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 1 April 2026 as set out in **Attachment 1**. Where there are contradictions or inconsistencies between the application and further information provided by the Applicant as set out in **Attachment 2**, the most recent information must prevail.

If any of the provisions of the documents set out in **Attachments 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 **Attachment 1** or **Attachment 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

G2. For all conditions, terms have the meaning as set out in **Attachment 3**.

Table 1: Definitions and acronyms

~~Lapse date for giving effect to all consents~~

G3. [deleted]

Commented [TM1]: These are set out within in relevant consents rather than in general conditions

Attachment 1: Application documents

Reference	Title	Author	Revision	Dated
xx	Civil engineering plans	Envelope Engineering	xx	xx
xx	Earthworks and construction management plan	Envelope Engineering	xx	xx
xx	Stormwater impact assessment	Envelope Engineering	xx	xx
xx	Stormwater management plan	Envelope Engineering	xx	xx
xx	Infrastructure report	Envelope Engineering	xx	xx
xx	Landscape and ecology plans	Blac	xx	xx
xx	Master Plan and Landscape and urban design strategy	Blac	xx	xx
xx	Ecological assessment	BlueGreen Ecology	xx	xx
xx	Hydrological impact assessment	PDP	xx	xx
xx	Water quality assessment	PDP	xx	xx
xx	Preliminary site investigation	PDP	xx	xx

xx	**Contaminated site management plan**	**PDP**	**xx**	**xx**
xx	**Transport assessment**	**Stantec**	**xx**	**xx**
xx	**SH59 concept intersection designs**	**Stantec**	**xx**	**xx**
xx	**Geotechnical investigation report**	**ENGEO**	**xx**	**xx**
xx	**Streetlighting design**	**IBEX**	**xx**	**xx**
xx	**Archaeological assessment**	**Heritage & Archaeology Services**	**xx**	**xx**

Attachment 2: Further information

[Insert table of documents as at decision]

Reference	Title	Author	Revision	Dated
xx	**xx**	**xx**	**xx**	**xx**

Attachment 3: Definitions and acronyms

Term	Definition
Council	**Porirua City Council**
CNVMP	**Construction Noise and Vibration Management Plan**
CSMP	**Contaminated Site Management Plan**
CTMP	**Chemical Treatment Management Plan**
DOC	**Department of Conservation**
DSI	**Detailed Site Investigation Report**
Earthworks	**The alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts**
ECMP	**Earthworks and Construction Management Plan**
ESC Guide for the Wellington Region	**Revision 1 (February 2021) of the *Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region***
Existing retained wetland	**a natural inland wetland that is identified in drawing number 1753-02-SK9250-R1, prepared by Envelope Engineering, dated 6 March 2026, which is not:** **a) Identified in that drawing as being a reclaimed wetland; or**

Deleted: Applicant

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Deleted: Consent Holder

Deleted: Pukerua Property Group Limited Partnership

	b) Located within a retention wetland.
FMP	**Fish Management Plan**
GWRC	**Wellington Regional Council**
HAIL	**Hazardous Activities and Industries List**
HNZPT	**Heritage New Zealand Pouhere Taonga**
LEMP	**Landscape and Ecology Management Plan**
LEP	**Landscape and Ecology Plans**
Manager	**Manager, Environmental Regulation, GWRC**
Mana whenua	**Ngāti Toa Rangatira through Te Rūnanga o Toa Rangatira**
NES-F	**National Environmental Standard for Freshwater (2020)**
NRP	**The Operative Natural Resources Plan for the Wellington Region 2023**
NRP-PC1	**Plan Change 1 to the NRP, notified in October 2023, as modified by Variation 1 on December 1 2025**
NZTA	**Waka Kotahi New Zealand Transport Agency**
PCC	**Porirua City Council**
Progressive stabilisation (in relation to earthworks)	**Implementing stabilisation over an area of land immediately after the disturbance of land within that area of land has ceased**
Retention wetland	**[Definition to be determined once substantive issues with stormwater management resolved]**

SCMP	**Stream works Construction Management Plan**
SED	**Specific Engineering Design**
Sediment treatment device (in relation to earthworks)	**A device that is designed to reduce or remove sediment from water before discharging that water as a point source discharge into the receiving environment, including any sediment retention pond (SRP), any decanting earth bund (DEB) and any proprietary sediment treatment device**
SH59	**All land parcels to the west of the site identified as Road and administered by the New Zealand Transport Agency Waka Kotahi**
Site	**The site is legally described as:** • **Lot 1 DP 608433, Lot 1000 DP 608433 (34 Muri Road);** • **Lot 1 DP 534864 (422 SH59);** • **Lot 2 DP 534864 (422A SH59);** • **Lot 2 DP 89102 (422B SH59);** • **Part Lot 1 DP 89102 (422A SH59); and** • **The SH59 corridor adjacent to the site which is legally described as Road Reserve.**
SMP	**Stormwater Management Plan**
SNAs	**Significant Natural Areas**
SOMP	**Stormwater Operation and Maintenance Plan**
SSCTMP	**Stage-Specific Construction Traffic Management Plan**
SSECMP	**Stage-Specific Earthworks and Construction Management Plan**
SSESCP	**Stage-Specific Erosion and Sediment Control Plan**
Stabilised (in relation to earthworks)	**The earthworks area is inherently resistant to erosion or rendered resistant to erosion through the application of the methods of stabilisation specified in Section E3 of the Erosion and Sediment**

	Control Guide for Land Disturbing Activities in the Wellington Region (February 2021), unless alternative methods are provided for by the SSESCP
Stage (in relation to earthworks)	**One or more areas of land where earthworks will be undertaken prior to that land being stabilised. For the purpose of this definition, where earthworks are undertaken in separate areas of land at the same time, they are part of the same stage. Once the ECMP has been certified, each earthworks stage is as defined in the ECMP.**
SQEP	**Suitably Qualified and Experienced Person**
Stormwater management device	**Any constructed feature designed to treat stormwater contaminants or manage stormwater volumes including, but not limited to [PLACEHOLDER for list of types of device once substantive issue is resolved]**
Suitably Qualified and Experienced Person [specialisation]	**An individual who can provide sufficient evidence of their suitability, experience, and competence in the relevant field of expertise.**
SVR	**Site Validation Report**
Tiaki Wai	**Tiaki Wai Metro Water Ltd**
Winter Period	**Period between 1 June and 30 September inclusive each year.**
Working Days	**Working days as defined in section 2 of the Resource Management Act 1991**
Zone of reasonable mixing	**A distance 50 m downstream of the point of discharge**