansed with a decontamination solution;
 - d) Remove any vegetation caught on the machinery at the completion of works; and
 - e) Prior to leaving the site, water blast all machinery following the completion of works to reduce the potential for pest species being spread from the bed of the watercourse.
- 18. All machinery; temporary fencing and signs; chemicals; rubbish, debris and other materials must be removed upon completion of the works.
- 19. The Consent Holder must maintain a record of any environmental complaints received in relation to the exercise of this consent. The register must include, but not be limited to:

- a) The date, time, location and nature of the complaint;
- b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;
- c) Action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again.
- d) A record of the complaints must be submitted to the Consent Authority along with the Monthly Environmental Report required by Condition 19 of Land Use Consent RMFT25.003.01.

21. Where information is required to be provided to the Consent Authority in the conditions of this consent this is provided in writing to compliance@orc.govt.nz and the email heading is to reference RMFT25.003.06 and the condition(s) the information relates to.

22. The Consent Holder must notify the Otago Regional Council in writing no less than 10 working days following the completion of the works and must provide photographs of the area/s where work has been undertaken. Photographs must be in colour and be no smaller than 200 x 150 millimetres in size and be in JPEG form, and to the satisfaction of the Otago Regional Council.

Land Use Consent – Defences Against Water (RMFT25.003.07)

Specific

1. This consent authorises the construction of three defences against water as detailed below:

- a) Bund and Southern Swale A
- b) Bund and Southern Swale B
- c) Bund and Northern Swale and reshaped Northern Channel

As shown in “Stormwater Scheme Plan”, reference 310104425-00-000-C0253, prepared by Stantec, dated 11.04.2025 as found in Application Appendix B – Engineering Feasibility Report Part 4.

2. The activities authorised by this consent must be undertaken in accordance with the plans and all information submitted with the application, and in particular with the following drawings prepared by Stantec, dated 11 April 2025, and found in Application Appendix B – Engineering Drawings Feasibility Report Part 4

:

- “Stormwater – Southern Swale A – Plan and Cross Sections, Sheet 1 of 2”, Reference 310104425-00-000-C0274, dated 10.04.25
- “Stormwater – Southern Swale A – Plan and Cross Sections, Sheet 2 of 2”, Reference 310104425-00-000-C0275, dated 10.04.25
- “Stormwater – Southern Swale B – Plan and Cross Sections”, Reference 310104425-00-000-C0276, dated 10.04.25
- “Stormwater – North Channel Plan and Longitudinal Section”, reference 310104425-00-000-C0270 and 310104425-00-000-C0271
- “Utilities SW - North Channel Cross-Sections CH0”, Reference 1350 310104425-00-000-C0272
- “Stormwater – Northern Swale Plan and Cross Sections”, Reference 310104425-00-000-C0273.

If there are any inconsistencies between the application information and the conditions of this consent, the conditions of this consent will prevail.

3. This consent must be exercised in conjunction with Land Use Consent RMFT25.003.01 and Discharge Permit RMFT25.003.02.
4. The duration of consent shall be 35 years from the commencement of the consent.
5. The activities authorised by this consent must be exercised in accordance with the certified earthworks management plans required by Conditions 9 - 13 of Land Use Consent RMFT25.003.01.
6. The defences against water authorised by this consent must be maintained to ensure that they are structurally sound, pose no undue risk to human life, property, or the natural environment.

7. The defence against water authorised by this consent may only be used to divert stormwater flows toward the Southern Gully and Northern Channel and Southern Boundary Channel as shown in the plans referenced in Conditions 1 and 2.

Note: This does not prevent the land from being utilised as land treatment areas for wastewater disposal.

Performance Monitoring

8. The Consent Holder must notify the Otago Regional Council in writing of the commencement date of defence against water construction works not less than 15 working days prior to the commencement of works. The prestart notification must include the following information:
 - a) The start date of the works;
 - b) Photographs of the area/s where works is to be undertaken – photographs must be in colour and no smaller than 200 x 150 millimetres in size and be in JPEG form; and
 - c) Advise who the Environmental Representative for the works programme is and provide contact details to the Otago Regional Council.
9. The Consent Holder must maintain a record of any environmental complaints received in relation to the exercise of this consent. The register must include, but not be limited to:
 - a) The date, time, location and nature of the complaint;
 - b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;
 - c) Action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again.
 - d) A record of the complaints must be submitted to the Consent Authority along with the Monthly Environmental Report required by Condition 19 of Land Use Consent RMFT25.003.01.
10. Within 20 working days of the completion of the construction of the defences against water, the Consent Holder must supply the Consent Authority with a complete set of 'as built' plans. The 'as built' plans must include a location plan, a plan which shows the defence against water specifications, and a typical cross section.
11. Where information is required to be provided to the Consent Authority in the conditions of this consent this is provided in writing to compliance@orc.govt.nz and the email heading is to reference RMFT25.003.07 and the condition(s) the information relates to.

Land Use Consent – Residential Earthworks and Associated Discharge (RMFT25.003.01 and RMFT25.003.02)

Specific

1. This consent authorises the use of land for residential earthworks as shown in the following plans prepared by Stantec:
 - a) Engineering drawings for earthworks, prepared by Stantec, dated 11 April 2025, drawings 310104425-00-000-C0020 to 310104425-00-000-C0028 and 310104425-00-000-C0030 to 310104425-00-000-C0039, included within the Application as Appendix B – Engineering Feasibility Report Part 3.
2. The use of land for earthworks and any associated discharge for the Homestead Bay Residential Development on the land legally described Lot 8 Deposited Plan 443832 and Lot 12 Deposited Plan 364700, must be carried out in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.
3. The duration of consent shall be 15 years from the commencement of the consent.
4. Prior to commencement of the residential earthworks the Consent Holder must ensure that all personnel working on the site are made aware of, and have access at all times to:
 - a) The contents of this document; and
 - b) The final management plans required by Conditions 9 - 13.

Copies of these documents must be present on-site at all times while the work authorised by this consent is being undertaken.

5. All earthworks for residential development must be carried out in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005).

NEW CONDITION: The earthworks must be undertaken in general accordance with the staging and phasing plan as set out in Section 4 of the draft Construction Management Plan, prepared by Stantec, dated August 2025, found in Application Appendix X, and exposed areas must be progressively stabilised against erosion at all stages of the earthwork activity.

6. The earthworks authorised by this consent must not exceed 1,542,745 square metres in area and a total volume of 2,400,000 cubic metres including:
 - a) 1,239,400 cubic metres of cut; and
 - b) 1,052,500 cubic metres of fill.

Certification of Plans

7. The Consent Holder must follow the process set out below for any plans, documents, designs or specifications (hereafter referred to as 'documents') requiring written certification from the Otago Regional Council:

- a) Documents requiring written certification must be submitted to the Otago Regional Council in electronic form, or in hard copy form if requested.
- b) Works to which the documents relate must not commence until the Consent Holder has received written certification from the Otago Regional Council.
- c) If the Otago Regional Council's response is that they are not able to certify the documents, the reasons and recommendations are to be provided in writing and the Consent Holder must consider the Council's reasons and recommendations and resubmit amended documents for written certification.
- d) If provided for in conditions, certified documents may be amended at the request of the Consent Holder at any time subject to written recertification undertaken in accordance with Conditions (a) to (c) with references in those clauses to certification to be read as recertification.

Advice Note: *The written certification process is confined to confirming that the management plans adequately give effect to the relevant condition(s).*

Performance Monitoring

- 8. The Consent Holder must notify the Otago Regional Council in writing of the commencement date of earthworks not less than 15 working days prior to the commencement of works within each stage of the subdivision. The prestart notification must include the following information:
 - a) The start date of the works;
 - b) Photographs of the area/s where works is to be undertaken – photographs must be in colour and no smaller than 200 x 150 millimetres in size and be in JPEG form; and
 - c) Advise who the Environmental Representative for the works programme is and provide contact details to the Otago Regional Council .
- 9. At least 15 working days prior to the commencement of earthworks activities for each phase, the Consent Holder must submit a finalised Environmental Management Plan (EMP) and Erosion and Sediment Control Plan (ESCP) for review and acceptance by the Otago Regional Council . The ESCP must be in accordance with Auckland Council's Guideline Document 2016/005 (GD05). This document must be prepared by a suitably qualified and experienced person. The EMP/ESCP must address the following (as a minimum):
 - a) Administrative Requirements
 - i. Daily inspections of specific erosion and sediment control measures as required by GD05 (such as sediment retention ponds)
 - ii. Weekly site inspections
 - iii. Monthly environmental reporting
 - iv. Pre and post rainfall inspection as required by GD05
 - v. Independent audit by Suitably Qualified and Experienced Person
 - vi. Notification and management of environmental incidents
 - vii. Records and registers
 - viii. Environmental roles and responsibilities of personnel (including nomination of Principal Contractor)
 - ix. Site induction
 - b) Operational Requirements:
 - i. Erosion and sedimentation, including an ESCP to be prepared by a SQEP
 - ii. Water quality monitoring including sampling locations

- iii. Dust management in accordance with the recommendations of The Good Practice Guide for Assessing and Managing Environmental Effects of Dust Emissions (MfE, 2016)
 - iv. Chemical and fuel management
- c) Sufficient detail to address the following matters:
 - i. Assessment of soil characteristics within earthworks catchments and the necessity for additional erosion and sediment control practices;
 - ii. Specific erosion and sediment control works (locations, dimensions, capacity etc);
 - iii. Supporting calculations and design drawings;
 - iv. Catchment boundaries and contour information;
 - v. Details of construction methods;
 - vi. Timing and duration of construction and operation of control works;
 - vii. Processes in place if unexpected contaminated land is encountered;
 - viii. Contingency measures for snow and/ or frost events (in relation to chemical treatment)
 - ix. Measures to avoid silt and/or sediment tracking onto roads and then to water for the duration of the earthworks, such as:
 - Providing stabilised entry and exit point(s) for vehicles;
 - Providing wheel wash facilities; and
 - Cleaning road surfaces using street-sweepers immediately where sediment has been tracked onto the road.
 - x. Details relating to the management of exposed areas;
 - xi. Monitoring and maintenance requirements; and
 - xii. Details relating to the management of long-term stockpiling (over 28 days).

