Appendix 7: Proposed Conditions of Consent

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General Conditions for all Consents

Activities in General Accordance with the Application

G1. The activities authorised by these consents must be undertaken in general accordance with the information and plans submitted with the application to the Environmental Protection Authority (EPA) on [insert date] as set out in **Appendix 1**. Where there are contradictions or inconsistencies between the application and further information provided by the Applicant as set out in **Appendix 2**, the most recent information must prevail.

If any of the provisions of the documents set out in **Appendix 1 and 2** conflict with the requirements of these conditions, the conditions of consent must prevail.

In the event that the draft plans or management plans set out in **Appendix 1** or **Appendix 2** conflict with any plans or management plans certified under these conditions, the certified plans or management plans must prevail.

In the event that the certified plans or management plans conflict with these conditions of consent, the conditions of consent must prevail.

Interpretation and Definitions

G2. The terms for all conditions have the meaning as set out in **Appendix 3**.

Management plans

G3. All plans and management plans must be prepared by a SQEP.

G4. Plans and management plans may be submitted in parts or in stages to address particular activities or to reflect the staged implementation of the project. Plans or management plans submitted by the Consent Holder for certification by the relevant Council must clearly show the integration of activities and their management with adjacent stages and interrelated activities.

G5. Plans or management plans required under the following conditions must be submitted by the Consent Holder to the relevant Council in electronic copy form for certification by the relevant Council that the management plan(s) meet the objectives specified and contain adequate detail to achieve the relevant conditions of the consent to which each plan or management plan relates.

G6. Relevant plans or management plans that must be certified by Kāpiti Coast District Council are:

a. Construction Management Plan (CMP) – refer Condition D2;

b. Construction Traffic Management Plan (CTMP) – refer Condition D5;

c. Construction Noise and Vibration Management Plan (CNVMP) – refer Condition D18;

d. Landscape and Earthworks Plan (LEP) – refer Condition D31; and

e. Contaminated Site Management Plan (CSMP) – refer Condition D36.

G7. Relevant plans or management plans that must be certified by GWRC are:

a. Erosion and Sediment Control Plan (ESCP) – refer Condition R1;

b. Chemical Treatment Management Plan (ChTMP) – refer Condition R4;

c. Winter Works Erosion and Sediment Control Plan (WWESCP) – refer Condition R13;

d. Stormwater Management Plan (SMP) – refer Condition R21;

e. Stormwater Operation and Maintenance Plan (SOMP) – refer Condition R25;

f. Wetland Establishment, Planting and Restoration Plan (WEPRP) – refer Condition R30;

g. Wetland Monitoring Plan (WMP) – refer Condition R34.

G8. Works to which a plan or management plan relate must not commence until the Consent Holder has received written certification from the relevant Council for that plan or management plan. If the relevant Council has not certified, or provided written reasons for declining to certify, a plan or management plan within 20 working days after receiving it, the plan or management plan will be deemed certified, provided the Consent Holder has supplied all information reasonably necessary to assess it. Any period during which the Council is awaiting further information requested in writing will not count toward the 20-working-day period.

G9. If, upon receipt of a plan or management plan(s) submitted by the Consent Holder for certification by the relevant Council, the Council requests changes to the plan or management plan(s), then the Consent Holder must resubmit an amended plan or management plan for certification by the relevant Council, including written reasons where any requested amendments have not been included.

G10. The Consent Holder must implement the certified management plan(s), and all works must be carried out in accordance with the certified management plan(s).

G11. The Consent Holder may amend a certified plan or management plan(s) to provide updated information or reflect changes in design, construction methods or the management of effects. Any amendments must be consistent with the objective of the relevant plan or management plan and the requirements of the relevant conditions of this consent and must be submitted by the Consent Holder to the relevant Council for certification. Any plan or management plan required under these conditions of consent may be amended or updated without the need for re-certification where:

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

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

G12. The Consent Holder must ensure that copies of all certified management plans are available on Site and can be provided to warranted Council officers on request.

G13. At least 15 working days prior to being submitted to the relevant Council for certification, the Consent Holder must provide Ātiawa ki Whakarongotai Charitable Trust with the following to provide input in terms of Mātauranga Māori:

a. Construction Management Plan (CMP) – refer Condition D2;

b. Landscape and Earthworks Plan (LEP) – refer Condition D31;

c. Erosion and Sediment Control Plan (ESCP) – refer Condition R1; and

d. Wetland Establishment, Planting and Restoration Plan (WEPRP) – refer Condition R30.

Any plans or management plans subsequently submitted by the Consent Holder to Council must include a copy of any input provided from Ātiawa ki Whakarongotai Charitable Trust, and include a summary of how that input has been incorporated or an explanation for why it has not been incorporated.

Cultural induction

G14. At least 10 working days prior to the commencement of any earthworks authorised by this Consent, the Consent Holder must invite Te Ātiawa ki Whakarongotai Charitable Trust to give a cultural induction to the Site and all relevant contractors involved with earthworks and construction associated with this development.

Pre-commencement meeting

G15. At least 10 working days prior to commencement of any earth works authorised by this consent, the Consent Holder must hold a pre-commencement meeting that:

a. Is located on the Site;

b. Includes an invitation provided no later than five working days prior to the meeting to Kāpiti Coast District Council and Greater Wellington Regional Council representatives and Te Ātiawa ki Whakarongotai Charitable Trust;

c. Includes Consent Holder representatives; and

d. Includes representation from the lead contractor(s) with overall responsibility for the works.

G16. The purpose of this meeting is to review and record condition of existing local assets and discuss construction management, erosion and sediment control measures, earthworks methodologies, Archaeological Authority conditions, stormwater management, relevant management plans set out in conditions G7 and G8, timeframes for the work, and to ensure all parties are aware of and familiar with the necessary Conditions of this consent.

