

Appendix G – Proposed Regional Council Conditions



Te Kowhai East

Waikato Regional Council Conditions

Table No. 1

General Conditions – The following general conditions apply to all resource consents granted by this decision	
#	Condition
General	
1	The activities authorised under these consents shall be undertaken in general accordance with the information submitted as part of the Substantive Application and all other supporting documentation submitted, except where modified by the resource consent conditions below. Where there is any inconsistency between the application documents and the resource consent conditions, the resource consent conditions shall prevail.
2	The consent holder shall be responsible for all contracted operations related to the exercise of this resource consent and shall ensure contractors are made aware of the conditions of this resource consent and ensure compliance with those conditions.
3	A copy of this consent shall be kept onsite at all times that physical works authorised by this consent are being undertaken and shall be produced without unreasonable delay upon request for an agent of the Waikato Regional Council. After construction a copy of this consent shall be held by the consent holder for the duration of the term of consent.
Pre Start	
4	The consent holder shall appoint a representative(s) prior to commencement of construction works authorised by this resource consent, who shall be the Waikato Regional Council's principal contact person regarding matters relating to this consent. The consent holder shall inform the Waikato Regional Council of the representative's name and how they can be contacted prior to this consent being exercised. Should that person(s) change during the term of this resource consent, the consent holder shall immediately inform the Waikato Regional Council and shall also give written notice to the Waikato Regional Council of the new representative's name and how they can be contacted.
5	Prior to commencement of this resource consent, the consent holder shall arrange and conduct a pre-construction site meeting and invite, with a minimum of 10 working days' notice, the Waikato Regional Council, the sites representative(s) nominated under Condition 4, the contractor and any other party representing the consent holder prior to any work authorised by this consent commencing on site. Advice Note: In the case that any of the invited parties, other than the site representative does not attend this meeting, the consent holder will have complied with this condition, provided the invitation requirement is met.
6	The consent holder shall provide the Waikato Regional Council with a Construction Management Plan (CMP) at least 20 days prior to the commencement of activities authorised by this consent. The objective of the CMP is to document the measures by which the consent holder intends to comply with all conditions of this resource consent during the construction phase and shall include but is not limited to the following: - The proposed start date of the works authorised by this resource consent, - Location of proposed works, - Type and description of the proposed works, - Construction and design details,



	e. A schedule of construction activities, f. The commencement date and expected duration of the major cut and fill operations, g. The location of the major cut and fill operations, h. The location of topsoil or cleanfill stockpiles, i. The proposed construction methodology, including staging of earthworks, j. The Erosion and Sediment Control Plan, k. Proposed dust management and mitigation measures, l. Proposed spill prevention and response measures, m. Monitoring procedures and responsibilities. The CMP shall be certified in writing by the Waikato Regional Council acting in a technical certification capacity prior to any works authorised by this consent commencing. The consent holder shall undertake all activities authorised by this consent in accordance with the certified CMP. Advice Note: <i>If the works authorised by this consent are undertaken in stages, then compliance with condition 22 must be undertaken for each stage.</i>
7	Any changes proposed to the CMP shall be confirmed in writing by the consent holder and the Waikato Regional Council, acting in a technical certification capacity, prior to the implementation of any changes proposed.
8	The construction of the works associated with this resource consent shall be carried out under the supervision of a person who has experience and qualifications appropriate to supervise the design and construction of such works.
9	The consent holder shall ensure that a copy of the certified CMP, including any confirmed amendments, is kept onsite and this copy is updated within 5 working days of any amendments being confirmed.
Black Mudfish Management	
10	<u>Black Mudfish Habitat Creation Plan</u> Prior to the commencement of any works that will result in the reclamation, piping, diversion, dewatering or loss of confirmed or potential black mudfish habitat, the Consent Holder shall submit a final Black Mudfish Habitat Creation Plan (BMHCP) to the Waikato Regional Council for certification. The BMHCP shall be prepared by a suitably qualified and experienced freshwater ecologist and shall be generally consistent with the Draft Black Mudfish Habitat Creation Plan prepared by Ecological Solutions dated June 2026, and submitted with the Substantive Application. The purpose of the BMHCP is to manage the effects of the Project on black mudfish and their habitat, through the creation and establishment of replacement habitat, capture and translocation of black mudfish, and ongoing monitoring and adaptive management. The BMHCP shall include, as a minimum: a) the final location, extent and design of the black mudfish habitat to be created, being not less than 3,601m²; b) the hydrological and groundwater basis for the habitat design, including appropriate water level requirements; c) habitat creation methodology, staging and timing, including requirements for the created habitat to be established and confirmed as suitable prior to the loss of existing black mudfish habitat and translocation of black mudfish; d) habitat enhancement measures, including aquatic and riparian planting, substrate, refuge habitat and other habitat features; e) planting establishment, maintenance, replacement planting and plant pest management requirements; f) black mudfish capture, handling and translocation procedures, including the requirements;



	g) requirements and criteria for assessing the suitability of the created habitat prior to translocation; h) a monitoring and reporting programme addressing the establishment and performance of the created habitat and planting, hydrological conditions, pest or predatory fish, and the persistence and reproduction of relocated black mudfish; i) measurable outcomes or performance criteria against which the success of the created habitat and relocated black mudfish population will be assessed; j) an adaptive management framework that should be implemented where any monitoring report identifies that: i. the created habitat is not functioning as intended; ii. planting establishment or survival is not meeting the objectives of the certified BMHCP; iii. pest fish or predatory fish species are present within the created habitat; or iv. black mudfish populations are not persisting or reproducing as anticipated; k) Roles and responsibilities for implementation, monitoring, reporting and adaptive management. The BMHCP shall be certified by the Waikato Regional Council acting in a technical certification capacity prior to works affecting confirmed or potential black mudfish habitat commencing.
11	<u>Implementation of Habitat Establishment</u> Prior to undertaking any works that will result in the loss, disturbance, reclamation, piping, diversion or dewatering of confirmed or potential black mudfish habitat, the Consent Holder shall establish the replacement black mudfish habitat in accordance with the certified BMHCP. A suitably qualified and experienced freshwater ecologist shall certify in writing that: a) the replacement habitat has been established in accordance with the certified BMHCP; and b) the replacement habitat is suitable to receive relocated black mudfish. The written certification shall be provided to Waikato Regional Council before any black mudfish are relocated.
12	<u>Black mudfish capture and relocation</u> Following completion of Condition 11, and prior to the commencement of any works that will result in the loss, disturbance, reclamation, piping, diversion or dewatering of confirmed or potential black mudfish habitat, black mudfish capture and relocation shall be undertaken by a suitably qualified and experienced freshwater ecologist in accordance with the certified BMHCP. No such works shall commence until the suitably qualified and experienced freshwater ecologist has confirmed in writing that the required black mudfish capture and relocation has been completed for the area affected by those works. All black mudfish captured shall be relocated to the replacement habitat established in accordance with Condition 10, unless otherwise required by an applicable permit or authorisation.
13	<u>Monitoring, Reporting and Adaptive Management</u> The Consent Holder shall undertake monitoring of the created black mudfish habitat, associated planting and relocated black mudfish population in accordance with the certified BMHCP for a period of five years following the first relocation of black mudfish. A monitoring report shall be provided to the Waikato Regional Council following each monitoring event, within the timeframe specified in the certified BMHCP. Each report shall: a) summarise the monitoring undertaken and results; b) assess performance against the outcomes and performance criteria specified in the certified BMHCP;