10. At least 15 working days prior to the commencement of any earthworks within each phase, an Erosion and Sediment Control Adaptive Management Plan (ESCAMP) must be submitted to Otago Regional Council for certification. The ESCAMP must be prepared by a suitably qualified and experienced person and be in accordance with Auckland Council's Erosion and Sediment Control Adaptive Management Plan Guidance Document (RC 3.2.22). The ESCAMP must address erosion and sediment control monitoring requirements and changes to management procedures in response to the results of the monitoring. It must also include the following details at minimum:

- (a) Pre-construction Baseline monitoring containing the in-stream results for turbidity and / or total suspended solids (TSS) within the receiving environment;
- (b) Baseline monitoring results from an appropriate location within the affected waterbodies;
- (c) Weather forecasting and monitoring, including implementation of an onsite weather station with a telemetered system that provides electronic notifications;
- (d) Trigger levels for water quality and rainfall events (actual and forecasted events);
- (e) Ongoing monitoring and sampling regime for the receiving environment, including turbidity and / or TSS monitoring downstream within the receiving environment;
- (f) Ongoing monitoring and sampling regime for sediment retention devices at the inlet and outlet of devices;
- (g) Management responses when a trigger level is exceeded, including the ability to reduce exposed area; and
- (h) Reporting to Council.

11. At least 15 working days prior to the commencement of earthworks activities for each phase, the Consent Holder must submit a finalised Chemical Treatment Management Plan (ChTMP) for review and acceptance by the Otago Regional Council. The Plan must be in accordance with Auckland Council's Guideline Document 2016/005 (GD05). This document must be prepared by a suitably qualified and experienced person and include:
 - a) Bench tensing including soil samples from across the relevant earthworks extent;
 - b) A site map showing the location of the soil samples;
 - c) Specific design details of chemical treatment system based on a rainfall activated dosing methodology for the site's sediment retention ponds and decanting earth bunds;
 - d) Monitoring, maintenance (including post-storm) and contingency programme (including record sheet);
 - e) Details of optimum dosage (including assumptions);
 - f) A spill contingency plan; and
 - g) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.
12. At least 15 working days prior to the commencement of earthworks within any waterways (Northern Channel, Southern Gully and South-Western Gully), a Site-Specific Erosion and Sediment Control Plan (SSESCP) must be submitted to Otago Regional Council for certification. The SSESCPs must describe how earthworks within the waterways will be undertaken in accordance with Auckland Council's Guideline Document 2016/005 (GD05). The SSESCP must be prepared by a suitably qualified and experienced person, and must also include the following details at minimum:
 - a) Management measures to demonstrate how erosion and sediment controls will avoid sediment or sediment-laden water entering waterways in accordance with best practice;
 - b) Management of contaminants to water (e.g., hydrocarbons, construction materials);
 - c) Detailed methodology for the installation of the proposed structures; and
 - d) Details of stabilisation or remediation upon completion of the works.
13. At least 15 working days prior to commencement of earthworks, an Avifauna Incidental Discovery Protocol prepared by a suitably qualified and experienced ecologist addressing the process and measures to be in place for any earthworks undertaken during the avifauna breeding seasons (August to February) must be submitted to the ORC for certification.
14. No works must commence until the initial or any updated versions of the management plans in Conditions 9 - 13 have been certified, and all works must be undertaken in accordance with the current certified plans at all times. Any amendments to these approved plans are to be certified by the Otago Regional Council prior to their implementation.
 - a) The Consent Holder must submit an updated ESCAMP or ESCP to the Consent Authority when:
 - i. The construction program moves from one Stage to another; or
 - ii. Any significant changes have been made to the construction methodology since the original plan was accepted; or

- iii. There has been an Environmental Incident and investigations have found that the management measures are inadequate.
- b) Any updated versions of the ESCAMP/ESCP must be submitted to the Consent Authority for certification. Works implementing the updated ESCAMP/ESCP must not commence until it has been certified, and all works must be undertaken in accordance with the most current ESCAMP/ESCP certified by the Consent Authority at all times.

15. The Consent Holder must establish and implement document version control and ensure that the Consent Authority is provided with an electronic copy of the current certified documents at all times.

16. Prior to commencing any work on site, the Consent Holder must ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction. Matters to be discussed include:

- a) Timeframes for key stages of the works authorised under this consent;
- b) Resource consent conditions;
- c) Erosion and Sediment Control Plan and Erosion and Sediment Control Adaptive Management Plan;
- d) Environmental Management Plan;
- e) Chemical Treatment Management Plan
- f) Erosion and Sediment Control Adaptive Management Plan; and
- g) Avifauna Incidental Discovery Protocol.

A record of attendance must be kept and made available to the Otago Regional Council upon request.

17. Within 10 working days following construction and completion of the certified erosion and sediment controls, the controls are to be certified by a SQEP confirming that they have been constructed in accordance with the approved EMP, ESCP, SSESCP or CTMP. This certification is to be submitted to the Otago Regional Council prior to the operation of the erosion and sediment controls. The operational effectiveness and efficiency of all erosion and sediment control measures must be maintained throughout the duration of earthwork activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Consent Authority on request.

18. The Consent Holder must engage a SQEP to monitor the site monthly to:

- a) Ensure that the site is complying with the earthworks management plans required by Conditions 9 - 13; and
- b) Identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management.

The outcome of these inspections must be included in the Monthly Environmental Report required by Condition 19 until the works associated with the earthworks management plans required by Conditions 9 - 13 are completed.

- 19 During the exercise of this consent, the Consent Holder must complete and submit reporting to the Consent Authority in the form of a Monthly Environmental Report. The Monthly Environmental Report must be submitted no more than five working days following the end of each calendar month. The Monthly Environmental Report must include reporting and statements actively addressing but not limited to the following that occurred during the reporting month:
 - a) Updates to any of the earthworks management plans required by Conditions 9 - 13;
 - b) Weekly Site Inspections – number of inspections completed, and summary of corrective actions undertaken;
 - c) Reporting on monitoring undertaken and whether non-conforming results were obtained.
- 20 In addition to any specific reporting dates required by other conditions of this consent, upon request by the Consent Authority, the Consent Holder must make available any monitoring results and data recorded in accordance with any of the earthworks management plans required by Conditions 9 - 13.
- 21 The Consent Holder must maintain a record of any environmental complaints received in relation to the exercise of this consent. The register must include, but not be limited to:
 - a) The date, time, location and nature of the complaint;
 - b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;
 - c) Action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again.
 - d) A record of the complaints must be submitted to the Consent Authority along with the Monthly Environmental Report required by Condition 19.
- 22 Prior to the removal of an erosion and sediment control measure for any stage of works, certification is to be provided by a SQEP in writing to the Otago Regional Council confirming that the contributing catchment of the relevant measure has been appropriately stabilised against erosion and that appropriate clean water diversion measures have been installed.
- 23 Unless expressly allowed otherwise by a certified management plan, in carrying out any earthworks directly adjacent to any surface water body, the following standards must be adopted:
 - a) Minimise the overall non-stabilised earthworks footprint;
 - b) Progressively stabilise completed areas of earthworks as soon as practicable;
 - c) Divert clean run off away from non-stabilised earthworks areas;
 - d) Use the best practicable option to design and install a variety of perimeter controls for the management of flows of water and sediment and sediment retention; and
 - e) If a heavy rainfall event is forecast, undertake pre-event inspections and any maintenance that is required and postpone work as required.

f) In the event that a discharge occurs, the Consent Holder must notify the Otago Regional Council within 12 hours. In the event that a discharge occurs, works must cease immediately, and the discharge must be mitigated and/or rectified to the satisfaction of the Otago Regional Council.

24 For the duration of the earthworks subject of this consent:

- a) All machinery must be clean, free of contaminants and in good repair, prior to entering the site;
- b) No construction materials may be left in a position where they could be carried away by storms, floods, waves or other natural events;
- c) The Consent Holder must take all practicable measures to prevent spills of hazardous substances being discharged into water or onto land in a manner that may enter water. Such measures may include, but not be limited to:
 - i. All practicable measures must be undertaken to prevent oil and fuel leaks from vehicles and machinery;
 - ii. Fuel storage tanks and machinery must be maintained at all times to prevent leakage of oil and other contaminants;
 - iii. No refuelling of machinery or equipment within 10 metres of any surface water body;
 - iv. There must be no storage of fuel within 10 metres of any surface water body;
 - v. A spill kit, that is capable of absorbing the quantity of oil and petroleum products that may leak or be spilled must be kept on-site at all times.
- d) The Consent Holder must inform the Otago Regional Council no later than 12 hours of an oil spill and must provide the following information:
 - i. The date, time, location and estimated volume of the spill;
 - ii. The cause of the spill;
 - iii. Clean up procedures undertaken;
 - iv. Details of the steps taken to control and remediate the effects of the spill on the receiving environment;
 - v. An assessment of any potential effects of the spill; and
 - vi. Measures to be undertaken to prevent a recurrence.
- e) All machinery, fencing, signs, chemicals, rubbish, debris and other materials must be removed upon completion of the earthworks within 10 working days
- f) The Consent Holder must undertake all practicable measures to ensure no dust is generated onsite which causes an offensive or objectionable effect at or beyond the legal boundary of the properties in the opinion of an authorised officer of the Otago Regional Council, including visible emissions. Dust management shall be consistent with the recommendations in the Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions (MfE, 2016).

25 The Consent Holder must notify the Otago Regional Council in writing no less than 10 working days following the completion of each stage of the subdivision or abandonment of earthworks and must provide photographs of the area/s where work has been undertaken. Photographs must be in colour and be no smaller than 200 x 150 millimetres in size and be in JPEG form, and to the satisfaction of the Otago Regional Council.

