

Appendix F – Proposed NES-CS Conditions



Te Kowhai East

NES-CS Conditions

Table No. 1

Land Use Consent – Contaminated Land (NES-CS)	
#	Condition
General	
1	The work shall be carried out in general accordance with the plans and information submitted as part of this application, except where modified by any conditions of this consent, including: (a) Preliminary and Detailed Site Investigation, prepared by SLR Consulting New Zealand Limited, dated 14 August 2026; and (b) Draft Contaminated Site Management Plan – Te Kowhai East Development, prepared by SLR Consulting New Zealand Limited, dated 28 August 2026.
Pre-construction	
2	Prior to any soil disturbance works commencing, the consent holder must submit a Final Contaminated Site Management Plan (CSMP) prepared by a suitably qualified and experienced practitioner in accordance with the current edition of the Ministry for Environment Contaminated Land Management Guidelines No.1, Reporting on Contaminated Sites in New Zealand. The plan must detail the procedures, controls and contingency measures that must be implemented for the duration of the works in order to protect human health by ensuring exposure pathways are minimised for the duration of the soil disturbance works and must include, but not be limited to: (a) Erosion and sediment controls; (b) Environmental controls for stockpiling; (c) Procedures to minimise on-site contaminant dispersal; (d) Procedures for assessment and management of potentially contaminated groundwater if encountered during works; (e) Unexpected contamination discovery protocols; and (f) Transport and disposal of any material transported off-site.
During Construction	
3	Soil disturbance works must be undertaken in accordance with the approved CSMP. The procedures, controls and contingency measures outlined in the Plan must be implemented for the duration of the soil disturbance works to ensure minimal adverse effects on human health and the environment.
4	If previously unidentified contamination is encountered during soil disturbance activities: a) Works in the affected area shall cease; b) The Waikato District Council shall be notified; and c) The contamination shall be assessed by a suitably qualified and experienced practitioner, and any necessary management measures implemented before soil disturbance recommences in the affected area.
5	All material removed from the site in the course of the soil disturbance works must be disposed of at a suitably licensed facility authorised for receipt of material of that kind.
Post construction	
6	Within two months of soil disturbance works being completed, the consent holder must provide a Site Validation Report (SVR) to confirm that the methods outlined in the CSMP were enforced for the period required, and that the measures were successful in ensuring the potential risks were adequately managed. The SVR must include, but not be limited to:



- (a) Confirmation that the methods described in the CSMP were followed;
- (b) A summary of the works undertaken, including:
 - (i) Summary of the earthworks methodology followed,
 - (ii) Description of the deposition of soil reused on the site (if any), including location and volume,
 - (iii) Volume of soil removed (if any) from the site;
- (c) Details of all soil samples taken, tabulated analytical results and interpretation of results (if applicable);
- (d) Details of any unexpected contamination encountered during the works and actions taken in respect of this;
- (e) Copies of disposal receipts for any material removed from the site.