Hours of operation

G17. All construction activities must only occur within the following hours:

a. Monday to Saturday 7.30am to 6pm

b. Quiet setting up of site (not including running of plant or machinery) may start at 6.30am

c. No work is to be carried out on Sundays or Public Holidays.

Advice notes relating to other approvals

Advice note:

i. The consent holder must undertake all vegetation removal and site earthworks in conformance with the Archaeological Authority (Authority No. xxx) and the Archaeological Management Plan (Authority No.).

ii. *The consent holder must undertake all vegetation removal and site earthworks in conformance with the Wildlife Authority (Authority No. xxx) and the Lizard Management Plan (Authority No.).*

District Consent Conditions

Land use conditions

Consent lapse date

D1. This consent shall lapse on [insert date that is 5 years after the date that consent is granted].

Construction Management Plan

D2. At least 20 working days prior to the commencement of earthworks, the Consent Holder must submit a Construction Management Plan (CMP) for certification by KCDC.

D3. The objective of the CMP is to:

a. Identify the Best Practicable Option (within the limits set under the conditions of consent) and define the procedures to ensure adverse effects associated with construction activities are minimised;

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

c. require engagement with neighbouring property owners and occupiers as required; and

d. ensure timely response to and management of complaints about construction effects.

D4. The CMP must include:

a. confirmation of the proposed staging and sequence of works and a construction programme for each stage of the Project;

b. pedestrian and cyclist safety measures including any temporary pedestrian and cyclist re-routing;

c. applicable conditions and management processes relating to the management of construction matters (including but not limited to conditions relating to earthworks, noise, dust, stormwater and sediment runoff and the management of contaminated soil);

d. a communication and complaints procedure for the public. The complaints procedure must include:

i. the person(s) responsible for maintaining the complaints register;

ii. the 24-hour contact phone number of the responsible person(s);

iii. procedures for reporting complaints to KCDC;

iv. the actions taken to address the complaint and to avoid a repeat occurrence of the incident that occasioned the complaint.

Construction Traffic Management Plan

D5. At least 10 working days prior to works commencing, the Consent Holder must submit a Construction Traffic Management Plan (CTMP) for certification by KCDC.

D6. The objective of the CTMP is to:

a. ensure that the effects of construction traffic are managed so that the surrounding transport networks operate safely and efficiently for all road users during demolition, earthworks, and construction activities on the site; and

b. define the measures to ensure that any adverse effects of construction-related traffic are minimised.

D7. The Construction Traffic Management Plan must include:

a. identification of the person(s) responsible for monitoring construction traffic and receiving any complaints in respect of construction traffic;

b. a description of the roads to be used by construction traffic;

c. anticipated types and numbers of construction vehicles during each phase of construction;

d. anticipated construction vehicle sizes;

e. construction vehicle routes including site access routes and access points for heavy vehicles;

f. details of construction vehicle swept paths (vehicle tracking) to confirm what size of vehicles can safely be accommodated on the existing road network, over the expected range of sizes of vehicles (in terms of width and length) including those carrying large materials such as roof trusses and water tanks;

g. temporary traffic management measures for construction vehicle routes such as signage and travel speeds;

h. measures to avoid road closures and restrictions on vehicle, bus, cycle and pedestrian movements wherever possible;

i. the hours that construction vehicle movements will occur;

j. parking arrangements for construction staff and how these will vary during construction phases;

k. measures for managing and cleaning up any spill of construction material, dirt or dust by construction vehicles on public roads and footpaths; and

l. locations for storage of construction plant and material.

Earthworks

D8. During construction the consent holder must implement all practicable measures to minimise erosion and to prevent the discharge of sediment beyond the boundaries of the site.

D9. The Consent Holder shall ensure that the land disturbed by earthworks is regularly wetted to ensure that dust nuisance is contained within the site.

D10. Earthworks are to be designed as fit for purpose by a Chartered Professional Engineer with geotechnical practice area.

D11. The Consent Holder must, following the completion of the bulk earthworks, commission a geotechnical completion report (GCR) from the SQEP in geotechnical engineering. The GCR must include a "Statement of Professional Opinion" in general accordance with "NZS4431:2022 Code of practice for earth fill for residential development" and the recommendations made in the Geotechnical Investigation Report.

D12. A copy of the GCR must be provided to KCDC within 20 working days of its receipt by the Consent Holder.

D13. The Consent Holder must vegetate all cut and fill batters in the next planting season following cutting and filling. If construction is undertaken in stages, the Consent Holder must vegetate all cut and fill batters in the next planting season following cutting and filling for the relevant stage.

D14. The Consent Holder must ensure that areas of fill comply with the requirements of NZS4431:2022 Code of Practice for Earth Fill for Residential Development.

D15. The Consent Holder must construct cut batters to a maximum grade of 1V:3H unless a different grade has been specifically designed by a SQEP in geotechnical engineering.

Noise and Vibration

D16. Noise from earthworks and construction must be assessed in accordance with NZS6803:1999 Acoustics – Construction Noise and must not exceed 70dB LAeq and 85 dB Lmax when measured 1m from the facade of any building that is occupied during the works.

D17. Vibration from construction activities that may affect people and buildings must be managed in accordance with *DIN 4150-3 (2016) Vibrations in buildings - Part 3: Effects on structures* criteria when measured and assessed in accordance with that standard, on any structure on an adjacent site

D18. At least 10 working days prior to works commencing, the Consent Holder must submit a Construction Noise and Vibration Management Plan (CNVMP) to KCDC for certification.