- 26 Prior to works commencing to disturb the two ponds on the site, eDNA samples are to be taken to identify the presence of fish within the ponds. Where the eDNA samples indicate the presence of fish, a Fish Management Plan is to be prepared by a suitably qualified and experienced professional and submitted for review and acceptance. The Fish Management Plan is to include details of the potential release site locations for native fish, methods for management of any exotic fish species and biosecurity considerations.
- 27 Prior to works commencing, a copy of the certified Lizard Management Plan shall be submitted to the ORC for information. A copy of this Plan shall be accessible on site at all times and all works are to be undertaken in accordance with the certified Plan.
- 28 Works within the areas identified for lizard habitat enhancement planting shall be overseen by a suitably qualified herpetologist to ensure the works are being undertaken in accordance with the certified Lizard Management Plan.

Note:

The Lizard Management Plan is to be certified by the Department of Conservation under the Wildlife Authority. A copy of this is to be provided to the ORC for implementation of the relevant consent conditions.

NEW: Where any incident caused by the earthworks has led to any adverse environmental effects occurring that have not been consented, the Consent Holder must:

- a) Report to Consent Authority details of the incident within 12 hours of becoming aware of the incident.
- b) Identify any corrective actions taken by the Consent Holder so far.
- c) Provide a comprehensive Environmental Incident Report to the Consent Authority within 10 working days of the incident occurring.

General

- 29 In order to prevent site access points from becoming sediment sources that lead to sediment laden water entering waterways from the road, the consent holder must ensure that all ingress and egress points to the site are Stabilised Construction Entrances. All construction traffic must be limited to these entrances only.
- 30 The area of earthworks must be progressively stabilised against erosion at all stages of the earthwork activity and must be sequenced to minimise the discharge of contaminants to groundwater or surface water in accordance with the Erosion and Sediment Control Plan. Measures to stabilise against erosion may include:
 - a) the use of covers, geotextiles or mulching;
 - b) Top-soiling and grassing of otherwise bare areas of earth;
 - c) Aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.
- 31 During earthwork activities, the ingress and accumulation of surface run off water and/or perched groundwater must be minimised by:
 - a) Maintaining a waterproof cover over any excavation trenches and pits outside of working hours;

- b) Diversion of surface water flow around the work areas; and
- c) Regular disposal of the water, if ponding occurs within the excavation.

32 In the event that an unidentified archaeological site is located during works, the following will apply:

- a) Work must cease immediately at that place and within 20 metres around the site. The area must be secured from further disturbance.
- b) The Heritage New Zealand Pouhere Taonga Regional Archaeologist and the Otago Regional Council must be notified immediately.
- c) If the site is of Maori origin, the Consent Holder must also notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975).
- d) If human remains (koiwi tangata) are uncovered the Consent Holder must advise the Heritage New Zealand Pouhere Taonga Regional Archaeologist, NZ Police, the Otago Regional Council and the appropriate iwi groups or kaitiaki representative and the above process under (c) will apply. Remains are not to be disturbed or moved until future actions have been agreed by all parties.
- e) Works affecting the archaeological site must not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue. An application for an Archaeological Authority and further assessment by an archaeologist may be required.
- f) Where iwi so request, any information recorded as the result of the find such as a description of location and content, must be provided for their records.

33 Discharged site runoff must meet the following water quality parameters when collected at the locations and frequencies identified in the certified EMP, ESCP, or ESCAMP required by conditions of Land Use Consent RMFT25.003.01:

- a) Total Suspended Solids (TSS) – no more than 50 mg/L TSS;
- b) Turbidity (NTU) – no more than 100 NTU;
- c) pH for chemically treated runoff – within 5.5 – 8.5 pH;
- d) Hydrocarbons, tannins, and paint – no visible trace;
- e) Waste – no visible litter or waste.

34 All samples must be collected and analysed in accordance with the methods specified in the finalised ESCAMP; or by similar methods certified as being equivalent in writing by the Consent Authority.

35 Records of all discharge monitoring in accordance with this consent must be kept on site and compiled and submitted to Consent Authority as part of Monthly Report required by Condition 19 of Land Use consent RMFT25.003.01 and otherwise supplied any other time upon request.

36 The discharge authorised by this consent must not, after reasonable mixing, give rise to all or any of the following effects in receiving waters:

- a) the production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials;
- b) any conspicuous change in the colour or visual clarity;

- c) any emission of objectionable odour;
- d) the rendering of fresh water unsuitable for consumption by farm animals; or
- e) any significant adverse effects on aquatic life.

37 No soil disturbance or soil shifting, unloading or loading will take place if wind speed is higher than 14 metres per second, and the soil is dry and prone to becoming airborne, unless a dust suppressant is applied.

Wind speed must be measured by an on-site anemometer installed at a height of at least two metres above ground level at a location free from any obstruction that has potential to significantly affect wind flow.

38 Where information is required to be provided to the Consent Authority in the conditions of this consent this is provided in writing to compliance@orc.govt.nz and the email heading is to reference RMFT25.003.01 and the condition(s) the information relates to.

Land Use Consent – Contaminated Land (RMFT25.003.03)

1. This consent authorises the disturbance of contaminated land for remediation as part of subdivision earthworks.
2. The disturbance of contaminated land must be carried out in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.
3. The activities authorised by this consent must only be exercised in conjunction with Land Use Consent RMFT25.003.01 and Discharge Permit RMFT25.003.02 (earthworks consents).
4. The duration of consent shall be 15 years from the commencement of the consent.
5. Any site investigation must be overseen by a suitably qualified and experienced land practitioner and must be undertaken in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines No. 5 (revised 2021).
6. The works on and remediation of the contaminated land must be supervised by a suitably qualified contaminated land professional who must ensure that materials that are cleanfill or contaminated are defined, and provide advice on contamination not previously identified, if required.
7. Site sourced and imported material used to fill any excavation must:
 - a) Meet the definition of cleanfill; or
 - b) Not be sourced from any site listed as a HAIL site, unless the material has been tested by a Suitably Qualified and Experienced Practitioner and confirmed as meeting the definition of cleanfill or being appropriate for the intended land use.

Performance Monitoring

8. The Consent Holder must follow the process set out below for any plans, documents, designs or specifications (hereafter referred to as 'documents') requiring written certification from the Otago Regional Council:
 - a) Documents requiring written certification must be submitted to the Otago Regional Council in electronic form, or in hard copy form if requested, within the timeframe specified in the relevant condition.
 - b) Works to which the documents relate must not commence until the Consent Holder has received written certification from the Otago Regional Council.
 - c) If the Otago Regional Council's response is not able to certify the documents, the reasons and recommendations are to be provided in writing and the Consent Holder must consider the Council's reasons and recommendations and resubmit amended documents for written certification.
 - d) If provided for in conditions, certified documents may be amended at the request of the Consent Holder subject to written recertification undertaken in accordance with Conditions (a) to (c) with references in those clauses to certification to be read as recertification.

Advice Note: The written certification process is confined to confirming that the documents adequately give effect to the relevant condition(s).

9. The Consent Holder must notify the Otago Regional Council in writing of the commencement date of earthworks not less than 15 working days prior to the commencement of works within each stage of the subdivision. The prestart notification must include the following information:
 - a) The start date of the works;
 - b) Photographs of the area/s where works is to be undertaken – photographs must be in colour and no smaller than 200 x 150 millimetres in size and be in JPEG form; and
 - c) Advise who the Environmental Representative for the works programme is and provide contact details to the Otago Regional Council.
10. No less than 15 working days prior to commencement of any ground disturbance works in a stage containing the landfill or fertiliser storage areas identified in the Detailed Site Investigation (DSI) prepared by WSP and dated 6 February 2025, the Consent Holder must submit an updated Detailed Site Investigation (DSI) providing further investigation / assessment of the landfill and fertiliser storage areas to the ORC prepared by a suitably qualified and experienced contaminated land practitioner in accordance with the Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, 2011).
11. No less than 15 working days prior to the commencement of ground disturbance works within the NZone refuelling pad and washdown zone (as identified in the Preliminary Site Investigation undertaken by WSP dated 4 April 2025), the Consent Holder must submit to the ORC a DSI prepared by a suitably qualified and experienced contaminated land practitioner in accordance with the Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, 2011).
12. No less than 15 working days prior to the commencement of each stage (if disturbance works are staged) of contaminated soil disturbance, the Consent Holder must submit a Remedial Action Plan (RAP) to the Consent Authority for certification. The RAP must be prepared by a suitably qualified and experienced practitioner and be in accordance with Contaminated Land Management Guideline No 1: Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, 2011). The objective of the RAP is to ensure that all areas of the site are suitable for their intended land use at the completion of the earthworks. The RAP must contain sufficient detail to address the following matters, at a minimum:
 - a) The remediation objectives, methodology and outcomes anticipated;
 - b) The relationship with the earthworks management plans required by Conditions 9 - 13 of Land Use Consent RMFT25.003.01;
 - c) The protocols to be followed in managing the contaminated materials and replacement with other clean material;
 - d) Management of unanticipated discoveries, including but not limited to:
 - i. Defining the size of the area around the unanticipated discovery where works should stop prior to obtaining SQEP review;
 - ii. responsibilities for notifying Council of the discovery and notification timeframes;
 - e) Steps that must be taken to prevent the contaminated material becoming entrained in stormwater.
 - f) The proposed investigation methodology for the historic area of excavation, including contingencies for a situation where contaminated material is identified in this location.

- g) The validation testing, monitoring or inspection proposed to demonstrate that the remediation has met the specified objectives;
- h) The site validation criteria.