	c) identify any matters affecting the successful establishment or ongoing functioning of the created habitat or persistence and reproduction of black mudfish; and d) identify any remedial or adaptive management measures required in accordance with the certified BMHCP. The Consent Holder shall implement any remedial or adaptive management measures identified as being required under the certified BMHCP within the timeframe specified in the relevant monitoring report.
Archaeology – Accidental Discovery Protocols	
14	The consent holder shall ensure that the exercise of this resource consent does not disturb any sites of archaeological value or of cultural significance to tangata whenua other than those sites for which specific archaeological authorities have been granted by Heritage New Zealand Pouhere Taonga. In the event of any archaeological artefacts being discovered the works shall, in the vicinity of the discovery, cease immediately and the Waikato Regional Council, Heritage New Zealand Pouhere Taonga and representatives of local iwi shall be notified within 24 hours. Works may recommence on the written approval of the Waikato Regional Council after considering: a. Tangata whenua interests and values, b. Protocols agreed upon by tangata whenua and the consent holder, c. The consent holder's interests, d. Any Heritage New Zealand Pouhere Taonga authorisations; and e. Any archaeological or scientific evidence.
Administrative	
15	The consent holder shall pay the Waikato Regional Council any administrative charge fixed in accordance with section 36 of the Resource Management Act (1991), or any charge prescribed in accordance with regulations made under section 360 of the Resource Management Act (1991).



Table No. 2

Land Use Consent – Land Disturbance and Cleanfill Placement	
#	Condition
General	
1	This consent shall lapse five years (5) after the date on which it was granted unless it has been given effect to before the end of that period.
Earthworks Management Plan	
2	At least 20 working days prior to the commencement of earthworks authorised by this consent, the Consent Holder shall submit a finalised Earthworks Management Plan (EWMP) to Waikato Regional Council for certification. The EWMP shall be generally consistent with the draft EWMP submitted in support of the application and shall be updated as necessary to: - Reflect the final engineering design, earthworks methodology and staging; - Identify the geotechnical management measures to be implemented, including compliance with the Earthworks Specification prepared by CMW, or any subsequent earthworks specification prepared by a suitably qualified and experienced engineer; - Identify the environmental management measures to be implemented during earthworks activities, including erosion and sediment control, dust management, stabilisation, monitoring and maintenance requirements, taking into account the conditions of this consent; and - Incorporate any amendments required by the conditions of this consent. Where earthworks are undertaken in stages, a separate EWMP may be submitted for certification for each stage. Any staged EWMP shall identify the extent of works to which it applies and include the indicative staging and sequencing of the remaining earthworks anticipated at the time of submission.
3	Any changes proposed to the EWMP shall be confirmed in writing by the consent holder and the Waikato Regional Council, acting in a technical certification capacity, prior to the implementation of any changes proposed.
4	The consent holder shall ensure that a copy of the certified EWMP, including any certified amendments, is kept onsite and this copy is updated within 10 working days of any amendments being certified.
Erosion and Sediment Control	
5	The consent holder shall provide Waikato Regional Council with an Erosion and Sediment Control Plan (ESCP) for the activities authorised by this consent at least 20 working days prior to the commencement of activities authorised by this consent. The finalised ESCP may be embedded within the EWMP required by Condition 2 above. Advice Note: <i>If the earthworks activities are undertaken in stages, then compliance with this condition can be undertaken for each stage.</i> Advice Note: <i>The ESCP may be incorporated into the Earthworks Management Plan required by Condition 2 of this consent.</i>
6	The finalised ESCP shall as a minimum be based upon and incorporate those specific principles and practices which are appropriate for the activity authorised by this consent and contained within the Waikato Regional Council document titled “ <i>Erosion and Sediment Control for Soil Disturbing Activities</i> ” (Technical report No. 2009/02 – dated January 2009), and shall include at least the following:



	a. Details of all principles, procedures and practices that will be implemented to undertake erosion and sediment control to minimise the potential for sediment and dust discharges from the site; b. The design criteria and dimensions of all key erosion and sediment control structures; c. A site plan of a suitable scale to identify: i. The location of waterways, including drains; ii. The extent of the soil disturbance and any vegetation removal; iii. Location of any topsoil stockpiles; iv. The boundaries and area of catchment contributing to all stormwater impounded structures; v. The locations of all specific points of discharges to the receiving environment; and vi. Any other relevant site information d. Construction timetables for erosion and sediment control works and the bulk earthworks proposed; e. Timetable and nature of progressive site rehabilitation and re-vegetation proposed; f. Maintenance, monitoring and reporting procedures; g. Rainfall response and contingency measures including procedures to minimise adverse effects in the event of extreme rainfall events and/or the failure of any key erosion and sediment control structures, h. Dry conditions response and contingency measures including dust suppression methods to minimise adverse effects in the event of dust creation from un-stablished areas, i. Procedures and timing for review and/or amendment to the ESCP, and j. Identification and contact details of personnel responsible for the operation and maintenance of all key erosion and sediment control structures. All earthworks authorised by this consent shall proceed in accordance with the finalised ESCP.
7	The consent holder shall ensure that sediment losses to natural water arising from the exercise of this resource consent are minimised during the duration of the works and during the term of this consent.
8	The consent holder shall ensure that all erosion and sediment control control/structures are inspected on a weekly basis and within 24 hours of each rainstorm event that is likely to impair the function or performance of the controls. A record shall be maintained of the date and time of inspection undertaken, any maintenance requirements identified, and of maintenance undertaken to all erosion and sediment control structures shall be made available to the Waikato Regional Council at all reasonable times.
9	The consent holder shall, prior to commencing bulk earthworks on site, submit to the Waikato Regional Council "As Built Certification Statements" signed by an appropriately qualified and experienced professional certifying that all and any erosion and sediment control structures have been constructed and maintained in accordance with the certified ESCP. The As Built Certification Statements shall be supplied to the Waikato Regional Council within 5 working days of the completion of the construction or repair of those controls. Information contained in the certification statement shall include at least the following: a. Confirmation of contributing catchment areas, b. The location, capacity and design of each structure, c. Position of inlets and outlets, d. Stability of structures, e. Measures to control erosion, and f. Any other relevant matter. Advice Note: An example template and the information required for the As Built Certification Statement can be found on the Waikato Regional Council website www.waikatoregion.govt.nz/earthworks.