D19. The objectives of the CNVMP are to:

a. identify and implement appropriate methods to achieve compliance with noise and vibration requirements in Conditions D16 and D17; or

b. define the procedures to be followed and the mitigation options that will be implemented when the noise and vibration standards in Conditions D16 and D17 are not met;

D20. The CNVMP must include:

a. The applicable Site noise and vibration criteria set out in Conditions D16 and D17;

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

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

D21. The Rating noise level from the testing of fixed plant which is used solely for emergency purposes (e.g. emergency standby generators, fire sprinkler pumps, smoke fans) shall be designed to not exceed a maximum noise level of 55dBA Leq,1hr at 1m from the facade of any neighbouring residential property on any adjacent zone. With this noise limit, the Consent Holder should ensure that the emergency equipment is only tested during the daytime hours between 7am – 7pm.

Three waters

D22. The Consent Holder must provide a wastewater reticulation system that discharges to the existing wastewater network at Ratanui Road. The system may comprise gravity and/or pumped infrastructure where demonstrated through detailed design and agreed with KCDC. The network must be designed in conformance with Kapiti Coast District Council Land Development Minimum Requirements (LDMR); and NZS 4404:2010 - Land Development and Subdivision Infrastructure unless otherwise agreed with KCDC.

D23. The Consent Holder must provide a potable water supply that connects to the existing water supply network at Ratanui Road.

D24. Unless otherwise agreed with KCDC, the Village potable water supply must meet the requirements of:

a. Kāpiti Coast District Council – Subdivision and Development Principles and Requirements, 2012 (SDPR);

b. NZS 4404:2010 – Land Development and Subdivision Infrastructure;

c. SNZ PAS 4509:2008 – New Zealand Fire Service Firefighting Water Supplies Code of Practice; and

d. NZ Building Code, Clause G12 “Water Supplies”.

D25. The Consent Holder must install fire hydrants in accordance with the Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

D26. The Consent Holder must design and install a water reticulation system and hydrants to ensure fire flow can be delivered to all hydrants in compliance with SNZ PAS 4509:2008.

Roading

D27. Primary operational vehicle access and egress to the site must be provided from Ratanui Road.

D28. All internal roadways must have speeds restricted to a posted limit of no more than 15kph.

D29. The Consent Holder must complete safety audits (in accordance with New Zealand Transport Agency guidelines), to be undertaken by a SQEP in transport engineering, at the design and the post construction (or as built) stage of all works associated with the Ratanui Road intersection and associated works in the public road reserve.

D30. A copy of the completed road safety audits required by Condition D29 must be provided to KCDC within 10 working days of completion.

Landscaping

D31. Prior to the commencement of any earthworks and landscape planting activities, the Consent Holder shall submit an updated Landscape and Earthworks Plan (LEP) to KCDC for certification at least 10 working days prior to works commencing. The LEP must be prepared by a SQEP in landscape architecture and a SQEP in ecology and must be generally consistent with the Draft Landscape Masterplan prepared by Kamo Marsh [date].

D32. The LEP will include:

a. A final Landscape Masterplan identifying landscape buffers and boundary planting; street tree planting; internal amenity planting; open space areas and pedestrian connections; entrance feature landscaping; ecological restoration areas; specimen tree planting; retained dune areas and associated restoration planting; fencing and retaining walls.

b. Plans and specifications for all external boundary treatments, including planting widths, species, densities and staging; fencing types and locations; retaining wall treatments; interface treatments adjoining neighbouring residential, rural-residential and public areas.

c. Earthworks and landform plans including existing and proposed contours; finished ground levels; cut and fill areas; batters and retaining walls; measures to minimise modification of the northern dunes; measures to visually integrate earthworks and retaining structures.

d. Planting plans and schedules including species; plant grades; quantities; spacing; locations; eco-sourced indigenous material where applicable, including responding to feedback on species from Atiawa ki Whakarongotai Charitable Trust under Condition G13.

e. Details of all landscape establishment and maintenance requirements, including soil preparation; irrigation; mulching; weed and pest control; replacement planting; ongoing maintenance requirements.

f. Details of landscape treatment for retaining walls visible from neighbouring properties, including measures to soften and visually integrate these structures.

D33. Landscape planting associated with each earthworks stage shall be completed during the first planting season following completion of earthworks for that stage. Where practicable, boundary landscape buffers must be established prior to, or concurrent with, construction of adjacent buildings.

Lighting

D34. Artificial light from the site must not result in added illuminance in excess of 10 lux measured from the window of any dwelling house on any neighbouring site zoned residential.

D35. All outdoor lighting must conform to NZS 1158.3.1:2020 Lighting for roads and public spaces, Part 3.1: Pedestrian area (Category P) lighting - Performance and design requirements.

NES-CS conditions

D36. At least 10 working days prior to earthworks commencing, the Consent Holder must submit a Contaminated Site Management Plan (CSMP) to KCDC for certification. The CSMP must be prepared by a SQEP in contaminated land management and in accordance with the current edition of Contaminated Land Management Guidelines No. 1 – Reporting on Contaminated Sites in New Zealand (Revised 2021). Wellington: Ministry for the Environment.

D37. The CSMP must include, but not be limited to, the following information:

a. The relevant contact information for the personnel who will be managing the construction or earthworks activities onsite; and the allocation of responsibilities to those personnel, including who is responsible for implementing and monitoring the controls detailed within the CSMP for the entirety of the works covered by the CSMP.

b. The measures to be undertaken in the handling, storage and disposal of all contaminated material excavated during construction works;

c. The soil validation testing that will be undertaken;

d. Measures to be undertaken in the event of unexpected contamination being identified during construction activities, including measures to:

    i) Assist with identification of unknown contaminated material; and

    ii) Stop work or isolate the area once any such material is identified;

e. The measures to be undertaken to manage contaminated land to:

    i) Protect the health and safety of workers and the public;

    ii) Control stormwater run-on and run-off; and

iii) Remove or manage any contaminated soil.