13. No less than 15 working days prior to the commencement of each stage (if disturbance works are staged) of contaminated soil disturbance, the Consent Holder must submit a Contaminated Site Management Plan to the Otago Regional Council for certification. The CSMP must be prepared by a suitably qualified and experienced contaminated land practitioner and be in accordance with Contaminated Land Management Guideline No 1: Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, 2011). The objective of the CSMP is to ensure that the health of onsite workers, the onsite environment, and the receiving environment, are protected from the effects of contaminants. The CSMP must contain sufficient detail to address the following matters:

- a) A brief summary of the works to be undertaken in accordance with the approved consent;
- b) The relationship with the earthworks management plans required by Conditions 9 - 13 of Land Use Consent RMFT25.003.01;
- c) Timing and duration of construction and operation of control works;
- d) The site-specific layout; including working areas; site access; clean and contaminated areas; decontamination areas; catchment boundaries and contour information and vehicle routes;
- e) Soil management procedures during the works, including siting and management of soil stockpiles, and erosion, sediment and dust control procedures;
- f) Soil, air quality, groundwater and/or surface water monitoring requirements;
- g) Contingency measures to address any unexpected or accidental discoveries of contamination or discharges identified at the site;
- h) Measures to monitor any discharges or sediment runoff during the activity including specific erosion and sediment control works (locations, dimensions, capacity etc);
- i) Handling and disposal procedures for any contaminated material encountered during the activity;
- j) Details regarding the management of exposed areas
- k) Relevant contact information of those onsite and managing the construction or earthwork activities onsite; and
- l) Allocation of responsibilities, including who is responsible for implementing and monitoring the controls detailed within the CSMP for the entirety of the works covered by the CSMP.

14. No activity on the subject site may commence until all measures identified in the certified DSM, RAP and CSMP as needing to be put in place prior to commencement of any works have been established.

15. Where contaminants are identified that have not been anticipated by the application, works in the area containing the unexpected contamination must cease until the contingency measures outlined in the RAP and CSMP have been implemented, and have been notified to the Otago Regional Council . Any unexpected contamination and contingency measures must be documented in the Site Validation Report required by Condition 16.

16. Within three months following the completion of the works the Consent Holder must provide the Otago Regional Council with a Site Validation Report (SVR), prepared by a SQEP and in

accordance with Contaminated Land Management Guideline No 1. The SVR should contain sufficient detail to address the following matters:

- a) Summary of the works undertaken;
- b) A statement confirming whether the disturbance works have been completed in accordance with the Remedial Action Plan;
- c) The location and dimensions of the excavations carried out, including a relevant site plan;
- d) Records of any unexpected contamination encountered during the works, if applicable;
- e) Locations and dimensions of any contaminated soil remaining on-site;
- f) A summary of sampling and analysis undertaken for validation sampling, and for unexpected contamination (if applicable), tabulated analytical results including laboratory transcripts, and interpretation of the results in the context of the relevant soil guideline values;
- g) Copies of disposal dockets for material removed from site, if any; and
- h) Any complaints received by the Consent Holder and/or breaches of the procedures set out in the Remedial Action Plan.

17 Any contaminated soil that is removed from the site is to be sent to a suitably approved and licensed facility.

18 The Consent Holder must maintain a record of any environmental complaints received in relation to the exercise of this consent. The register must include, but not be limited to:

- a) The date, time, location and nature of the complaint;
- b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;
- c) Action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again.
- d) A record of the complaints must be submitted to the Consent Authority along with the Monthly Environmental Report required by Condition 19 of Land Use Consent RMFT25.003.01.

19. Where information is required to be provided to the Consent Authority in the conditions of this consent this is provided in writing to compliance@orc.govt.nz and the email heading is to reference RMFT25.003.03 and the condition(s) the information relates to.

20. The Consent Holder must notify the Otago Regional Council in writing no less than 10 working days following the completion of each stage of works and must provide photographs of the area/s where work has been undertaken. Photographs must be in colour and be no smaller than 200 x 150 millimetres in size and be in JPEG form, and to the satisfaction of the Otago Regional Council.

Land Use Consent – Wetlands including undertaking earthworks within 10m and 100m setbacks of the wetlands (RMFT25.003.05)

General

1. This consent authorises earthworks, land disturbance and vegetation clearance which results in the removal of six natural inland wetlands shown as Wetlands 1, 2, 3, 5 6 and 7 and earthworks and land disturbance between 10-100m of Wetland 4 as shown in Figure 2 of Wetland Assessment at Homestead Bay, Queenstown prepared by Wildlands Consultants, dated February 2025, included as Fast Track Application Appendix C
2. The activities authorised by this consent must be undertaken in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the application information and the conditions of this consent, the conditions of this consent will prevail.
3. This consent must be exercised in conjunction with Land Use Consent RMFT25.003.01 and Discharge Permit RMFT25.003.02.
4. The activities authorised by this consent must be exercised in accordance with the certified Environmental Management Plan, Erosion and Sediment Control Plans, and Erosion and Sediment Control Adaptive Management Plans as required by conditions 9 - 13 of Land Use Consent RMFT25.003.01.
5. The duration of consent shall be 15 years from the commencement of the consent.

Performance Monitoring

6. The Consent Holder must follow the process set out below for any plans, documents, designs or specifications (hereafter referred to as 'documents') requiring written certification from the Otago Regional Council:
 - a) Documents requiring written certification must be submitted to the Otago Regional Council in electronic form, or in hard copy form if requested, within the timeframe specified in the relevant condition.
 - b) Works to which the documents relate must not commence until the Consent Holder has received written certification from the Otago Regional Council.
 - c) If the Otago Regional Council's response is not able to certify the documents, the reasons and recommendations are to be provided in writing and the Consent Holder must consider the Council's reasons and recommendations and resubmit amended documents for written certification.
 - d) If provided for in conditions, certified documents may be amended at the request of the Consent Holder subject to written recertification undertaken in accordance with Conditions (a) to (c) with references in those clauses to certification to be read as recertification.

Advice Note: The written certification process is confined to confirming that the documents adequately give effect to the relevant condition(s).

7. Prior to commencement of any works within the application site, a 10m setback around the perimeter of Wetland 4 as described in the Wetland Assessment prepared by Wildlands dated February 2025 (Fast Track Appendix C) is to be fenced to prevent any further grazing or damage to the wetland during earthworks.
8. No less than 15 working days prior to commencement of any works within proposed Lot 9002 (which is to contain Wetland 4), the Consent Holder is to submit a Wetland Management Plan (WMP) to the ORC that has been prepared by a suitably and experienced qualified ecologist (with input from other suitably qualified and experienced project engineers and specialists as necessary) for certification.

The purpose of the WMP is to:

- Manage the activities and maintenance within and adjacent to the wetland to ensure that there is no loss of extent or loss of any value of the natural inland wetland and to ensure that the hydrological wetland characteristics are maintained.
- Monitor the wetland condition to ensure the residential development does not affect the hydrology of the wetland during works or as a result of permanent changes to wetland hydrological inputs resulting from the residential subdivision.
- Enhance the wetland through indigenous plantings and other actions, to achieve no net loss and ideally a net gain of natural inland wetland extent within Lot 9002 and values within the site, as compared with the pre-residential development environment.

The WMP shall include:

- a) Methods to avoid damage to the wetland.
- b) Details of enhancement planting in the wetland (including species to be planted in each planting zone) and maintenance of planting.
- c) Wetland monitoring details.
- d) Details of ongoing supplementation of the water supply in the wetland and how this will be managed to ensure an appropriate amount of water is used and this is sustainable.
- e) Anticipated timing of works (schedule of work)
- f) Fencing and long-term protection requirements, for a period at least as long as the duration of this consent, and longer if necessary to ensure consistency with the principles of aquatic off-setting and compensation as described in the National Policy Statement for Freshwater Management 2020.
- g) Pest animal and pest plan control;
- h) Details of the monitoring programme to demonstrate the ecological outcomes of wetland management and enhancement and to include the management and maintenance requirements if monitoring demonstrates that the requirements have not been met;
- i) Requirements for annual reporting to ORC on maintenance and enhancement activities undertaken in the previous 12 months and those planned for the next 12 months.

9. The WMP is to be submitted to the Department of Conservation for comment no less than 20 working days prior to submission to the ORC for certification under Condition 8. Any comments received on the WMP and how the comments were addressed shall be included in the WMP submitted for certification by the ORC.

- 10 Once the plan in Condition 8 is certified, the Wetland Management Plan is to be implemented for a minimum of 15 years by the Consent Holder and the wetland enhancement and maintenance work as described in the WMP is to be overseen by a suitably qualified and experienced ecologist.
- 11 Wetland 4 is to be retained within a lot that is to be vested in the Queenstown Lakes District Council as a recreation reserve or will be managed by an Incorporated Society (or equivalent legal body) as a reserve for the recreational needs of the Homestead Bay community.
- 12 On completion of the maintenance and enhancement work described in the WMP, the Consent Holder shall provide the ORC with a statement, signed by a suitably qualified and experienced ecologist, that the maintenance and enhancement works have been undertaken in accordance with the WMP.
- 13 The works authorised under this consent must be managed such that they do not result in the discharge of a contaminant to Wetland 4 in which the contaminant, after reasonable mixing, may cause one or more of the following effects:
 - a) The production of conspicuous oil or grease films, scums or foams, or floatable or suspended materials; or
 - b) Conspicuous change in colour or visual clarity; or
 - c) An emission of objectionable odour; or
 - d) Adverse effects on aquatic life.

Wetlands 1, 2, 3, 5 6 and 7

- 14 Within 5 days of the commencement of works within Wetlands 1, 2, 3, 5, 6 and 7 as described in the Wetland Assessment prepared by Wildlands dated February 2025 (Fast Track Appendix C), a suitably qualified freshwater ecologist must assess the wetland for aquatic fauna and any species caught should be relocated to an appropriate nearby habitat and be recorded in the NZ Freshwater Fish Database.
- 15 Prior to the issue of s224c for more than 300 residential lots, \$50,000 compensation for the loss of Wetlands 1, 2, 3, 5, 6 and 7 is to be paid to Mana Tāhuna Charitable Trust, or an alternative organisation approved by Otago Regional Council, for wetland rehabilitation projects undertaken within the Wakatipu Basin. Confirmation of this payment is to be provided to the ORC.
- 16 Prior to the issue of s224c for more than 600 residential lots, \$50,000 compensation for the loss of Wetlands 1, 2, 3, 5, 6 and 7 is to be paid to Mana Tāhuna Charitable Trust, or an alternative organisation approved by Otago Regional Council, for wetland rehabilitation projects undertaken within the Wakatipu Basin. Confirmation of this payment is to be provided to the ORC.
- 17 Prior to the issue of s224c for more than 900 residential lots, \$50,000 compensation for the loss of Wetlands 1, 2, 3, 5, 6 and 7 is to be paid to Mana Tāhuna Charitable Trust, or an alternative organisation approved by Otago Regional Council, for wetland rehabilitation projects undertaken within the Wakatipu Basin. Confirmation of this payment is to be provided to the ORC.