Flocculation Management (Chemical Treatment)	
10	Prior to bulk earthworks commencing, the consent holder shall undertake flocculant bench testing to determine the reactivity of soils to chemical treatment within those areas for the site where runoff is proposed to be treated by sediment retention devices.
11	If the bench testing required under Condition 10 determines that that soils are conducive for the use of flocculent, the consent holder shall incorporate a suitable rain active dosing system unless otherwise agree to by the Waikato Regional Council.
12	Prior to the commissioning of any flocculation or chemical treatment system, as determined by Condition 10 and 11, the consent holder shall provide the Waikato Regional Council with a Chemical Treatment Plan (CTP), for the written approval of the Waikato Regional Council. The CTP shall include as a minimum: a. An analysis identifying which devices require flocculation, this analysis taking into account, i. The soil's reactivity to flocculants based on soil tests, ii. The size of the contributing catchment that the device is treating, iii. The likely duration of the device's use b. Specific design details for the flocculation system c. Monitoring, maintenance (include post-storm) and including a record system, d. Details of optimum dosage (including assumptions), e. Results of any initial flocculation trial, f. A spill contingency plan, and g. Contact details of the persons responsible for the operation and maintenance of the flocculation treatment system and the organisational structure to which this person shall report. The CTP required by this Condition shall be approved in writing by the Waikato Regional Council acting in a technical certification capacity prior to any works authorised by this consent commencing.
13	Any changes proposed to the CTP required by Condition 12 shall be confirmed in writing by the consent holder and approved in writing by the Waikato Regional Council acting in a technical certification capacity, prior to the implementation of any changes proposed.
14	The consent holder shall ensure that the soluble aluminium concentration of any discharge from a designed retention device flocculated in accordance with a CTP (approved in accordance with Condition 12), shall not exceed 0.3 grams per cubic metre.
15	The concentration for suspended solids in the downstream watercourses shall not exceed 150 grams per cubic metre suspended solids concentration as a result of the exercise of this consent. This standard shall apply, except where the suspended solids concentration in the named water body, unaffected by the activity, exceeds 150 grams per cubic metre then there shall not be any increase in the suspended solids concentration in the named water body as a result of activities authorised by this consent. Advice Note: <i>When assessing compliance with this condition a minimum of three water samples should be collected: (a) upstream and unaffected by the activities authorised by this consent; (b) the point source discharge from the activities authorised by this consent; and (c) downstream after reasonable mixing.</i>
16	Unless site specific analysis provides evidence to the contrary, as detailed in the approved CTP (approved in accordance with Condition 12), the consent holder shall ensure that the pH of any discharge from a sediment retention device discharge shall not be less than 5.5 or greater than 8.5pH units.



Water Sampling	
17	If requested in writing by the Waikato Regional Council the consent holder shall take samples of the discharges from all sediment retention devices on the site a minimum of once per month and after all rainfall events greater than 15mm in one hour, and 50mm over 24 hours, except times when there are no discharges. The consent holder shall within 24 hours of the rainfall reading being taken, measure the suspended solids concentration and turbidity at the discharge points. Results shall be forwarded to the Waikato Regional Council within 7 days of analysis. Additionally, if flocculants are being used and if recommended in the CTP, water sampling at the respective sediment retention device/s shall include testing for pH, and soluble aluminium. Advice Note: <i>The purpose of this condition is to provide an opportunity for pond discharge sampling to be required if either flocculants are being used due to potential overdosing pH/Al issues, or where the discharge from a pond is not acceptable and actions are required (potentially including the use of flocculants) to resolve that situation. In the event that the sediment retention structures are not discharging when sampling is due, water sampling shall be undertaken at the next discharge event.</i>
Ecology	
18	Prior to earthworks commencing the consent holder shall provide the Waikato Regional Council with a Final Lizard Management Plan and Final Bat Management Plan. The purpose of these management plans is to ensure that areas of identified ecological importance and suitably assessed, protected and adverse environmental effects are avoided. These plans shall be certified in writing by the Waikato Regional Council acting in a technical certification capacity prior to any works authorised by this consent commencing. The consent holder shall undertake all activities authorised by this consent in accordance with the certified plans.
Clean fill Acceptance and Placement	
19	Only material meeting the definition of “cleanfill” in the Waikato Regional Plan shall be imported to and placed on the site. The cleanfill material shall have no acid-producing potential and shall not contain hazardous substances, putrescible material, organic waste or any other material that may result in contamination of land or water.
20	The consent holder shall establish and implement procedures to verify that all imported material complies with the definition of cleanfill in the Waikato Regional Plan. Any material suspected or found not to comply with that definition shall be isolated and removed from the site as soon as practicable.
21	The consent holder shall maintain record of all material imported to the site, including: - The date on which the material was received; - The source location of the material; - The identity of the supplier or transporter; - The approximate volume received; - A description of the composition of the material; and - The result of any inspection, testing or verification undertaken. The records shall be retained for the duration of this consent and provided to the Waikato Regional Council upon request.
22	All cleanfill and engineered fill material shall be placed, compacted and maintained in a manner that ensures its long-term stability and shall be undertaken generally in accordance with the civil engineering and geotechnical reports and drawings.



Site Stabilisation	
23	The site shall be stabilised against erosion as soon as practicable. The consent holder shall monitor and maintain the site during the entirety of the works period to prevent sediment from entering any watercourse.
24	The consent holder shall ensure those areas of the site where earthworks have been completed shall be stabilised against erosion as soon as practically possible and within a period not exceeding 14 days after completion of any works authorised by this consent. Stabilisation shall be undertaken by providing adequate measures (vegetative and/or structural) that will minimise sediment runoff and erosion to the satisfaction of the Waikato Regional Council acting in a technical certification capacity and in accordance with the measures detailed in the document titled “Erosion and Sediment Control – Guidelines for Soil Disturbing Activities” (<i>Technical Report No. 2009/02 – dated January 2009</i>) and the approved ESCP.
25	If required by the Waikato Regional Council, the consent holder shall carry out immediate stabilisation of any required area of exposed earthworks surfaces using instant stabilisation techniques to the satisfaction of the Waikato Regional Council. (i.e. straw mulching, pinned geotextile or similar).
26	The erosion and sediment controls specified in the Erosion and Sediment Control Plan, shall not be disestablished without the prior written approval of the Waikato Regional Council, acting in a technical certification capacity.
27	The consent holder shall monitor and maintain the site until vegetation is established to such an extent that it prevents erosion and prevents sediment from entering any water body.
Dust	
28	All earthworks’ activities carried out on site shall be conducted and managed in such a manner as to ensure that all dust and particulate emissions are kept to a practical minimum to the extent that there are no dust discharges beyond the boundary of the combined properties that cause an objectionable or offensive effect.
29	The consent holder shall manage the activities authorised by this consent in such a manner to ensure that dust emissions are kept to a minimum, including: a. The use of water carts or sprays to suppress dust from the earthworks activity, on an as required basis, b. The use of dust stabilisation systems (water or water plus additives), c. The revegetation or stabilisation of disturbed land, which is currently not being worked, d. The re-grassing or stabilisation of exposed areas including topsoil stockpiles, and e. Where practicable, locating topsoil stockpiles where they provide wind protection for exposed/excavated areas.
30	Should airborne particulate matter resulting from the exercise of this consent generate a complaint, the consent holder shall provide a written report to the Waikato Regional Council within five (5) working days of the complaint being made known to the consent holder. The report shall specify: a. The cause or likely cause of the event and any factors that influenced its severity, b. The nature and timing of any measures implemented by the consent holder to avoid, remedy or mitigate any adverse effects, and c. The steps to be taken in future to prevent recurrence of similar events. Advice Note: Chapter 6.4 of the Waikato Regional Plan 2012 provides guidance on the assessment of the effect of odour and dust emissions.
31	If required by the Waikato Regional Council, the consent holder shall carry out immediate sealing of any problematic dust generating surfaces within the site using hydro-seed/hydro-mulch,