D38. The Consent Holder must provide a copy of the CSMP to the Lead Contractor who is to carry out the works authorised by these consents prior to work commencing. The Consent Holder must ensure relevant earthworks contracting staff are aware of the requirements of the CSMP.

D39. Site earthworks must comply with the following requirements:

a. All earthworks in areas of potentially contaminated land must be undertaken in accordance with the CSMP. Any required management measures must be in place before works commence in areas of potentially contaminated land, in any particular area and remain in place until that portion of the soil disturbance is completed.

b. In areas of potentially contaminated land, excavations must be undertaken in a manner that allows for regular inspections and monitoring of the subsurface conditions to enable the identification of unforeseen contamination, and to allow soils of a different type/composition/contaminant characteristic to be kept separate, should contamination be identified.

c. All material imported to the earthworks site as backfill must not contain concentrations of contaminants that present an unacceptable risk to human health or environment. The Lead Contractor must maintain records to demonstrate that any imported material is obtained from a quarry or has otherwise been certified by a SQEP as being compliant with this condition.

d. In the event that excavated soils are unexpectedly found to have visible staining, odours and/or suspected asbestos containing materials or other conditions that indicate soil contamination then work in immediate proximity to the area of concern must cease until a SQEP on land contamination has assessed the matter and advised of the appropriate investigation, management and disposal options for these soils.

e. Adequate dust control measures must be in place at all times when excavating in areas of potentially contaminated land, so as to minimise any dust nuisance to neighbouring properties. Appropriate equipment (e.g. water hose, sprinkler system) must be available on site at all times and used as necessary.

f. All contaminated soils removed from the site must be disposed of at a facility whose waste acceptance criteria permit the disposal.

g. The Consent Holder must keep the following records for the duration of the Project:

i. Load registers and weigh bridge dockets for soil taken off-site;

ii. Records of imported fill material;

iii. Any analytical results for soils removed from site;

iv. Any complaints or incidents regarding earthworks or soil handling that were identified during the Project;

v. Reports on any discoveries of any unexpected contamination; and

vi. Any documentation provided by the SQEP, and laboratory analysis for future reference.

D40. Within two months of the completion of the soil disturbance works on site, a Summary of Works Report must be prepared by a SQEP and provided to KCDC. This report must include:

a. The location and dimensions of any contaminated soil / materials excavations carried out, including a relevant site plan;

b. Records of contamination encountered during the works including soil validation results, if applicable;

c. Copies of the disposal dockets for the material removed from the site and any clean fill imported onto the site;

d. The records required to be kept under condition D39.g.

Regional Consent Conditions

Regional resource consent matrix

Activity	Relevant rule or regulation	Resource consents	Duration (from commencement date)	Lapse (from commencement date)	Conditions
Earthworks					
The use of land for earthworks, and the associated discharge of sediment into water or onto or into land where it may enter water from earthworks.	NRP R107, NRP-PC1 P.R24	**RC01** Land use consent (s9) – Soil disturbance	15 years	5 years	General Conditions: G1 – G17 Earthworks Conditions: R1 – R20
		RC02 Discharge permit (s15) – earthworks to land/water	15 years	5 years	
Rivers					
The placement, use, alteration, extension, or reconstruction of culverts in, on, over, or under the bed of any river, including any associated temporary damming and/or diversion of water, and discharges of sediment to water.	NES-F Reg. 71, NRP R145, R147	**RC04** Land use consent (s13) – placement of culverts	15 years	5 years	General Conditions: G1 – G17 Wetland and stream works conditions: R30 – R42
		RC05 Water permit (s14) – damming and diversion	15 years	5 years	
		RC06 Discharge permit (s15) – discharge to water	15 years	5 years	
Wetlands					
The placement of structures and the clearance of vegetation in a natural inland wetland including any associated disturbance of	NES-F Reg. 45C, NRP R117	**RC10** Land use consent (s13) – general structure and vegetation disturbance	15 years	5 years	General Conditions: G1 – G17 Wetland and stream works conditions:

Activity	Relevant rule or regulation	Resource consents	Duration (from commencement date)	Lapse (from commencement date)	Conditions
land in the natural inland wetland, diversion of water, and discharge of sediment to water.		**RC11** Water permit (s14) – diversion	15 years	5 years	R30 – R39
		RC12 Discharge permit (s15) – discharge to water	15 years	5 years	
Earthworks and land disturbance within natural inland wetlands that result in the reclamation of natural inland wetlands, including any associated damming or diversion of water, and discharge of sediment to water.	NES-F Reg. 45C, NRP R118	**RC13** Land use consent (s13) –reclamation	15 years	5 years	General Conditions: G1 – G17 Earthworks Conditions: R1 – R20 Wetland and stream works conditions: R30 – R39
		RC14 Water permit (s14) – damming and diversion	15 years	5 years	
		RC15 Discharge permit (s15) – discharge to water	15 years	5 years	
Vegetation clearance, earthworks and land disturbance outside of but within a 10m setback from a natural inland wetland; and earthworks and land disturbance outside a 10m, but within a 100m setback from, a natural inland wetland; including any associated damming or diversion of water and discharge of water to water.	NES–F Reg. 45C	**RC16** Land use consent (s9) –soil disturbance and vegetation disturbance	15 years	5 years	General Conditions: G1 – G17 Earthworks Conditions: R1 – R20 Wetland and stream works conditions: R30 – R42
		RC17 Water permit (s14) – damming and diversion	15 years	5 years	
		RC18 Discharge permit (s15) – discharge to water	15 years	5 years	