DRAFT

Wastewater Discharge to Land (RMFT25.003.10)

Specific

- 1 This consent authorises the discharge of treated wastewater to land from the Homestead Bay subdivision.
- 2 The activities authorised by this consent must be undertaken in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the application information and the conditions of this consent, the conditions of this consent will prevail.
- 3 This consent must be exercised in conjunction with Discharge Permit RMFT25.003.11.
- 4 The duration of consent shall be 35 years from the commencement of the consent.
- 5 The total volume of wastewater discharged shall not exceed:
 - a) 3,974 cubic metres per day; or
 - b) a 30 day average of 2,005 cubic metres per day.
- 6 The rate of application shall not exceed
 - (a) A 30 day average of 5.4 millimetres per day, and a maximum rate of application of 10.8 millimetres per day across each land treatment area that contains a slope of greater than 15%; and
 - (b) A 30 day average of 7.1 millimetres per day, and a maximum rate of application of 21.3 millimetres per day across all other land treatment areas.
7. Prior to receiving any wastewater, the treatment and land application system shall comprise as a minimum:
 - a) Wastewater Treatment plant providing primary, secondary and tertiary treatment;
 - b) Land treatment areas with an initial minimum area of 5 ha available, within the areas shown on 'Proposed Reserves to Vest and Indicative Wastewater Areas' prepared by Patersons, Drawing No Q7557-009, Sheets 001 – 010, Rev 0, dated 10 April 2025 and a 10m setback area for all land treatment areas from the ephemeral streams on Lot 12 shown on the LEI plan "Proposed LTA Area: Jacks Point Lot 12 Ephemeral Stream Buffer", dated 20.11.25;
 - c) Subsurface pressure compensating drip irrigation buried to a depth greater than 200 millimetres below the ground surface;
 - d) Dripper lines at a maximum of 1 m spacing and emitters spaced at a maximum of 0.6 m centres in accordance with best management practices and supplier recommendations at 1.6 litres per hour per emitter;
 - e) Management of the land treatment areas can be via a cut and carry, cut and leave, light sheep grazing, and native plantation management regime; and
 - f) Installation of the groundwater monitoring piezometers labelled P1, P5, P6, P7 and P8 shown on the plan titled: "Monitoring" prepared by Lowe Environmental Impact, dated 17.09.2025 (or as otherwise agreed by the Otago Regional Council) to a depth that intercepts and screens the regional aquifer.
 - g) Installation of a further groundwater monitoring piezometer to be referred to as P15 to monitor water quality effects on Bore F42/0150 and Well CC11/0158. This piezometer is to

be located within 10-20m of Well CC11/0158 and to be at a depth of between 35m – 45m to intercept the regional aquifer.

8. Following the initial installation in Condition 7, the wastewater treatment plant and land treatment area may be developed in stages aligning with the development of the Homestead Bay subdivision accommodation units, commercial and retail buildings, and community facilities.

9. No less than 15 working days prior to each new stage of subdivision commencing the following details are to be submitted to the Otago Regional Council for certification:

- The quantity of wastewater generation from and the number of lots occupied for the preceding stages and the wastewater quality discharged from the wastewater treatment plant.
- Identification of sufficient land treatment area for the proposed stage to allow for an average rate of discharge of between 5-8 mm/day for dry weather flow.
- Details of the vegetation management regime for the additional land treatment areas.
- Details of the monitoring bore locations for the land treatment area within that new stage and if new bore(s) are required, details of new bore locations to be drilled as aligned with plan titled: "Monitoring" prepared by Lowe Environmental Impact, dated 17.09.2025 or as otherwise agreed by the Otago Regional Council
- Confirmation that the total land treatment area available maintains a discharge area capacity that is 10% larger than required to apply the average measured daily flow at a rate of 7.1 mm/day for the total current and proposed development area serviced (including the preceding number of lots created within the subdivision) at the same measured average daily flow per lot.

9 The land treatment area shall not be used:

- For roading whether sealed or unsealed;
- As a hardstanding area;
- For erecting buildings or any non-effluent systems structures;
- For activities that require intensively manage grass surfaces (e.g. grass tennis courts or bowling greens or golf tees and greens); and
- For grazing stock other than sheep.

10 The land treatment areas shall be located in Lot 8 Deposited Plan 443832 and Lot 12 Deposited Plan 364700 within the areas marked for land disposal on 'Proposed Reserves to Vest and Indicative Wastewater Areas' prepared by Patersons, Drawing No Q7557-009, Sheets 001 – 010, Rev 0, dated 10 April 2025.

11 Prior to commissioning the treatment and disposal system for each stage of the subdivision, the Consent Holder must supply the Otago Regional Council with a Producer Statement 4, Code Compliance Certificate or Certificate of Acceptance, certifying that the treatment and disposal system has been installed. These must include, but are not limited to, the following for the new stage being commissioned:

- plans of the treatment system described in Condition 6 of this consent;
- plans of the land treatment area clearly showing all the irrigation zones;
- details of the area of each zone:
 - The design application rate

- ii. The nitrogen loading rate
- iii. The phosphorus loading rate
- iv. Land management regime
- v. The 12 month average concentration of nitrogen and phosphorus from the WWTP to achieve the annual loading rates stipulated in Condition 13

- d) confirmation that the total installed and operational land treatment area is sufficient to meet Condition 9(e) application depths for the total commissioned treatment plant capacity;
- e) photographs of each of the new irrigation zones; and
- f) the monitoring bore locations installed for that stage (if additional).

13 The annual average total nutrient loading of the land treatment area shall at full development average:

- a) Nitrogen 193 kg N/ha/yr across the total required LTA and not exceed 220 kg N/ha/yr in any LTA.
- b) Phosphorus 64 kg P/ha/yr across the total required LTA and not exceed 73 kg N/ha/yr in any LTA.

14 The annual nutrient loading to the land treatment area must not exceed the following limits at all stages of the development:

Nitrogen

- a) 220kg N/hectare/year for cut and carry;
- b) 150kg N/hectare/year for grazing or cut and leave, landscape planting;

Phosphorus

- c) 73 kg N/hectare/year for cut and carry;
- d) 64 kg N/hectare/year for grazing or cut and leave, landscape planting;

Advice note: The land treatment area nutrient loading rate of 193 kg N/ha/yr and 64 kg P/ha/yr is calculated based on the daily flow data collected under Condition 17 multiplied by the Total Nitrogen or Total phosphorus sampling collected under Condition 20 of this consent and divided by the Land Treatment area. At a design flow of 2,005 m³/day average dry weather flow, to achieve Total nitrogen load of 193 kg N/ha/yr or less, the average Total nitrogen concentration equals 7.5 milligrams per litre. To achieve a Total phosphorus load of 64 kg P/ha/yr or less, the average Total phosphorus concentration equals 2.5 milligrams per litre.

Performance Monitoring

15 Prior to commissioning the land treatment system, the land treatment areas shall be marked out by any means that ensure the extent of the areas are identifiable on the ground surface and shall remain marked out for the term of the consent.'

16 The Consent Holder must follow the process set out below for any plans, documents, designs or specifications (hereafter referred to as 'documents') requiring written certification from the Otago Regional Council:

- a) Documents requiring written certification must be submitted to the Otago Regional Council in electronic form, or in hard copy form if requested, within the timeframe specified in the relevant condition.
- b) Works to which the documents relate must not commence until the Consent Holder has received written certification from the Otago Regional Council.
- c) If the Otago Regional Council's response is not able to certify the documents, the reasons and recommendations are to be provided in writing and the Consent Holder must consider the Council's reasons and recommendations and resubmit amended documents for written certification.
- d) If provided for in conditions, certified documents may be amended at the request of the Consent Holder subject to written recertification undertaken in accordance with Conditions (a) to (c) with references in those clauses to certification to be read as recertification.

Advice Note: The written certification process is confined to confirming that the documents adequately give effect to the relevant condition(s).

17 The Consent Holder must:

- a) Prior to the first exercise of this consent, install:
 - i. a suitable water meter to record the discharge rate and volume, within an error accuracy range of +/- 5% over the meter's nominal flow range at the point wastewater is discharged from the wastewater treatment plant; and
 - ii. a telemetry compatible datalogger that time stamps a pulse from the flow meter at least once every 15 minutes and that has the capacity to hold at least 12 months data of wastewater discharged.
- b) The water meter must record the hourly volume to an uncertainty of no greater than 1 percent.
- c) Data must be provided by an Otago Regional Council-approved data host to the Otago Regional Council once daily in 15-minute period volumes by means of telemetry. The Consent Holder must ensure data compatibility with the Otago Regional Council's time-series database and conform with the Otago Regional Council's data standards.
- d) The water meter, datalogger and telemetry unit must be installed by a Otago Regional Council-approved installer and installed and maintained according to the manufacturer's specifications and instructions. There must be enough space in the pipe to allow for verification of the accuracy of the meter under part (e) of this condition.
- e) Within 20 working days of the installation of the wastewater discharge measuring system and within 20 working days of any subsequent replacement of any part of the wastewater discharge measuring system, the water meter must be verified for accuracy.
 - i. If a mechanical insert water meter or clamp on ultrasonic meter is installed it must be verified for accuracy each and every year from the first exercise of this consent.
 - ii. If an electromagnetic or built-in ultrasonic flow meter is installed it must be verified for accuracy every five years from the first exercise of this consent.