	polymer soil stabilisers or a similar dust control product to provide instant remediation of dust effects to the satisfaction of the Waikato Regional Council.
32	The consent holder shall ensure that an adequate supply of water for dust control and an effective means for applying that quantity of water is available at all times during construction, and until such time as the site is fully stabilised unless otherwise agreed in writing with the Waikato Regional Council.
Machinery	
33	The consent holder shall ensure that all machinery used in the exercise of this consent is cleaned prior to being transported to and from the site to ensure that all seed and/or plant matter has being removed and documented in accordance with the National Pest Control Agencies A series, best practice (Code A16) guidelines, available to download from Keep it clean - machinery cleaning guidelines and handbook Waikato Regional Council. Advice Note: For the purposes of this condition, 'containment' and 'eradication' plant pest species are those species that are listed as such in the Waikato Regional Pest Management Strategy 2014 - 2024, or any subsequent version of that publication that is published after the granting of this resource consent.
34	All machinery shall be operated in a manner which ensures that spillage of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities shall be carried out away from any water body such that any spillage can be contained so that it does not enter natural waters.
35	Any storage of fuel, oil or other hazardous substances shall be fully contained within areas where any accidental spillages are unable to discharge to any watercourse.
Winter Works	
36	The consent holder shall ensure that exposed earthworks areas are appropriately stabilised by 30 April of each year unless otherwise approved in writing by the Waikato Regional Council. Stabilisation shall be undertaken by providing adequate measures that will minimise erosion of exposed soil to the extent practicable.
37	Earthworks shall not be conducted during the period 1 May to 30 September inclusive during any year that this consent is current, apart from necessary maintenance works, unless agreed to in writing by the Waikato Regional Council.
38	Requests to undertake earthworks during the period 1 May to 30 September inclusive, for any year that this consent is current, shall be submitted in writing to the Waikato Regional Council by 1 April and shall be in the form of amendments to the certified ESCP as required by condition 5 of this consent. Advice Note: In considering a request for the continuation of winter earthworks, the Waikato Regional Council will consider the following: • The nature of the site and the winter soil disturbance works proposed, • The quality of the existing/proposed erosion and sediment controls, • The compliance history of the site/operator, • Seasonal/local soil and weather conditions, • Sensitivity of the receiving environment, and • Any other relevant factor.



Table No. 3

Water Permit – Permanent Groundwater and Surface Water Diversion and Permanent Stream Works	
#	Condition
General	
1	This consent shall lapse five (5) years after the date on which it was granted unless it has been given effect to before the end of that period.
2	The permanent diversion of groundwater authorised by this consent shall occur only as a consequence of groundwater interception by the constructed stormwater wetlands, vegetated swales and deepened Mangaheka Stream forming part of the Project and shall be undertaken in general accordance with the Te Kowhai East Industrial Development Hydrogeological Effects Assessment, prepared by WGA, reference WGA212384-RP-HG-0007_E, dated August 2026.
Ecological Management	
3	Prior to stream works commencing, the consent holder shall provide the Waikato Regional Council with a: a) Fish Management Plan (FMP); and b) Streamworks Management Plan (STMP) at least 20 working days prior to commencement of the activities authorised by this consent. The purpose of the FMP is to manage the salvage, handling, relocation and monitoring of fish and other aquatic fauna and to avoid, remedy or mitigate adverse effects on aquatic ecology arising from the exercise of this consent. The purpose of the STMP is to provide for the management and implementation of stream works and associated mitigation measures in a manner that avoids, remedies or mitigates adverse effects on stream habitat, ecological values, water quality and stream function.
4	The FMP and STMP shall be certified in writing by the Waikato Regional Council acting in a technical certification capacity prior to any works authorised by this consent commencing. The consent holder shall undertake all activities authorised by this consent in accordance with the certified FMP and STMP.
Ecological Enhancement and Planting	
5	The consent holder shall provide the Waikato Regional Council with a Mangaheka Stream Enhancement Plan (MSEP) at least 20 working days prior to commencement of the activities authorised by this consent. The MSEP shall be prepared in accordance with the draft MSEP dated 31 August 2026, submitted with the Substantive Application. The purpose of the MSEP is to provide for the implementation of stream enhancement, habitat creation, fish passage, riparian restoration and ecological management measures necessary to achieve the ecological outcomes anticipated by this consent, including the restoration and enhancement of the Mangaheka Stream and provision of ecological offset outcomes. The MSEP shall be certified in writing by the Waikato Regional Council acting in a technical certification capacity prior to any works authorised by this consent commencing.
6	The consent holder shall undertake all streamworks, planting, maintenance, monitoring and replacement planting in accordance with the certified MSEP.
7	Any changes proposed to the certified MSEP shall be confirmed in writing by Waikato Regional Council, acting in a technical certification capacity, prior to implementation of the proposed changes.
8	The consent holder shall ensure that copies of the certified MSEP, including any confirmed amendments, are kept onsite during the exercise of this consent and are updated within 5 working days of any amendment being confirmed.



Site Stabilisation and Restoration	
9	Re-vegetation and/or stabilisation of all disturbed areas is to be completed in accordance with the measures detailed in the document titled “Erosion and Sediment Control – Guidelines for Soil Disturbing Activities” (<i>Technical Report No. 2009/02 – dated January 2009</i>).
10	The consent holder shall monitor and maintain the works area during the entirety of the works period to prevent sediment from entering any watercourse.
11	The consent holder shall ensure those areas of the stream diversion and where earthworks have been completed shall be stabilised against erosion as soon as practically possible and within a period not exceeding 14 days after completion of any works authorised by this consent. Stabilisation shall be undertaken by providing adequate measures (vegetative and/or structural) that will minimise sediment runoff and erosion to the satisfaction of the Waikato Regional Council acting in a technical certification capacity.
12	If required by the Waikato Regional Council, the consent holder shall carry out immediate stabilisation of any required area of exposed earthworks surfaces using instant stabilisation techniques to the satisfaction of the Waikato Regional Council. (i.e. straw mulching, pinned geotextile or similar).
13	The erosion and sediment controls specified in the Erosion and Sediment Control Plan or Construction Management Plan, shall not be disestablished without the prior written approval of the Waikato Regional Council, acting in a technical certification capacity.
14	The consent holder shall monitor and maintain the site until vegetation is established to such an extent that it prevents erosion and prevents sediment from entering any water body.
Fish Passage and Relocation	
15	Fish passage for indigenous fish species shall be maintained through the Mangaheka Stream during temporary diversion works and following completion of the reconstructed channel, excluding any temporary interruptions undertaken in accordance with the approved Fish Management Plan and Erosion and Sediment Control Plan.
16	Any native fish stranded within the stream during the exercise of this consent must be immediately relocated downstream.
Machinery	
17	No machinery shall enter a stream bed.
18	The consent holder shall ensure that all machinery used in the exercise of this consent is cleaned prior to being transported to and from the site to ensure that all seed and/or plant matter has being removed and documented in accordance with the National Pest Control Agencies A series, best practice (Code A16) guidelines, available to download from Keep it clean - machinery cleaning guidelines and handbook Waikato Regional Council. Advice Note: For the purposes of this condition, ‘containment’ and ‘eradication’ plant pest species are those species that are listed as such in the Waikato Regional Pest Management Strategy 2014 - 2024, or any subsequent version of that publication that is published after the granting of this resource consent.
19	All machinery shall be operated in a manner which ensures that spillage of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities shall be carried out away from any water body such that any spillage can be contained so that it does not enter natural waters.
20	Any storage of fuel, oil or other hazardous substances shall be fully contained within areas where any accidental spillages are unable to discharge to any watercourse.
Monitoring	
21	The Consent Holder shall continue automatic groundwater level monitoring at the existing site piezometers during detailed design and during construction of the stormwater infrastructure and establishment of the black mudfish habitat. Groundwater monitoring data shall be downloaded at intervals not exceeding three months. Monitoring shall continue for the period necessary to:



- a) inform detailed design of the stormwater infrastructure and black mudfish habitat;
- b) confirm that groundwater behaviour within the black mudfish habitat area is generally consistent with the groundwater levels and seasonal range identified in the Hydrogeological Effects Assessment; and
- c) inform any further groundwater-related monitoring required in relation to potential settlement effects, where recommended by a suitably qualified and experienced geotechnical engineer.