Activity	Relevant rule or regulation	Resource consents	Duration (from commencement date)	Lapse (from commencement date)	Conditions
Damming and diversion of water within, or within 100 m, of a natural inland wetland, that will change the water level range or hydrological function of the wetland.	NES Reg. 45C, NRP R118	**RC19** Water permit (s14) – surface water diversion	35 years	5 years	General Conditions: G1 – G17 Stormwater conditions: R21 – R29 Wetland and stream works conditions: R30 – R42
Stormwater					
The use of land for the creation of new impervious surfaces and the associated discharge of stormwater into water, or onto or into land where it may enter a surface waterbody (including a natural inland wetland) or coastal water.	NES-F Reg. 45C, NRP R50, NRP-PC1 P.R10	**RC24** Land use consent (s9) – new impervious surfaces	In perpetuity	5 years	General Conditions: G1 – G17 Stormwater conditions: R21 – R29
		RC25 Discharge Permit (s15) – Stormwater to water	35 years	5 years	

Earthworks conditions

Erosion and Sediment Control Plan

R1. The Consent Holder must submit an Erosion and Sediment Control Plan (ESCP) to the Manager for certification at least 10 working days prior to the proposed date of commencement of the works authorised by this consent. The purpose of the ESCP is to show what measures, procedures and methodologies will be put in place to manage the actual and potential erosion and sediment discharge related risks and effects. The ESCP must be prepared by a SQEP and must be in accordance with the ESC Guide for the Wellington Region. The ESCP must include the following information, plans and details as a minimum:

a. Responsibilities and contact details of all parties responsible for the construction, inspection or maintenance of erosion and sediment controls;

b. The locations of any rivers, streams, wetlands, waterbodies and stormwater drainage;

c. Identification of stages and staging of earthworks;

d. Areas and cross-sections of cut and fill;

e. The extent of land disturbance and vegetation removal;

f. Any areas that will remain undisturbed, including riparian vegetation to be retained;

g. Locations of all temporary stockpiles, permanent spoil deposition areas, access roads and stabilised construction entrances;

h. Methods of progressive stabilisation that will be used;

i. All erosion and sediment control (ESC) measures, including diversion channels, and staging details for those measures;

j. Information on the design of all sediment retention controls and sediment treatment devices, including sizing, design calculations, and identification of catchment boundaries;

k. If infiltration is proposed as part of the ESC measures, verification of soakage rates and how these have been used to inform the design of ESC measures;

l. The specific locations of all points of discharge to the receiving environment, including to the stormwater network;

m. Details of contingency measures in the event of heavy rainfall;

n. Details of the methodology for undertaking any monitoring required by conditions of this consent, including location for upstream and downstream (at the zone of reasonable mixing) water quality monitoring; and

o. Any other relevant site or information required to demonstrate compliance with the ESC Guide for the Wellington Region and consent conditions.

Note: It is recommended that the ESCP is prepared with input from the contractor undertaking the works.

R2. Works authorised by this consent must not commence until the Consent Holder has received notice in writing that the ESCP has been certified by the Manager.

R3. The Consent Holder must undertake all works and install, operate, monitor and maintain all erosion and sediment controls in accordance with the certified ESCP.

Chemical Treatment Management Plan

R4. The Consent Holder must submit a Chemical Treatment Management Plan (ChTMP) to the Manager for certification at least 10 working days prior to the proposed date of commencement of the works authorised by this consent.

The purpose of the ChTMP is to demonstrate how chemical treatment will be used, monitored and managed appropriately.

The ChTMP must be prepared by a SQEP in consultation with the contractor undertaking the works and party who will be responsible for the operation and maintenance of the system. The ChTMP must be in accordance with the ESC Guide for the Wellington Region.

The ChTMP must include as a minimum:

a) Specific design details of the chemical treatment dosing system, for each sediment treatment device;

b) Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet);

c) Details of optimum dosage for each sediment treatment device, including assumptions and an analysis of whether the dosage rates will achieve the NTU and pH limits;

d) Results of chemical treatment trials, including identification of locations for soil sampling that ensure that soil is sampled from within the catchment area of each treatment device;

e) A spill contingency plan; and

f) Details of the person or bodies that are responsible for the operation and maintenance of the chemical treatment system and the organisational structure that will support this system.

R5. Works authorised by this consent shall not commence until the Consent Holder has received notice in writing that the ChTMP has been certified by the Manager.

R6. The Consent Holder shall undertake chemical treatment in accordance with the certified ChTMP.

R7. The Consent Holder must review the ChTMP prior to commencing each new stage of works, or at minimum, on a yearly basis. Reviews must reference monitoring data and/or further bench testing results to determine the effectiveness of the ChTMP and whether it needs to be amended to ensure on-going optimal performance. The findings of each review shall be submitted to the Manager upon request. If an amendment is required to the ChTMP as a result of the review, this shall be submitted to the Manager for certification in accordance with condition G9.

Chemical Treatment Monitoring and Maintenance Reports

R8. The Consent Holder must submit chemical treatment monitoring reports as required by the ChTMP to the Manager. These reports must be submitted each week and include:

a) Dates and results of operation and maintenance undertaken by a SQEP;

b) Chemical treatment testing undertaken (record sheets); and

c) Any corrective measures taken where a device has been found to not be functioning effectively.

Stabilisation

R9. The Consent Holder must progressively stabilise all areas of land that have been disturbed in accordance with the ESCP. Upon completion of each stage of works authorised by this consent, the entire site shall be stabilised.