- iii. Each verification must be undertaken by a Consent Authority approved operator and a Water Measuring Device Verification form (Form RS1) must be completed and submitted to the Consent Authority within 5 working days of the verification being performed, and at any time upon request.
- iv. The Consent Holder must have a measuring device reverified by a Consent Authority approved operator within 30 working days if a measuring device does not meet the verification requirements. The reverification must include an explanation of what changes were undertaken to the measuring device prior to any subsequent test(s).
- v. The Consent Holder must verify the correct pulse rate output is used if a correction is completed and submit this to the Consent Authority within 5 working days of the correction.
- f) The Consent Holder must ensure the full operation of the wastewater discharge measuring system at all times during the exercise of this consent. All malfunctions of the water meter and/or datalogger and/or telemetry unit during the exercise of this consent must be reported to the Consent Authority within 5 working days of observation. Appropriate repairs must be performed within 30 working days of observation of the malfunction or within a timeframe agreed with the Consent Authority.
- g) Once the malfunction has been remedied, a copy of the calibration record, Water Measuring Device Verification form (Form RS1) with photographic evidence and any non-transferred data must be submitted to the Consent Authority within 5 working days of the completion of repairs. Photographs must be in colour and be no smaller than 200 X 150 millimetres in size and be in JPEG form.

Advice Note: The water meter, data logger and telemetry unit should be safely accessible by the Otago Regional Council and its contractors at all times. The Water Measuring Device Verification Form and Calibration Form are available on the Otago Regional Council's website.

- 18 Prior to commissioning the treatment and land treatment system, the consent holder shall establish adequate facilities and access for wastewater quality sampling, such as a hand operated tap/valve that is on the outlet pipe from the treatment system before the wastewater discharges to the land treatment area.
- 19 Within three months of the exercising of this consent, and thereafter quarterly, the consent holder shall obtain representative samples of the groundwater from the monitoring bores:

Sample location	Parameters	Monitoring Frequency
The groundwater from bores P1, P3, P4, P5, P6, P7 and P8 and bores added under Condition 5(d)	(a) Nitrate nitrogen (b) <i>Escherichia coli</i> (c) Groundwater levels	January, April, July and October each year

The results of these samples shall be reported to the Otago Regional Council annually. If the Consent Holder is not granted permission to establish or sample from bores P3, P4 or P14 or loses access to the site/s at any time during the exercise of this consent, the Consent Holder is

not required to collect a sample from those monitoring bores. An alternative sampling location may be proposed and agreed by the Otago Regional Council.

20 The quality of the wastewater samples collected from the outlet of the wastewater treatment system before the wastewater is discharged to any land treatment area, as required by Condition 22, must not exceed the lesser of the concentration calculated in Condition 12(c)(v) or the following 12 month rolling mean limits:

- a) 20 milligrams per litre of biochemical oxygen demand (5 day);
- b) 20 milligrams per litre of total suspended solids;
- c) 25 milligrams per litre of total nitrogen;
- d) 12 milligrams per litre of total phosphorus;
- e) 1,000 colony forming units per 100 millilitres of *Escherichia coli* (rolling 12-month geometric mean).

21 Following the first exercise of the consent:

- (a) The consent holder shall notify the Otago Regional Council within 7 days of receiving the groundwater monitoring results required by Condition 19 if the average nitrate-nitrogen concentration within the down-gradient monitoring bores P1, P3, P5, P6 is 1.2 milligrams per litre or greater than the average of up-gradient monitoring bores P4, P8 and P11, or if the *Escherichia coli* concentrations are greater than 1 coliform unit per 100 millilitres.
- (b) If there is an exceedance of Condition 20(a), the consent holder shall investigate and submit a written report to the Otago Regional Council within 30 days of receiving notice of the exceedance outlining the likely reasons for the exceedance and methods to reduce the adverse effect (e.g. disinfecting the effluent prior to discharge, increasing the size of the land application areas).
- (c) If the downgradient Bore P1 shows an annual (January to December) median increase of 1.2 milligrams per litre of nitrate-nitrogen above the upgradient Bore P4 then the following ecological studies must be undertaken:
 - i) An ecological study on Maori Jack Stream during the next summer period after the reported increase at the location between the Mid Stream Point and the Lower Stream Points shown on the plan titled: "Monitoring" prepared by Lowe Environmental Impact, dated 17.09.2025. The study must be undertaken during the months of November to February being the same as the baseline study in report required by Condition 20(a)c Jacks Point Consent RM2009.312.V1 e3Scientific (2020) "Baseline Study 2022" appended to this consent. The ecological study must be undertaken by a suitably qualified and experienced freshwater ecologist. The study must include monthly water quality sampling (November to February inclusive) at two locations, if the Maori Jack Stream is flowing. The samples must be analysed for:
 - *Escherichia coli*;
 - Total phosphorus,
 - Dissolved reactive phosphorus
 - Total nitrogen; and
 - Dissolved inorganic nitrogen.

ii) An ecological study of the Lake Wakatipu lake margin during the next summer period after the reported increase at the location shown on the plan attached as Appendix 3 to this consent. The study must be undertaken during the months of November to February being the same as the Baseline Study. The study must be undertaken by a suitably qualified and experienced freshwater ecologist. The study must include monthly water quality sampling (November to February inclusive) for:

- Chlorophyll-a;
- Water clarity;
- Escherichia coli;
- Total phosphorus;
- Total nitrogen;
- Calculation of Lake Trophic Level Index (TLI).

(d) If the monitoring undertaken in accordance with Condition 21(c) shows that:

- i. The average TLI difference between the Baseline Study 2022 and the most recent monitoring period has increased by one TLI score; or
- ii. More than 20 percent of the samples at the lake margin exceed the following parameter limits:
 - Water clarity – 3 nephelometric turbidity units;
 - Escherichia coli – 10 coliform forming units per 100 millilitres;
 - Total phosphorus – 0.005 milligrams per litre;
 - Total nitrogen – 0.1 milligrams per litre; or
- iii. More than 20 percent of the samples in Maori Jack Stream exceed the following parameter limits:
 - Escherichia coli - 14 coliform forming units per 100 millilitres;
 - Total phosphorus - 0.139 milligrams per litre,
 - Total nitrogen - 0.636 milligrams per litre; or
- iv. Any of the lake chlorophyll-a, total nitrogen, total phosphorus or dissolved reactive phosphorus attribute states as detailed in the NPS-FM2020 have decreased from the Baseline Study 2022.

Then the consent holder must prepare and implement a Remedial Action Plan in accordance with Condition 26 and prepare a report for the Otago Regional Council by 31 August of the same year as the breach. The report must be prepared by an appropriately qualified and experienced freshwater ecologist. The report must include, but is not limited to:

- Changes in the nutrient concentrations in the monitoring bores;
- Changes in nutrient concentrations or ecological conditions in Maori Jack Stream;
- Chlorophyll-a levels in the lake margin and potential for phytoplankton bloom;
- Comparison of parameters to relevant guidelines.

22 Following the commissioning of the treatment and land treatment system, the consent holder shall in any one day of January, March, May, July, September and November each year, obtain representative samples of the treated wastewater from the tap/valve installed under

Condition 18 of this consent. The samples shall be analysed for the following parameters and results submitted with the annual report required by Condition 30:

- a) Biochemical oxygen demand (BOD₅);
- b) Total suspended solids;
- c) Total nitrogen;
- d) Total phosphorus;
- e) *Escherichia coli*; and
- f) pH.

23. No less than three months prior to commencing earthworks approved by RMFT25.003.01, the following surface water quality monitoring programme shall commence in Māori Jack Stream and Lake Wakatipu:

a. Monthly sampling of Māori Jack Stream at the two locations shown on the plan titled: "Monitoring" prepared by Lowe Environmental Impact, dated 17.09.2025. The "Lower" site is for monitoring attainment of water quality criteria defined in condition 21(c) below. The "Mid" site is to provide a dataset that may assist with understanding nutrient transport and transformation processes occurring in the anaerobic wetland mid-section of Māori Jack Stream, hence potentially assisting future interpretation of results and reporting when acting in accordance with conditions requiring an Assessment Report (Condition 23(c)) and a Remedial Action Plan (Condition 26). Sampling of the "Lower" site need only occur if, at the time of each monthly field visit, there is continuous connected surface water flowing in the lower-most 100m of Māori Jack Stream down to the landward edge of the gravel beach barrier, but not necessarily through the barrier to Lake Wakatipu. Sampling of the "Mid" site need only occur if, at the time of each monthly field visit, there is surface water present at the site. The samples must be analysed for:

- i. *Escherichia coli*; (at the lower site only)
- ii. Total phosphorus;
- iii. Dissolved reactive phosphorus
- iv. Total nitrogen;
- v. Nitrate-nitrogen;
- vi. Ammoniacal nitrogen;
- vii. Total Kjeldahl nitrogen; and
- viii. Dissolved inorganic nitrogen.
- ix. Dissolved metals (copper, lead, zinc) at the lower site only
- x. pH; and
- xi. Conductivity

- b. If the Consent Holder is not granted permission to sample from the "Mid" site or loses access to the site at any time during the exercise of this consent, the Consent Holder is not required to collect a sample.
- c. Monthly sampling of the Lake Wakatipu lake margin at three locations 5 metres from the lakeshore at 0.5 metres depth, at the locations shown on the plan titled: "Monitoring" prepared by Lowe Environmental Impact, dated 17.09.2025. Only the central of the three Homestead Bay waterfront site (SMP5) needs to be sampled for dissolved metals as indicated below. The samples must be analysed for:

- i. Chlorophyll-a;
- ii. Water clarity;
- iii. *Escherichia coli*;
- iv. Total phosphorus;
- v. Total nitrogen;
- vi. Nitrate-nitrogen;
- vii. Ammoniacal nitrogen;
- viii. Total Kjeldahl nitrogen;
- ix. Calculation of Lake Trophic Level Index (TLI);
- x. Dissolved metals (copper, lead, zinc) – at the one central site only (SMP5) on Homestead Bay waterfront;
- xi. pH and;
- xii. Conductivity.

d. For each monthly field visit the following conditions must be recorded as a minimum:

- i. Date and time samples taken;
- ii. Weather conditions including wind speed at time each sample is taken, as recorded at near real time on Otago Regional Council's website for the mid-lake Wakatipu monitoring buoy "Open Water 10m" site;
- iii. Preceding general weather conditions over the week prior to sampling including general description of rainfall in that week;
- iv. Description and photograph of each sampling site and the state of the gravel beach barrier at the mouth of Māori Jack Stream to Lake Wakatipu.