The Consent Holder shall retain the monitoring records and provide them to Waikato Regional Council on request.

Review Clause

- 22 Pursuant to sections 128 to 131 of the Resource Management Act 1991, Waikato Regional Council may serve notice on the Consent Holder of its intention to review the conditions of this resource consent for the purpose of addressing any adverse effects arising from the exercise of this consent that were not anticipated at the time the consent was granted.



Table No. 4

Discharge Permit – Stormwater Diversion and Discharge	
#	Condition
General	
1	This consent shall lapse five (5) years after the date on which it was granted unless it has been given effect to before the end of that period.
2	The stormwater diversion and discharge activities authorised by this resource consent relate to the development of the Te Kowhai East Industrial Development Stormwater Network. This includes but is not limited to rain gardens, wetlands, the piped reticulation network, swales, overland flow paths, Mangaheka Stream and various outlet structures. No alterations shall be made to the stormwater system (other than to meet the requirements of this resource consent) without the prior written approval of the Waikato Regional Council acting in a technical certification capacity. Advice Note: The consent holder is responsible for meeting the requirements of this consent at point of discharge to the stormwater network and receiving environment. Advice Note: Stormwater runoff from private lots will be managed at-source prior to discharge into the Te Kowhai East Stormwater Network. These on-lot source controls will be mandated via consent notice to be registered against the Record of Title of all private lots, at the time of the subdivision.
3	The consent holder shall be responsible for the design, structural integrity and maintenance of the stormwater network, and shall operate and maintain the stormwater system to meet the requirements of this resource consent. Following construction, no alterations shall be made to the stormwater network (other than to meet the requirements of this resource consent) without first submitting detailed design drawings and report(s) to the Waikato Regional Council for technical certification prior to altering the stormwater network.
Stormwater Network Detailed Engineering Design	
4	Prior to construction of the permanent stormwater infrastructure associated with each stage, the Consent Holder shall provide a Site Suitability Report (SSR) prepared by suitably qualified and experienced civil and geotechnical practitioners for certification by Waikato Regional Council acting in a technical certification capacity. The purpose of the SSR is to: - Assess the suitability of the stage for stormwater retention, reuse, attenuation and infiltration measures; - Demonstrate how the detailed stormwater design for the stage gives effect to the Stormwater Management Plan and Stormwater Management Toolbox; - Identify measures proposed to minimise the residual stormwater runoff volume effects associated with the stage; and - Identify assumptions relating to future on-lot stormwater management measures within the stage The SSR shall include, as a minimum: - An assessment of the site geology, groundwater conditions and infiltration potential relevant to stormwater management; - The stormwater retention, reuse, attenuation and infiltration measures proposed within the stage; - An assessment of the residual stormwater runoff volume effects anticipated following implementation of the proposed measures; - Identification of any additional practicable measures available within the stage to further reduce residual stormwater runoff volume effects; - Identification of any future on-lot source control measures assumed in the assessment of the stage (noting these are not required to be designed and constructed under this resource consent and will be mandated via consent notices to be registered against the Record of Title of all private lots, at the time of the subdivision);



	f) A description of how the proposed measures give effect to the Stormwater Management Plan and Stormwater Management Toolbox submitted with the Substantive Application; and g) Recommendations for the detailed stormwater design of the stage. The SSR shall be prepared on a staged basis. In preparing each subsequent SSR, the Consent Holder shall take into account the actual development outcomes and stormwater management measures implemented within preceding stages, where known.
5	Prior to construction of the permanent stormwater infrastructure associated with each stage, the Consent Holder shall provide detailed stormwater design plans and supporting calculations prepared by a suitably qualified and experienced stormwater engineer for certification by Waikato Regional Council acting in a technical certification capacity. The detailed design shall: a) Be generally consistent with the Stormwater Management Plan submitted with the Substantive Application; b) Give effect to the recommendations and findings of the certified Site Suitability Report for the relevant stage; c) Incorporate the stormwater retention, reuse, attenuation, treatment and conveyance measures identified for the stage; d) Demonstrate how residual stormwater runoff volume effects have been avoided, minimised, remedied or mitigated to the extent practicable; e) Identify any assumptions regarding future stages or future on-lot stormwater management measures; and f) Demonstrate that the stormwater network for the stage integrates with the existing and proposed stormwater infrastructure for the wider Te Kowhai East development. The stormwater infrastructure shall thereafter be constructed in accordance with the certified detailed design.
Stormwater Network Planting Plan	
6	Prior to construction of any stormwater treatment device authorised by this consent, the consent holder shall provide the Waikato Regional Council with a Stormwater Network Planting Plan (SNPP) for certification. The purpose of the SNPP is to provide for the establishment, maintenance and long-term performance of vegetation associated with the stormwater network, including wetlands, rain gardens, swales and other stormwater treatment devices, in a manner that supports stormwater treatment, ecological enhancement and landscape outcomes. The SNPP shall be prepared by a suitably qualified and experienced ecologist, landscape architect or other suitably qualified professional and shall include, as a minimum: a) The location and extent of all stormwater treatment devices and associated planting areas; b) Planting plans and drawings showing the proposed planting layout for each device; c) Plant species schedules, including species mixes, quantities, densities and planting zones; d) Plant sourcing requirements, including eco-sourcing where appropriate; e) Site preparation requirements, including weed control, pest management and ground preparation measures; f) Planting methodologies and timing of planting works; g) Irrigation, establishment and maintenance requirements; h) Monitoring, replacement planting and remedial action requirements; i) Success criteria and performance standards for vegetation establishment; j) Reporting requirements; and k) Identification of the person(s) responsible for implementation, monitoring and maintenance. The SNPP shall be certified in writing by the Waikato Regional Council acting in a technical certification capacity prior to construction of the relevant stormwater treatment device commencing.



	Advice Note: <i>Where the stormwater network is constructed in stages, a separate SNPP may be submitted for certification for each stage. Any staged SNPP shall identify the extent of works to which it applies and the relationship of the planting works to the overall stormwater network.</i>
7	The consent holder shall undertake all planting, maintenance, monitoring, replacement planting and remedial works in accordance with the certified SNPP.
8	Any changes proposed to the certified SNPP shall be submitted to Waikato Regional Council and confirmed in writing by Waikato Regional Council, acting in a technical certification capacity, prior to implementation of the proposed changes.
9	The consent holder shall ensure that a copy of the certified SNPP, including any confirmed amendments, is retained as part of the Stormwater Operations, Monitoring and Maintenance Plan and updated within 5 working days of any amendment being confirmed.
Stormwater Quantity and Receiving Environment	
10	Final Stormwater Effects Assessment Within 12 months of Lot Development having occurred on at least 90% of the Net Developable Area, the Consent Holder shall provide Waikato Regional Council with a Final Stormwater Effects Assessment prepared by a suitably qualified and experienced practitioner. The purpose of the Final Stormwater Effects Assessment is to assess the residual effects of stormwater runoff from the substantially developed Site on the downstream receiving environment, having regard to the actual development established, stormwater management measures implemented, and monitoring undertaken under this consent. The Final Stormwater Effects Assessment shall include, as a minimum: a) the actual impervious coverage established across the Site; b) the stormwater retention, reuse, infiltration and attenuation measures implemented across the Site; c) the residual stormwater runoff volume effect associated with the development; d) the results of monitoring undertaken in accordance with the Stormwater Operations, Monitoring and Maintenance Plan, including any evidence of scour, erosion, sediment deposition or reduced land drainage performance within the downstream receiving environment; e) an assessment of whether any identified effects are attributable, in whole or in part, to stormwater discharges from the development; and f) identification of any further reasonably practicable measures required to mitigate or otherwise address any remaining residual stormwater effects. Where the Final Stormwater Effects Assessment identifies a residual stormwater effect remaining following implementation of reasonably practicable on-site mitigation, the Consent Holder shall implement any further mitigation or compensation agreed with Waikato Regional Council that is proportionate to the residual effect identified.
Stormwater Quality and Receiving Environment	
11	The consent holder shall manage the stormwater network to avoid the discharge of any substance that is likely to cause the production of conspicuous oil, or grease films, scums or foams, or floatable suspended materials in downstream waterbodies after reasonable mixing.
12	The consent holder shall manage the stormwater network to avoid the discharge of suspended solids and any other substances that are likely to cause the following effects in downstream waterbodies after reasonable mixing: a. Conspicuous changes in colour or visual clarity, b. Smothering of benthic organisms by sediment, or c. Increases in suspended solids concentrations by more than 10 percent or exceedance of 100 grams per cubic metre (whichever is the lesser), Advice Note: <i>For the purposes of this condition, the suspended solids discharge parameters referenced above shall only apply to the post development stormwater discharges authorised by this resource</i>