Site audits

R10. During works authorised by this consent, and until the site has been permanently stabilised, the Consent Holder must have the site and erosion and sediment control measures audited by a SQEP. The audits must identify whether all erosion and sediment controls have been installed, operated and maintained in accordance with the ESCP and ESC Guide for the Wellington Region, and identify any steps or measures required to ensure compliance is achieved. The audits required by this condition must be undertaken:

a) on a minimum of a weekly basis (unless a reduced frequency is approved in writing by the Manager); and

b) as soon as practicable and within 24 hours after a rainfall event greater than 7mm in 1 hour, or 20mm in 24 hours as measured at the Greater Wellington Regional Council rainfall monitoring site [insert].

Each audit must be recorded in writing and submitted to the Manager within 5 working days of completing the audit, unless an alternative timeframe is approved by the Manager.

Note: Any site audits carried out by GWRC or its contractors do not constitute the audits required by this condition.

Sediment Treatment Device Monitoring

R11. The Consent Holder must sample and record the parameters set out in Table 1 below as soon as practicable in the following instances as a minimum:

a) following a rainfall event greater than 7mm in 1 hour, or 20mm in 24 hours, as measured at the Greater Wellington Regional Council rainfall monitoring site [insert];

b) following the commencement of the discharge from each sediment treatment device, and daily for duration of the discharge.

The sampling and recording must be undertaken in accordance with the methodology included in the ESCP. For outflow monitoring, this is only required if the device is discharging.

Table 1: Sampling Parameters for Device

Parameter			Location: [stream name]	
	Inflow	Outflow	Downstream [approximately 50m or as identified in ESCP]	Immediately upstream of the point of discharge from each SRP or DEB
pH	✓	✓	✓	✓
Turbidity (NTU)	✓	✓	✓	✓

The Consent Holder must submit all monitoring data and information collected to the Manager within 5 working days of the date the sampling is undertaken, unless an alternative timeframe is approved by the Manager.

The monitoring required by this condition may only cease once the catchment has been completely stabilised and sediment control measures decommissioned, unless otherwise approved by the Manager.

Monitoring and Incident Response

R12. If any of the following incidents occur:

a) the sediment treatment device monitoring required under Condition G11 confirms that:

(i) at the outflow of the device, the NTU value is 170 NTU or greater; and/or

(ii) for any flocculated device the pH is at or below 5.5 or above 8.5; or

b) there is a failure or malfunction of any erosion and sediment control measure, or any other unauthorised discharge of contaminants, that has resulted in a discharge either directly or via land to a surface water body, the coastal marine area or local authority stormwater network;

the Consent Holder must:

c) Immediately notify the Manager of the incident;

d) Immediately investigate the cause of the incident and implement changes required to prevent a reoccurrence;

e) Take photographs of the discharge point, and upstream and downstream of the discharge point;

f) Re-establish erosion and sediment control measures as soon as practicable in accordance with the ESCP; and

g) Within 5 working days of any of the issues in a) or b) above occurring, provide a written report to the Manager including the following information:

(i) Date and time of the incident;

(ii) Weather conditions prior to and during the incident;

(iii) Photographs required in accordance with (e);

(iv) Investigations undertaken;

(v) Cause of the incident;

(vi) Response actions taken; and

(vii) Lessons learnt and actions taken to prevent a recurrence.

Earthworks during the winter period (1 June to 30 September)

R13. The Consent Holder may undertake earthworks across the site during the period between 1 June and 30 September inclusive (winter works period) each year, provided those works are undertaken in accordance with a certified Winter Works Erosion and Sediment Control Plan (WWESCP).

R14. Except for areas where earthworks may occur as set out in a certified WWESCP, all areas where earthworks have been undertaken must be stabilised prior to the winter period, and be maintained in a stabilised state until after the winter period.

R15. At least 20 working days prior to undertaking earthworks during the winter works period, the consent holder must submit a Winter Works Erosion and Sediment Control Plan (WWESCP) to the Manager for certification.

The purpose of the WWESCP is to:

- Minimise the potential for sediment discharge and safeguard receiving environments;
- Detail the specific and additional erosion and sediment control measures to be put in place for any earthworks undertaken during the winter works period; and

- Demonstrate how the measures to be implemented will effectively minimise the potential for sediment discharge or other environmental harm, having regard to the increased frequency, severity, and duration of rainfall, increased groundwater levels, and reduced soil infiltration during the winter period.

The WWESCP must be prepared in consultation with the contractor undertaking the works and a SQEP. The WWESCP must be prepared in accordance with the ESC Guide for the Wellington Region.

The WWESCP must include all the erosion and sediment control information and requirements specified in the ESCP and also must include the following:

a) Identification of the year for which the WWESCP applies;

b) Drawings and written description of:

   (i) The scope and location of earthworks intended to be undertaken during the winter period;

   (ii) The areas of land where earthworks will not occur and that will be maintained as stabilised throughout the winter period;

   (iii) Staging of earthworks to minimise the area of land that is disturbed at any one time during the winter period;

   (iv) Methods of progressive stabilisation that will be used for each stage and that will be effective during the winter period;

   (v) Controls that will be installed to separate areas of land disturbance from un-disturbed or stabilised areas of land;

   (vi) Contingency measures, including rapid or instant stabilisation methods that will be effective during the winter period;

   (vii) In addition to maintaining existing erosion and sediment control measures provided for by the certified ESCP, any further measures that the consent holder considers may be necessary to achieve effective erosion and sediment control for each stage;

c) A summary of the site's compliance and monitoring history (if any), including any recorded incidents, the results of any monitoring, efficiency of existing controls, and the outcomes of any site inspections that relate to earthworks or erosion and sediment control measures, and a description of how the site's compliance and monitoring history has been taken into account when preparing the WWESCP.

Note: The first WWESCP may be incorporated into the ESCP submitted for certification under Condition R1. WWESCPs for subsequent years may be submitted as an amendment to the certified ESCP.