24. The field observations and laboratory results for Condition 23 must be compiled into a spreadsheet at least quarterly and made available to the Otago Regional Council annually, and at any other time on request from the Otago Regional Council. The spreadsheet file must also contain a copy of these resource consent conditions, sampling location plans and sufficient descriptive detail to enable a suitably qualified scientist to understand the raw data being made available.

25. If the monitoring undertaken in accordance with Condition 23 shows that:

- a. More than 20 percent of the samples collected at the lake margin sites, in any single year or over a rolling 5-year period, exceed the following parameter limits:
 - i. Water clarity – 3 nephelometric turbidity units;
 - ii. *Escherichia coli* – 10 coliform forming units per 100 millilitres;
 - iii. Total phosphorus – 0.005 milligrams per litre;
 - iv. Total nitrogen – 0.1 milligrams per litre;
 - v. Ammoniacal nitrogen – 0.01 milligrams per litre; or
 - vi. Dissolved copper - 0.00047 milligrams per litre (ANZG DGV 95%);
 - vii. Dissolved lead - 0.0034 milligrams per litre (ANZG DGV 95%);
 - viii. Dissolved zinc - 0.0041 milligrams per litre (ANZG DGV 95%); or
 - ix. pH – compliant if in range 5.5-8.5.
- b. More than 20 percent of the samples in Māori Jack Stream exceed the following parameter limits:
 - i. *Escherichia coli* - 50 coliform forming units per 100 millilitres;

- ii. Dissolved reactive phosphorus - 0.005 milligrams per litre,
- iii. Nitrate nitrogen - 0.075 milligrams per litre;
- iv. Ammoniacal nitrogen – 0.01 milligrams per litre; and
- v. total phosphorus 0.1392 milligrams per litre*^{see note below};
- vi. total nitrogen 0.636 milligrams per litre*^{see note below}, or
- vii. Dissolved copper - 0.00047 milligrams per litre (ANZG DGV 95%);
- viii. Dissolved lead - 0.0034 milligrams per litre (ANZG DGV 95%); or
- ix. Dissolved zinc - 0.0041 milligrams per litre (ANZG DGV 95%).

c. Any of the lake chlorophyll-a, total nitrogen or total phosphorus attribute state bands as detailed in the NPS-FM 2020 have decreased from the Baseline Study 2022 level of “A” band for all three attributes at all three lake-edge sites (SMP-4, SMP-5, SMP-6).

Then the Consent Holder must:

- d. Prepare a report for the Otago Regional Council by 31 August of the same year as the breach. The report must be prepared by an appropriately qualified and experienced freshwater ecologist. The report must include, but is not limited to:
 - i. Changes in the nutrient concentrations in any groundwater monitoring bores;
 - ii. Changes in nutrient concentrations or ecological conditions in Māori Jack Stream;
 - iii. Changes in nutrient concentrations or ecological conditions in the near-shore (5 metre) margins of Lake Wakatipu within the 1.8 km stretch of shoreline between Māori Jack Stream and the jetty at the end of Lakeshore Drive in Drift Bay;
 - iv. Chlorophyll-a levels in the lake margin and potential for phytoplankton blooms;
 - v. Comparison of parameters to relevant regional plan criteria and guidelines where relevant.
 - vi. Relationship of any changes observed as listed above with monitoring over the same time period of Homestead Bay wastewater treatment plant effluent quality and the application rate of effluent to land treatment areas.
- e. Prepare and implement a Remedial Action Plan in accordance with Condition 26.

26 The Remedial Action Plan must:

- a. Be submitted to the Otago Regional Council by 30 September of the same year as the monitoring results report required by Conditions 19 and/or 25.
- b. Set out the methods and timeframes for alternating and adapting wastewater treatment and disposal practices or catchment mitigation measures to ensure that water quality is improved such that:
 - i. The average Lake TLI at each of the three lake monitoring sites as identified in the plan titled “Monitoring” prepared by Lowe Environmental Impact, dated 17.09.2025 is returned to a state that is less than one TLI score greater than the average baseline for each site as recorded in the “Baseline Study 2022” (i.e., averages of the reported TLI score baselines are: Site SMP-4 2.23; SMP-5 1.96; SMP-6 1.71). .
 - ii. The 80th percentile total nitrogen, total phosphorus and *Escherichia coli* concentrations are below the limits in Condition 20.

- iii. The chlorophyll-a, total nitrogen, total phosphorus and dissolved reactive phosphorus attribute states under the NPS-FM 2020 are not decreased.
- c. Any wastewater treatment plant actions required by the Remedial Action Plan must be incorporated into the Operations and Management Manual (O and M). The Consent Holder must provide the Otago Regional Council an amended O and M within 5 working days of it being finalised. The amended O and M must not be implemented until written notice is received from the Otago Regional Council.
- d. The amended Operations and Management Manual must be implemented within 3 months of the receipt of the Otago Regional Council's written notice or within a timeframe agreed with the Otago Regional Council.

27 The Remedial Action Plan required by Condition 21 or 26 will not be required if a two-person expert scientist panel (with one expert nominated by the Otago Regional Council) both conclude, after considering the relevant available information (including wider catchment resource consent compliance), that the cause of the breach of the water quality limits in Condition 20(a-c) or 25 was unlikely to have been caused in any part by nutrient loss associated with the discharge authorised by this consent. If agreement between the experts is not reached then the investigation and actions required by Condition 26 must be undertaken.

28 Following commissioning of the wastewater treatment plant, an assessment of the soil conditions shall be undertaken by a suitably qualified and experienced practitioner on a biennial basis until such time as the Otago Regional Council determines the effects of the disposal to land are acceptable. The assessment shall include:

- a) Four soil samples shall be from each LTA zone, at the following depths:
 - i. 0 -20 cm
 - ii. 30 – 50 or at the application depth
 - iii. 80 – 100 cm
- b) The four soil samples from each depth shall then be composited and analysed for the following:
 - i. Exchangeable Cations (Sodium, Potassium, Magnesium, Calcium);
 - ii. Olsen P;
 - iii. Total P
 - iv. Cation exchange capacity;
 - v. Base saturation;
 - vi. Total carbon;
 - vii. Total nitrogen;
 - viii. pH; and
 - ix. Suite of seven heavy metals (Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Zinc)
- c) At the application depth, soil shall also be tested for:
 - i. in situ infiltration capacity (Ksat) at the application depth;
 - ii. indications of oxidation reduction potential (gleying) of the soil;
 - iii. an infield assessment of soil structure

- c) A control site shall be chosen outside of the LTA, and samples collected and tested in accordance with condition's 23(a)-(c). The control samples shall not be composited with the LTA samples.
- d) The results of the soil assessment shall be submitted to the Otago Regional Council within 6 months of undertaking the field work.

29 All sampling techniques employed in respect of the conditions of this consent shall be in accordance with the National Environment Monitoring Standard Water Quality Part 1 – Sampling, Measuring, Processing and Archiving of Discrete Groundwater Quality Data and be acceptable to the Otago Regional Council . All analyses undertaken in connection with this consent shall be performed by an IANZ registered laboratory or otherwise as specifically approved by the Otago Regional Council .

30 By 31 August of each year following the commissioning of the wastewater treatment plant, the Consent Holder must forward an annual report in writing to the Otago Regional Council. The annual report shall cover the preceding calendar year 1 July to 30 June and shall report on compliance with the consent. As a minimum, the report shall include:

- a) A copy of all analytical results for the year;
- b) A summary of the year's monitoring results, in context of the previous years' results;
- c) Comments on compliance with the conditions of this discharge permit;
- d) Details of the cut and carry operation including the number of harvests, mass harvested, N concentration;
- e) A summary of complaints received, the validity of each complaint and the corrective action taken;
- f) A summary of any malfunctions or breakdowns and the corrective action taken; and
- g) Any other issues considered relevant by the consent holder.

31 Prior to commissioning the treatment and land treatment system, the consent holder shall prepare and forward an Operations and Management Manual for the wastewater treatment plant and land treatment system and provide this to the Otago Regional Council for certification. The purpose of the Operations and Management Manual is ensure its effective and efficient operation of the wastewater treatment plant and land treatment system at all times.

The manual must include, as a minimum:

- a) A brief description of the treatment and land treatment system, including a site map that shows the location of the treatment system, discharge location and sampling transsects;
- b) Key operational matters including weekly, monthly and annual maintenance checks;
- c) Monitoring requirements and procedures;
- d) Contingency plans in the event of system malfunctions (including provision for the removal and disposal of effluent by tanker truck should there be prolonged system failure);
- e) The means of receiving and dealing with any complaints;
- f) Key personnel and contact details; and
- g) Emergency contact phone numbers.

32 At all times, the consent holder shall ensure that the Otago Regional Council has a copy of the most recent version of the Operations and Management Manual.

33 Records of maintenance, complaints, malfunctions and breakdowns shall be kept in a log and be made available on request.

34 The wastewater treatment and land treatment system shall be serviced at least once every 3 months by a suitably qualified and experienced person. The servicing shall be in accordance with the Operations and Management Manual.

35 The Consent Holder must maintain a record of any complaint relating to the treatment of wastewater or the discharge of wastewater to land. The register must include, but not be limited to:

- a. The date, time, location and nature of the complaint;
- b. The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;
- c. action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again.
- d. The Consent Holder must, within 24 hours, inform the Consent Authority of any complaints received from any person about activities on the site associated with the consented works. A record of the complaints must be included within the annual report required by Condition 33.

General

36 No ponding or surface run-off of effluent shall occur as a result of the exercise of this consent.

37 This permit does not authorise the discharge of sludge to land or water.

38 If Easement Area XQ DP 380128 as shown on the "Existing Easements on Lot 12 DP 364700" plan prepared by Patersons, dated 10.04.25 is to be utilised as a land treatment area, the Consent Holder shall confirm that Easement 7802746.10 in favour of the Jacks Point Residents and Owners Association has been surrendered for the area of the proposed land treatment area, or confirmation to the satisfaction of the ORC shall be provided by the Consent Holder that the land within that area is not being utilised for a conflicting purpose such as wastewater disposal under another resource consent.