	<i>consent and do not apply to the earthworks activities either authorised separately or operating under permitted activities.</i>
13	The consent holder shall manage the stormwater network to avoid the discharge of hazardous substances in concentrations that are likely to adversely affect aquatic life, or the suitability of water for human consumption after treatment. Where a question arises as to whether the concentration of any particular hazardous substance is causing these effects, it shall be determined through the application of the United States Environmental Protection Agency National Recommended Water Quality Criteria (USEPA, 2009) – Criteria Maximum Concentration, or any other technical publication approved in advance by the Waikato Regional Council in a technical certification capacity.
14	The consent holder shall manage the stormwater network to avoid the discharge of micro-organisms in concentrations that are likely to adversely affect human health. Where a question arises as to whether the concentration of micro-organisms is adversely affecting human health, it shall be determined through the application of the Microbiological Water Quality Guidelines for Marine and Freshwater Recreational Areas (MfE, 2003), or any other technical publication technically certified in advance by the Waikato Regional Council.
15	The consent holder shall manage the stormwater network to avoid discharges that are likely to adversely affect aquatic ecosystems and cause the following effects in downstream waterbodies after reasonable mixing: - Dissolved oxygen levels to fall below 80% of saturation, - pH to fall below 6 or exceed 9, - Suspended sediments to smother benthic organisms, - Undesirable biological growths, - Water temperature to change by more than 3oC or exceed 23oC, - The turbidity shall not exceed 100 NTU, except during a rain event of greater than 90 millimetre in a 24 hour period, - Ammoniacal nitrogen concentrations to exceed 0.88 grams of nitrogen per cubic metre, and - Other contaminant concentrations to exceed the United States Environmental Protection Agency National Recommended Water Quality Criteria (USEPA, 2009) – Criteria Maximum Concentration.
As-built Certification Statements	
16	The consent holder shall retain suitably qualified and experienced practitioners to prepare As Built Certification Statements which certify that the stormwater network and management system has been constructed in accordance with the approved detailed designs and drawings. The 'As Built Certification Statements' shall be submitted to the Waikato Regional Council within 20 working days of completion of the construction works.
Operation and Maintenance	
17	The consent holder shall undertake routine inspections of the western sub-catchment stormwater network and its management devices and is responsible for ensuring that these are operated and maintained to function as designed at all times.
18	The consent holder shall undertake routine inspections of all stormwater inlet and outlet structures and is responsible for any future protection or erosion control works that become necessary as a result of the site's stormwater discharge, to preserve the integrity and stability of land and downstream waterbodies. Refer to Waikato Regional Council's Stormwater Management Guideline (WRC Technical Report 2020/07 or any subsequent updated version) for details of what a routine inspection should entail and the frequency inspections should be undertaken.
19	The consent holder is responsible for maintaining all stormwater inlet and outlet structures clear of debris and other potential obstructions.
Stormwater Operations, Monitoring and Maintenance Plan	



20	The consent holder shall retain suitably qualified and experienced practitioners to prepare a Stormwater Operations, Monitoring and Maintenance Plan (OMMP) for the stormwater network and provide this to Waikato Regional Council. The main objectives of the OMMP are to: • Describe the operation, monitoring and maintenance procedures that the consent holder will routinely implement, • Ensure that the stormwater network is operated and maintained to function as designed with long term effectiveness, • Demonstrate how the stormwater design will achieve treatment and attenuation functions, and • Meet the overall requirements of this resource consent. The OMMP shall provide for all operation, monitoring and maintenance requirements and include, as a minimum, the following details: a. Design parameters of the stormwater network, b. Operation and maintenance procedures for the stormwater network, including the frequency of these procedures, c. Monitoring methods for the stormwater network and receiving environment downstream of the network, including the frequency of all monitoring procedures and the information required to inform the Final Stormwater Effects Assessment under Condition 10. d. Inspection checklists for all aspects and elements of the stormwater network, e. Inspection record keeping and processes to report OMMP activities to the Waikato Regional Council, f. Details of who will be responsible for overseeing the OMMP. The OMMP shall be prepared in general accordance with Waikato Regional Council's 'Waikato Stormwater Management Guideline' (WRC, TR20/07 or any subsequent updated version). It shall also be to an acceptable standard and submitted to the Waikato Regional Council for technical certification at least 20 working days prior to the commencement of activities authorised by this resource consent.
21	The consent holder shall implement all operations, monitoring and maintenance requirements in accordance with the technically certified OMMP.
22	The OMMP may be amended at any time at the written request of the consent holder. Any changes to the OMMP shall be subject to technical certification by the Waikato Regional Council prior to implementing these changes.
23	The consent holder shall submit to the Waikato Regional Council by 31 July each year records of monitoring and maintenance undertaken in accordance with the 'Stormwater Operations Monitoring and Maintenance Plan' during the previous 1 July to 30 June period.
Review Clause	
24	The Waikato Regional Council may at any time two months either side of March in each of these years - 2032, 2037, 2042, 2047, 2052, 2057, serve notice on the consent holder under section 128(1) of the Resource Management Act (1991) and commence a review of the conditions of this resource consent for the following purposes: a. To review the effectiveness of the conditions of this resource consent in avoiding, remedying or mitigating any adverse effects on the environment and, if necessary, to address such effects by way of further or amended conditions, b. To require the consent holder to adopt the Best Practicable Option or other specific measures to avoid, remedy or mitigate any adverse effects on the environment, c. To review the adequacy and necessity for the monitoring and reporting undertaken by the consent holder and, if necessary, to amend or introduce new monitoring conditions. Costs associated with any review of the conditions of this resource consent will be recovered from the consent holder in accordance with the provisions of section 36 of the Resource Management Act (1991).