R16. Earthworks must not commence or continue during the winter period until the consent holder has received notice in writing that the WWESCP has been certified by the Manager.

R17. All earthworks undertaken during the winter works period in any year must be undertaken in accordance with the WWESCP certified for that year.

Decommissioning

R18. The Consent Holder must not remove or decommission any erosion or sediment control measure until the contributing catchment for the erosion or sediment control measure is completely stabilised. Written notice must be provided to the Manager prior to the removal or decommissioning of each erosion or sediment control measure. Written notice must include evidence of stabilisation and be signed off by SQEP confirming that the contributing catchment for the erosion or sediment control measure is completely stabilised.

Cuts and Fill

R19. All fill material used on site must only be natural material such as sand, clay, soil and rock, and/or inert material such as concrete and brick, which, when buried, will have no adverse effect on people or the environment.

Note: Rule R82 (Discharges from contaminated land) of the Natural Resources Plan will apply to any imported or insitu material worked on the site. If the activity does not meet the permitted activity conditions under Rule R82, other consents may be required.

R20. All permanent or final cut and fill surfaces must be completed and stabilised to prevent erosion or instability. Any erosion of soil, including failure of cut and fill surfaces, that is attributable to the works shall be contained, remedied and/or mitigated by the Consent Holder.

Stormwater conditions

Stormwater Management Plan

R21. The Consent Holder must ensure that the detailed design, including drawings, specifications, design report and calculations for the stormwater management devices are submitted to the Manager in a Stormwater Management Plan (SMP) for certification at least 20 working days prior to beginning construction of the proposed stormwater management devices. The purpose of the certification of the SMP is to determine whether the detailed design is consistent with the application and the anticipated level of effects. The SMP should address the following:

a. Contributing catchment size and impervious area and percentage;

b. Specific design and location of stormwater systems;

c. Supporting calculations, including sizing capacity of stormwater system(s)

d. Catchment boundaries for the stormwater treatment devices;

e. Details of construction method of stormwater system(s) including timing and duration; and

f. Monitoring and maintenance schedules

The construction of any stormwater management devices must not commence until the Consent Holder has received notice in writing that the SMP has been certified by the Manager.

R22. No buildings and structures constructed on site shall have exposed copper or zinc cladding, roofing, guttering or spouting.

As-built plans

R23. No later than 20 working days after the construction of the stormwater management devices, the consent holder must provide the Manager with "as-built" certified plans of the stormwater management devices, detailing that the stormwater management devices have been built in accordance with Condition R21.

R24. The as-built plans shall be certified (signed) by a SQEP in civil engineering.

Stormwater Operation and Maintenance Plan

R25. The Consent Holder must prepare and submit a Stormwater Operation and Maintenance Plan (SOMP) to the Manager for certification at least 20 working days prior to discharges commencing from any stormwater management devices.

R26. The purpose of the SOMP is to ensure that all stormwater management devices are operated and maintained according to best practice, and in accordance with the Wellington Water Ltd Water Sensitive Design for Stormwater: Treatment Device Design Guideline (the Guideline) December 2019; and the application documents. The SOMP must be prepared by a SQEP.

The SOMP must include as a minimum the following information:

a. Details of the person or organisation that will hold responsibility for long-term maintenance of the stormwater management devices;

b. A programme for regular maintenance and inspection of the stormwater management devices;

c. A programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;

d. A programme for post storm inspection and maintenance;

e. A requirement to retain records of all inspections and maintenance for the stormwater management system, for the preceding three years.

R27. Discharges from any stormwater management device must not commence until the consent holder has received notice in writing that the SOMP has been certified by the Manager.

R28. The Consent Holder must ensure that all stormwater management devices are maintained and inspected in accordance with the SOMP, except where an amendment to the SOMP is certified under condition R25.

Inspections and maintenance

R29. The Consent Holder must provide an inspection and maintenance report to the Manager on request. A maintenance report must be provided to the Manager within five working days of receiving a written request. The maintenance report must include (but not necessarily be limited to) the following information:

a. Details of all inspections completed during the year and for the preceding years; and

b. Details of all maintenance undertaken during the year and for the preceding years.

Inspection and maintenance records only need to be kept for a period of three years.

Wetland and Stream works conditions

Wetland Establishment, Planting and Restoration Plan

R30. The Consent Holder must submit a Wetland Establishment, Planting and Restoration Plan (WEPRP) to the Manager for certification at least 10 working days prior to the proposed date of commencement of the works to construct the new centralised wetlands as described in [Bluegreen Ecology Report dated xx] and shown in Drawing [insert].

The Wetland Establishment, Planting and Restoration Plan must include:

a. site preparation, including removal of weeds and earthworks/reshaping/changes to topography; and

b. proposed planting, including plant species, spacing, densities, sizes at time of planting, layout and planting methods and timing of planting.

R31. Within six months of completion of the relevant stormwater basins, the Consent Holder must carry out the wetland creation and planting in accordance with the certified WEPRP.

R32. On completion of the wetlands, the Consent Holder must:

a. provide a completion report to GWRC at the completion of planting; and

b. monitor and maintain the new wetland (including weed control and planting) for a minimum of 10 years.

R33. Within 12 months of the completion of the new wetlands, the Consent Holder must implement at its sole cost a form of enduring legal protection over an area at least equal to 1500m² of the new wetlands through a covenant registered against the record of title under section 108 of the RMA.

Wetland Monitoring

R34. The Consent Holder must submit a Wetland Monitoring Plan (WMP) to the Manager for certification at least 10 working days prior to the works to construct the new centralised wetlands as described in [Bluegreen Ecology Report dated xx] and shown in Drawing [insert].