39 Where information is required to be provided to the Consent Authority in the conditions of this consent this is provided in writing to compliance@orc.govt.nz and the email heading is to reference RMFT25.003.10 and the condition(s) the information relates to.

Review

40 The Otago Regional Council may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this consent within three months of each anniversary of the commencement of this consent, for the purpose of:

- a) Determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage, or which becomes evident after the date of commencement of the consent; or
- c) Ensuring the conditions of this consent are consistent with any National Environmental Standards, Regulations, relevant plans and/or the Otago Regional Policy Statement; or Reviewing the frequency of monitoring or reporting required under this consent;
- d) Amending the monitoring programme set out in accordance with conditions of this consent; or
- e) Requiring the Consent Holder to adopt the best practicable option, in order to prevent or minimise any adverse effect on the environment arising as a result of the exercise of this consent. Best practicable option includes, but is not limited to, connecting to a reticulated community sewerage scheme, should such an option become available to the Consent Holder.

DRAFT

Land Use Consent to Disturb the Beds of Rivers (RMFT25.003.04)

Specific

1. This consent authorises the disturbance of the bed of the Northern Gully, Southern Gully, and Southwestern Creek for the installation of culverts, stormwater infrastructure, implementation of landscaping, and for works relating to the construction of defences against water for the Homestead Bay residential development at the location identified above.
2. The activities authorised by this consent must be undertaken in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the application information and the conditions of this consent, the conditions of this consent will prevail.
3. This consent must be exercised in conjunction with Land Use Consent RMFT25.003.01, Discharge Permit RMFT25.003.02, Land Use Consent RMFT25.003.06, and Land Use Consent RM25.003.07.
4. The activities authorised by this consent must be exercised in accordance with the certified Site-Specific Erosion and Sediment Control Plan required by Condition 12 of Land Use Consent RMFT25.003.01.
5. The Consent Holder must ensure that no fish become stranded, and fish passage is not impeded as a result of the instream works.
6. The duration of consent shall be 15 years from the commencement of the consent.

Performance Monitoring

7. The Consent Holder must follow the process set out below for any plans, documents, designs or specifications (hereafter referred to as 'documents') requiring written certification from the Otago Regional Council:
 - a) Documents requiring written certification must be submitted to the Otago Regional Council in electronic form, or in hard copy form if requested, within the timeframe specified in the relevant condition.
 - b) Works to which the documents relate must not commence until the Consent Holder has received written certification from the Otago Regional Council.
 - c) If the Otago Regional Council's response is not able to certify the documents, the reasons and recommendations are to be provided in writing and the Consent Holder must consider the Council's reasons and recommendations and resubmit amended documents for written certification.
 - d) If provided for in conditions, certified documents may be amended at the request of the Consent Holder subject to written recertification undertaken in accordance with Conditions (a) to (c) with references in those clauses to certification to be read as recertification.

Advice Note: The written certification process is confined to confirming that the documents adequately give effect to the relevant condition(s).

8. The Consent Holder must notify the Otago Regional Council in writing of the commencement date of earthworks not less than 15 working days prior to the commencement of works within each stage of the subdivision. The prestart notification must include the following information:
 - a) The start date of the works;
 - b) Photographs of the area/s where works is to be undertaken – photographs must be in colour and no smaller than 200 x 150 millimetres in size and be in JPEG form; and
 - c) Advise who the Environmental Representative for the works programme is and provide contact details to the Otago Regional Council.
9. The Consent Holder must install in the Southern Gully the erosion mitigation measures, and the channel bank protection measures as described in sections 2.2.2 and 2.2.3 of the Stantec Technical Note dated 5 September 2025 included within Application Appendix B – Engineering Feasibility Report Part 5 Appendix A. Within 10 working days following the completion of the works, the Consent Holder must provide Otago Regional Council with written certification, by a suitably qualified and experienced engineer, that the erosion mitigation measures, and channel bank protection measures have been installed in accordance with the Stantec Technical Note.
10. In the event that an unidentified archaeological site is located during works, the following will apply:
 - a) Work must cease immediately at that place and within 20 metres around the site.
 - b) All machinery must be shut down, the area must be secured, and the Heritage New Zealand Pouhere Taonga Regional Archaeologist and the Otago Regional Council must be notified.
 - c) If the site is of Maori origin, the Consent Holder must also notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975).
 - d) If human remains (koiwi tangata) are uncovered the Consent Holder must advise the Heritage New Zealand Pouhere Taonga Regional Archaeologist, NZ Police, the Otago Regional Council and the appropriate iwi groups or kaitiaki representative and the above process under (c) will apply. Remains are not to be disturbed or moved until such time as iwi and Heritage New Zealand Pouhere Taonga have responded.
 - e) Works affecting the archaeological site and any human remains (koiwi tangata) must not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue. Further assessment by an archaeologist may be required.
 - f) Where iwi so request, any information recorded as the result of the find such as a description of location and content, must be provided for their records.

Advice Note: Heritage New Zealand Pouhere Taonga will advise if an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required for works to continue.

11. The Consent Holder must maintain a record of any environmental complaints received in relation to the exercise of this consent. The register must include, but not be limited to:
 - a) The date, time, location and nature of the complaint;
 - b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;

- c) Action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again.
- d) A record of the complaints must be submitted to the Consent Authority along with the Monthly Environmental Report required by Condition 19 of Land Use Consent RMFT25.003.01.

12. Where information is required to be provided to the Consent Authority in the conditions of this consent this is provided in writing to compliance@orc.govt.nz and the email heading is to reference RMFT25.003.04 and the condition(s) the information relates to.

13. The Consent Holder must notify the Otago Regional Council in writing no less than 10 working days following the completion of the works and must provide photographs of the area/s where work has been undertaken. Photographs must be in colour and be no smaller than 200 x 150 millimetres in size and be in JPEG form, and to the satisfaction of the Otago Regional Council.

DRAFT

**Discharge Permit to discharge odour to air from a wastewater treatment plant
(RMFT25.003.11)**

Specific

1. This consent authorises the discharge of odour to air from the wastewater treatment plant and from the land application of treated effluent that are separately authorised by Discharge Permit RMFT25.003.10.
2. The activities authorised by this consent must be undertaken in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the application information and the conditions of this consent, the conditions of this consent will prevail.
3. This consent must be exercised in conjunction with Discharge Permit RMFT25.003.10.
4. There must be no noxious, dangerous, offensive, or objectionable odour to the extent that it causes an adverse effect at or beyond the boundary of the site.

Advice Note: The determination of an offensive or objectionable effect must take into account the FIDOL factors and be made based on the guidance provided in Section 4.1.1 and Table 6 of the Ministry for the Environment Good Practice Guide for Assessing and Managing Odour (2016) or Section 4.2.1.

5. The duration of consent shall be 35 years from the commencement of the consent.

Performance Monitoring

6. No less than 15 working days prior to the commencement of operation of the wastewater treatment plan and land treatment areas, an Odour Management Plan must be developed by a suitably qualified and experienced expert. The objective of the Odour Management Plan is to set out the measures that will be taken during the operation of the wastewater treatment plant and land treatment areas to ensure that there is no discharge of odour that will result in the effects described in Condition 4 of this permit. The Odour Management Plan must be submitted for certification by the Otago Regional Council. The certified Odour Management Plan must be implemented for the life of the wastewater treatment plant.
7. The Consent Holder must engage a suitably qualified and experienced person to undertake an odour audit of the wastewater treatment plant at the following times:
 - a) No more than six months following first operation of the wastewater treatment plant; and

- b) No more than six months following the connection of the final subdivision lot to the wastewater treatment plant.

In each situation, the purpose of the odour audit is to determine whether the odour management practices set out in the Odour Management Plan are effective in achieving the objective of that plan.

8. Where the odour audit recommends that changes to odour management processes or equipment, amendments must be made to the Odour Management Plan to give effect to these recommendations. The updated Odour Management Plan must be submitted to the Otago Regional Council for certification and thereafter be implemented.
9. The Consent Holder must maintain a record of any complaints it receives in relation to odour discharges from the site. The register must include but not be limited to: The record of complaints must be supplied to the Otago Regional Council as part of the annual report and upon request. The record of complaints must include, at a minimum:
 - a) The date, time, location and nature of the complaint;
 - b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;
 - c) weather conditions at the time of the alleged event including a description of the wind speed and wind direction when the complainant detected the odour;
 - d) Wastewater treatment plant and disposal system operating conditions at the time of the complaint, including any malfunctioning or breakdown of equipment;
 - e) The most likely cause of the odour;
 - f) Investigations undertaken by the Consent Holder in regard to the complaint and any corrective action undertaken by the Consent Holder to remedy, or mitigate the odour detected by the complainant; and
 - g) Measures put in place to prevent the occurrence of a similar incident.
10. The Consent Holder must notify the Otago Regional Council of any complaints received that relate to the exercise of this permit within 24 hours of a complaint being received. The complaints record must be included within the annual report required by Condition 29 of Discharge Permit RMFT25.003.10, and at any other time upon request.
11. Where information is required to be provided to the Consent Authority in the conditions of this consent this is provided in writing to compliance@orc.govt.nz and the email heading is to reference RMFT25.003.11 and the condition(s) the information relates to.

Review

12. The Otago Regional Council may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this consent within three months of each anniversary of the commencement of this consent, for the purpose of:

- a) Determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage, or which becomes evident after the date of commencement of the consent; or
- b) Ensuring the conditions of this consent are consistent with any National Environmental Standards, Regulations, relevant plans and/or the Otago Regional Policy Statement; or reviewing the frequency of monitoring or reporting required under this consent;
- c) Amending the monitoring programme set out in accordance with conditions of this consent; or
- d) Requiring the Consent Holder to adopt the best practicable option, in order to prevent or minimise any adverse effect on the environment arising as a result of the exercise of this consent. Best practicable option includes, but is not limited to, connecting to a reticulated community sewerage scheme, should such an option become available to the Consent Holder.

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