Table No. 6

Land Use Consent – Structure in bed of a river	
#	Condition
General	
1	This consent shall lapse five (5) years after the date on which it was granted unless it has been given effect to before the end of that period.
Structural Integrity, Construction and Maintenance	
2	There shall be no additional flooding effects on adjacent land as a result of the exercise of this consent.
3	The consent holder must ensure that any cement or similar contaminant used in the culvert embedment is not exposed to flowing water for at least 48 hours and the area is cleaned of sediment/contaminants including dust before the stream flow is reinstated.
4	The consent holder shall be responsible for the design, structural integrity, and maintenance of the structures and for any erosion control works that become necessary to preserve the integrity and stability of the downstream stream channel and/or to control erosion as a result of the exercise of this resource consent. The waterway channel in the immediate vicinity of the culverts shall be kept clear of debris and other obstructions.
5	The consent holder must ensure that an appropriately experienced and qualified engineer provides a statement or certificate demonstrating that the culvert has been constructed in accordance with this resource consent and in accordance with sound engineering practice and certifying the structural integrity of the structure. A copy of that statement or certificate must be forwarded to the Waikato Regional Council within two months of the completion of construction of the structure.
6	The structures and channel stability in the vicinity of the culverts shall be inspected by the consent holder at regular intervals at least five yearly from the commencement date of this consent. Photos of the culvert inlet and outlet and the associated channels including commentary in respect to structural integrity shall be provided to Waikato Regional Council within two months after each inspection. Should any channel erosion, roading subsidence, significant spillway scouring, or other potential signs of structural weakening become evident the consent holder shall engage a suitably qualified and experienced engineer to assess and report on the structural integrity of the culvert and channel and recommendations to address any structural defects observed. The consent holder shall undertake all repair works necessary to remedy any structural defects identified within the structural integrity report to ensure the culverts' ongoing structural integrity.
National Environmental Standards for Freshwater Regulations 2020	
7	The information specified in National Environmental Standards for Freshwater (NES-F) Regulation 62 – information about structures and passage of fish, must be collected and provided to Waikato Regional Council, together with the time and date of its collection, within 20 working days after culverts within the Mangaheka Stream and Te Otamanui Stream are finished. The information required includes: - the type of structure, - the geographical co-ordinates of the structure, - the flow of the river or connected area (whether none, low, normal, or high), - whether the water is tidal at the structure's location, - at the structure's location – - the width of the river or connected area at the water's surface; and - the width of the bed of the river or connected area, - whether there are improvements to the structure to mitigate any effects the structure may have on the passage of fish, - whether the structure protects particular species, or prevents access by particular species to protect other species, - the likelihood that the structure will impede the passage of fish,



	i. visual evidence (for example, photographs) that shows both ends of the structure, viewed upstream and downstream.
8	The information specified in National Environmental Standards for Freshwater Regulation (NES-F) 63 – culvert activities – information about culverts, must be collected and provided to Waikato Regional Council, together with the time and date of its collection, within 20 working days after culverts within the Mangaheka Stream and Te Otamanui Stream are finished. The information is: 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 number of barrels that make up the culvert, d. the culvert’s shape, e. the culvert’s length, f. the culvert’s diameter or its width and height, g. the height of the drop (if any) from the culvert’s outlet, h. the length of the undercut or erosion (if any) from the culvert’s outlet, i. the material from which the culvert is made, j. the mean depth of the water through the culvert, k. the mean water velocity in the culvert, l. whether there are low-velocity zones downstream of the culvert, m. the type of bed substrate that is in most of the culvert, n. whether there are any remediation features (for example, baffles or spat rope) in the culvert, o. whether the culvert has wetted margins, p. the slope of the culvert, q. the alignment of the culvert, r. the numbers of each other type of structure to which this subpart applies, or of wingwalls or screens, on the culvert, s. if there is any apron or ramp on the culvert, the information required by regulation 68 for each of them.
9	The consent holder must undertake monitoring and maintenance of the culvert as required by NES Freshwater Regulation 69. As a minimum this will include the following: a. Visually inspect the culvert at no greater than 12 monthly intervals to ensure that the provision for passage of fish has not been reduced since the culvert was installed, b. Detailing any steps taken to avoid any adverse effects on the passage of fish, c. Provision of the following information to demonstrate that fish passage has not reduced since the culvert was installed: i. The mean cross-sectional water velocity in the culvert must be no greater than that in the upstream river reach, ii. The bed substrate must be present over the full length of the culvert and stable at the flow rate at or below which the water flows for 80% of the time, iii. The culvert’s outlet shall not show any signs of erosion or undercut. d. In addition to clause (a) visually inspect the culvert within 10 days following high flow events or events that may otherwise affect the stability of the culvert and provision for fish passage, e. If any of the inspections in (a) or (d) or the information provided in condition (c) indicates that the culvert has been damaged or the provision of fish passage has been diminished, the consent holder must undertake maintenance work as soon as practicable to remedy the issues identified.



10	The consent holder must maintain a record of all monitoring and maintenance works undertaken in accordance with this consent, including photographs and details of all maintenance works. The consent holder shall provide this record to the Waikato Regional Council within 10 working days of any inspection or maintenance works. Advice Note: A separate resource consent may be required for any maintenance activities that do not comply with Waikato Regional Plan Rule 4.2.5.1 – “Permitted Activity Rule – Existing Lawfully Established Structures”. Any such resource consent shall be obtained by the consent holder at their sole expense prior to any works being undertaken.
11	The consent holder must update and resubmit the information required in conditions 8, 9 and 10 at five (5) yearly intervals and each time a significant natural hazard affects the structure. Advice Note: natural hazard means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.
Site Restoration and Rehabilitation	
12	The re-vegetation and/or stabilisation of all disturbed areas caused by the construction of the culvert is to be completed in accordance with the measures detailed in the document titled “Erosion and Sediment Control – Guidelines for Soil Disturbing Activities” (Technical Report No. 2009/02 – dated January 2009).
13	The consent holder shall monitor and maintain the site until vegetation is established to such an extent that it prevents erosion and prevents sediment from entering any water body.
Machinery	
14	There shall be no vehicles or earthmoving machinery operating in the bed of any flowing water body at any time.
15	The consent holder shall ensure that all machinery used in the exercising of this consent is cleaned prior to being transported to/from the site to ensure that all seed and/or plant matter has been removed and documented in accordance with the National Pest Control Agencies A series, best practice (Code A16) guidelines, available to download from: Keep it clean - machinery cleaning guidelines and handbook Waikato Regional Council Advice Note: For the purposes of this condition, ‘containment’ and ‘eradication’ plant pest species are those species that are listed as such in the Waikato Regional Pest Management Strategy 2014 - 2024, or any subsequent version of that publication that is published after the granting of this resource consent.
16	All machinery, pumps and generators shall be operated in a manner which ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities shall be carried out away from any water body such that any spillage can be contained and does not enter any natural waters.
17	Any storage of fuel, oil or other hazardous substances shall be fully contained within areas where any accidental spillages are unable to discharge to any water course.