R35. The objective of the Wetland Monitoring Plan is to:

a. document the monitoring to be undertaken of the wetlands;

b. document the process to control the incursion of non-wetland species and to ensure there is no reduction in total area; and

c. to identify any reduction to the extent of the wetlands during the construction and operation of the Village.

R36. The Wetland Monitoring Plan must specify:

a. the suitable qualifications and/or experience of the person undertaking the monitoring;

b. the timeframes and triggers for monitoring, being no less than quarterly; and

c. how monitoring will be carried out in relation to vegetation composition and the extent of the natural wetland.

R37. The Consent Holder must provide the wetland monitoring data to GWRC on a quarterly basis.

R38. The Consent Holder must undertake wetland monitoring for a minimum period of 10 years following the commencement of site earthworks that includes:

a. a shallow piezometer installed in each of the wetlands, prior to (as a baseline) and after construction to assess changes in groundwater levels;

b. aerial photographs taken of the wetland from 30m above to determine changes in vegetation; and

c. weed surveys to map and quantify by area non-wetland weeds to establish if general drying is occurring.

R39. Should the wetland monitoring demonstrate that wetland drying (or additional wetting) is occurring as a result of the development the Consent Holder must revegetate the wetland with native wetland species that are suitable for the changed hydrological conditions.

Fish rescue

R40. Prior to the reclamation of the existing stormwater pond on site (identified as wetland 2 in the Ecological Assessment prepared by Blue Green Ecology), the Consent Holder must undertake a fish survey that confirms (or otherwise) the presence of fish species within the pond. The Consent Holder must submit the results of the fish survey to the Manager at least 20 working days prior to the commencement of work along with a Fish Management Plan (FMP). The Fish Management Plan must include:

a. Method(s) of fish salvage and fish handling that will be used;

b. Identification of appropriate relocation sites;

c. Hand capture of stranded fish during dewatering;

d. Quantitative measurements for fish size and fish numbers salvaged and relocated;

e. The permits required and held by personnel implementing the plan; and

f. Reference to MPI approval under Freshwater Fisheries Regulations where required by the proposed use of exclusion methods.

R41. All fish rescue must be undertaken by a SQEP freshwater ecologist with the required permits and with a cultural monitor invited from Ātiawa ki Whakarongotai Charitable Trust to supervise. All fish rescue data, including the number, length, and species of each captured fish, must be provided by the Consent Holder to the Manager and Ātiawa ki Whakarongotai Charitable Trust within 5 working days of completion of fish rescue.

Culvert Installation – NES-F Requirements

R42. Within 20 working days following completion of the installation of any new culvert structures, the Consent Holder must submit to the Manager and Ātiawa ki Whakarongotai Charitable Trust the information required by regulations 62 and 63 (culverts) of the National Environmental Standard for Freshwater (2020), specifying the time and date of collection. Culvert details must be uploaded into the NIWA fish passage Assessment Tool and provided to the Manager with the response number once the upload is complete.

Appendix 1: Information and plans submitted with the application

Title	Author	Revision	Dated
Architectural Plans	Summerset	xx	xx
Civil Engineering Drawings	CKL	xx	xx
Stormwater Management Plan	CKL	xx	xx
Infrastructure Design Report	CKL	xx	xx
Flood Risk Assessment	CKL	xx	xx
Landscape and Earthworks Plan	Kamo Marsh	xx	xx
Ecological Assessment	BlueGreen Ecology	xx	xx
Detailed Site Investigation	ENGEO	xx	xx
Integrated Transport Assessment	Stantec	xx	xx
Geotechnical Investigation Report	ENGEO	xx	xx
Lighting Design	Powell Fenwick Consultants	xx	xx
Acoustic Report	NDY	xx	xx
Emergency Generator Report	Powell Fenwick Consultants	xx	xx

Landscape Effects Assessment	**Boffa Miskell**	**xx**	**xx**

Appendix 2: Further information and plans provided by the Applicant post-lodgement

Reference	Title	Author	Revision	Dated
xx	xx	xx	xx	xx

Appendix 3: Definitions

Term	Definition
ChTMP	Chemical Treatment Management Plan
CMP	Construction Management Plan
CNVMP	Construction Noise and Vibration Management Plan
CSMP	Contaminated Site Management Plan
CTMP	Construction Traffic Management Plan
DSI	Detailed Site Investigation Report
ECMP	Earthworks Construction Management Plan
ESCP	Erosion and Sediment Control Plan
FLMP	Flocculation Management Plan
GWRC	Greater Wellington Regional Council
HNZPT	Heritage New Zealand Pouhere Taonga
KCDC	Kāpiti Coast District Council
LEP	Landscape and Earthworks Plan
Manager	Manager Compliance and Monitoring, Greater Wellington Regional Council
Mana whenua	Ātiawa ki Whakarongotai

NES-F	**National Environmental Standard for Freshwater (2020)**
Regional Council	**Greater Wellington Regional Council**
SED	**Specific Engineering Design**
SOMP	**Stormwater Operation and Maintenance Plan**
SMP	**Stormwater Management Plan**
SQEP	**Suitably Qualified and Experienced Person**
Stabilised	**The earthworks site is inherently resistant to erosion or rendered resistant to erosion through the application of the methods of stabilisation specified in Section E3 of the ESC Guide for Land Disturbing Activities in the Wellington Region, unless alternative methods are provided for by the ESCP**
Suitably Qualified and Experienced Person	**An individual who can provide sufficient evidence of their suitability, experience, and competence in the relevant field of expertise.**
SVR	**Site Validation Report**
WEPRP	**Wetland Establishment, Planting and Restoration Plan**
Working Days	**Working days as defined in Section 2 of the Resource Management Act 1991**