Table No. 7

Land Use Consent – Land Well	
#	Condition
General	
1	This consent shall lapse five (5) years after the date on which it was granted unless it has been given effect to before the end of that period.
2	Every well shall be constructed and maintained and/or abandoned so that it will not cause cross-contamination between hydraulic units (aquifers) in any water (including ground water and geothermal water).
3	Every well shall be completed and sealed such that leakage of water or contaminants to or from the ground surface is prevented.
4	Materials used for well construction shall be of such quality and strength to enable the well to be completed without casing or seal leakage during construction or subsequent well operation.
5	If a well is to be used for water supply purposes, it must be located at least 50 metres horizontally from a lake or stream.
6	Upon completion of every well, wastes introduced to the well during drilling and construction shall be removed.
7	If artesian conditions are encountered, a conductor casing shall be grout sealed to ensure control of potential flowing artesian ground water and to prevent instability of the ground at the well head. Well head completion shall be such that ground water leakage under flowing artesian pressures is prevented.
8	The Waikato Regional Council shall be notified of the anticipated commencement date of drilling if any well is not to be drilled within three months of this consent being granted.
9	In the event dewatering activities on the site, associated with AUTHxxxxx and AUTHxxxxx, utilises spears, within 6 months of installation of any dewatering spear and every 6 months thereafter, until the completion of the project, unless otherwise agreed to in writing by Waikato Regional Council, Waikato Regional Council shall be provided with a short report that details the following: i. The number of dewatering spears that have been installed and their location ii. The depth they have been installed to iii. Details of any dewatering spears that have been removed and decommissioned iv. A site diagram of the dewatering work undertaken during the reporting period v. Details of any drilling work undertaken that uses a method that is different to the dewatering wellpoint outlined in the application.
10	Abandoned or obsolete bores must be identified and decommissioned to prevent contamination. Advice of any decommissioning of bores should be provided to the Waikato Regional Council within 4 weeks of the work being completed.



Table No. 8

Water Permit – Surface Water Take	
#	Condition
General	
1	This consent shall lapse five (5) years after the date on which it was granted unless it has been given effect to before the end of that period.
2	The consent holder is required to advise Waikato Regional Council in writing of the date the activity will commence at least 10 days prior to the commencement of dewatering for each stage of works.
3	Surface water must only be taken from trenches and excavations for construction dewatering purposes.
4	The combined daily take volume authorised by this consent and consent AUTH[insert groundwater take consent reference] must not exceed 7,170 cubic metres.
5	Of the combined daily take authorised by this consent and consent AUTH[insert groundwater take consent reference] no more than 1,000 cubic metres per day may be used for dust suppression or other consumptive construction purposes.
6	A water measuring system must measure on a continuous basis the volume of water taken from the excavation pit and trenches. The system must have a reliable calibration and must be maintained to an accuracy of +/- 5 percent. Prior to commencement of this consent, evidence from a suitably qualified person showing that the water measuring system is verified as accurate to +/- 5 percent must be provided to the Waikato Regional Council.
7	The consent holder must engage a suitably qualified person to undertake additional verification of the accuracy of the system required by [Condition 6]: - at the written request of Waikato Regional Council; and - At a frequency of no less than five yearly from the date of the first verification required by [Condition 6], - to the satisfaction of Waikato Regional Council. - Evidence documenting each additional verification must be forwarded to the Waikato Regional Council within one month of the calibration being completed.
8	The consent holder must keep a continuous record of water taken with continuous daily values of take volume (in units of cubic metres). This data must be reported within 7 days of the end of the month, every month, to the Waikato Regional Council in electronic format. When no surface water is being taken, the data must specify the daily take volume as zero. This data must be provided from the date of notification required by Condition 7 above, until the completion of each stage of works.
9	Notwithstanding Condition 8, water take records must be provided to Waikato Regional Council on request and at the following frequency: - by 31 January in each year the consent is current for the period 1 July to 31 December. - by 31 July in each year the consent is current for the period 1 January to 30 June. Advice Note: Records may be emailed to Waikato Regional Council at consent_data@waikatoregion.govt.nz
10	Pursuant to sections 128 to 131 of the Resource Management Act 1991, the Waikato Regional Council may, during the period of July to September, serve notice on the consent holder of its intention to review any or all of the conditions of this resource consent for any of the following purposes: - To review the effectiveness of the conditions of this consent in avoiding or mitigating any adverse effects on the environment from the exercise of this consent, and if necessary, to avoid, remedy or mitigate such effects by way of further or amended conditions; - To review the adequacy of and the necessity for monitoring undertaken by the consent holder; - To review the appropriateness of any volume specified within this consent, and, if necessary, to address any inappropriateness of any volume by way of reducing any volume.



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| | <p>iv. To review the consistency of conditions of this consent with future changes to the Vision and Strategy set out in Schedule 2 of the Waikato-Tainui Raupatu (Waikato River) Settlement Claims Act 2020, and, if necessary, to address any inconsistency of the conditions of this consent with the changes to the Vision and Strategy by way of further or amended conditions.</p> |
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Table No. 9

Water Permit – Groundwater take	
#	Condition
General	
1	This consent shall lapse five (5) years after the date on which it was granted unless it has been given effect to before the end of that period.
2	The consent holder is required to advise Waikato Regional Council in writing of the date the activity will commence at least 10 days prior to the commencement of dewatering for each stage of works.
3	Groundwater must only be taken from wellpoint spears during dewatering.
4	The combined daily take volume authorised by this consent and consent AUHT[<i>insert surface water take consent ref</i>] must not exceed 7,170 cubic metres.
5	Of the combined daily take authorised by this consent and consent AUTH[<i>insert surface water take consent ref</i>], no more than 1,000 cubic metres per day may be used for dust suppression or other consumptive construction purposes.
6	A water measuring system must measure on a continuous basis the volume of water taken from the wellpoint spears. The system must have a reliable calibration and must be maintained to an accuracy of +/- 5 percent. Prior to commencement of this consent, evidence from a suitably qualified person showing that the water measuring system is verified as accurate to +/- 5 percent must be provided to the Waikato Regional Council.
7	The consent holder must engage a suitably qualified person to undertake additional verification of the accuracy of the system required by Condition 6: i. At the written request of Waikato Regional Council; and ii. At a frequency of no less than five yearly from the date of the first verification required by condition 9, iii. To the satisfaction of Waikato Regional Council. Evidence documenting each additional verification must be forwarded to the Waikato Regional Council within one month of the calibration being completed.
8	The consent holder must keep a continuous record of total water taken from the well point spears with continuous daily values of take volume (in units of cubic metres). This data must be reported within 7 days of the end of the month, every month, to the Waikato Regional Council in electronic format. When no water is being taken, the data must specify the daily take volume as zero. This data must be provided from the date of notification required by Condition 7 above, until the completion of each stage of works.
9	Notwithstanding Condition 8, water take records must be provided to Waikato Regional Council on request and at the following frequency: a. by 31 January in each year the consent is current for the period 1 July to 31 December. b. by 31 July in each year the consent is current for the period 1 January to 30 June. Advice Note: Records may be emailed to Waikato Regional Council at consent_data@waikatoregion.govt.nz
10	All excavation, dewatering systems, retaining structures and works associated with the taking of water, must be designed, constructed and maintained so as to avoid any damage to buildings, structures and services on the site and adjacent properties, unless otherwise agreed in writing with the asset owner.
11	Pursuant to sections 128 to 131 of the Resource Management Act 1991, the Waikato Regional Council may, during the period of July to September, serve notice on the consent holder of its intention to review any or all of the conditions of this resource consent for any of the following purposes: i. To review the effectiveness of the conditions of this consent in avoiding or mitigating any adverse effects on the environment from the exercise of this consent, and if necessary, to avoid, remedy or mitigate such effects by way of further or amended conditions;



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| | <ul style="list-style-type: none">ii. To review the adequacy of and the necessity for monitoring undertaken by the consent holder;iii. To review the appropriateness of any volume specified within this consent, and, if necessary, to address any inappropriateness of any volume by way of reducing any volume.iv. To review the consistency of conditions of this consent with future changes to the Vision and Strategy set out in Schedule 2 of the Waikato-Tainui Raupatu (Waikato River) Settlement Claims Act 2020, and, if necessary, to address any inconsistency of the conditions of this consent with the changes to the Vision and Strategy by way of further or amended conditions. |
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