Appendix 7: Proposed Conditions of Consent

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General Conditions for all Consents

Activity in Accordance with the Application

1. The development must proceed 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 may be contradiction or inconsistencies between the application and further information provided by the Applicant on XX XXXX 2026, XX XXXX 2026 and XX XXXX 2026 as set out in **Attachment 2**, the most recent information must prevail.

   In the event that any of the provisions of the documents set out in **Attachments 1 and 2** conflict with the requirements of these conditions of consent, the conditions of consent must prevail.

   In the event that the draft Management Plans lodged with the application conflict with the Management Plans certified under the conditions of this resource consent, the certified Management Plans must prevail.

Interpretation and Definitions

2. For all conditions the below terms have the meaning as set out below:

Term	Definition
Applicant	**Pukerua Property Group Limited Partnership**
Consent Holder	**Pukerua Property Group Limited Partnership**
Council	**Porirua City Council**
CNVMP	**Construction Noise and Vibration Management Plan**
CSMP	**Contaminated Site Management Plan**
CTMP	**Construction Traffic Management Plan**
DOC	**Department of Conservation**

DSI	**Detailed Site Investigation Report**
FMP	**Fish Management Plan**
GWRC	**Greater 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)**
NZTA	**Waka Kotahi New Zealand Transport Agency**
PCC	**Porirua City Council**
SCMP	**Streamworks Construction Management Plan**
SED	**Specific Engineering Design**
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 Chemical Treatment Management Plan**
SSECMP	**Stage-Specific Earthworks and Construction Management Plan**
SSESCP	**Stage-Specific Erosion and Sediment Control Plan**
Stabilised	**The earthworks area ~~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 Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (February 2021), unless alternative methods are provided for by the SSESCP**
SQEP	**Suitably Qualified and Experienced Person**
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 Works 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**

Lapse date for giving effect to all consents

3. All consents will lapse within 15 years of this decision provided conditions 4 and 5 are complied with.

District Consent Conditions

These conditions resource consent for:

Land use conditions

4. This consent will lapse 5 years after the date that consent is granted, unless:
    a. A survey plan giving effect to Stage 1 is submitted by the Consent Holder to PCC for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within 3 years of the approval date in accordance with Section 224 of the RMA; or
    b. An application under section 125 of the RMA is made by the Consent Holder to PCC before the consent lapses to extend the period after which the consent lapses and PCC grants an extension.

5. If Stage 1 is given effect to before the end of the lapse period specified in condition 4, then the balance of this consent (being all subsequent stages) will lapse 15 years after the date that consent is granted unless:
    a. A survey plan for the relevant subsequent stage(s) is submitted by the Consent Holder to PCC for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within 3 years of the approval date in accordance with section 224 of the RMA; or
    b. An application under section 125 of the RMA is made by the Consent Holder to PCC before the consent lapses to extend the period after which the consent lapses and PCC grants an extension.

Advice Note: For the avoidance of doubt, if Stage 1 is not given effect to (or an extension granted) within 5 years, this consent lapses in its entirety.

Prior to commencement of construction

6. All management plans must be prepared by a SQEP.

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

8. Management plans required under the following conditions must be submitted by the Consent Holder to Council in electronic copy form for certification by the 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 relates:

a. Stage-Specific Earthworks and Construction Management Plan (SSECMP) – refer Condition 16;

b. Stage-Specific Erosion and Sediment Control Plan (SSESCP) – refer Condition 19;

c. Construction Traffic Management Plan (CTMP) – refer Condition 22;

d. Construction Noise and Vibration Management Plan (CNVMP) – refer Condition 24;

e. Landscape and Ecology Plans (LEP) – refer Condition 25;

f. Landscape and Ecology Management Plan (LEMP) – refer Condition 26; and

g. Contaminated Site Management Plan (CSMP) – refer Condition 35.

Advice note:

i. *The Consent Holder is encouraged to discuss the certification of any management plans with its allocated monitoring officer as early as possible. Any management plans submitted under this condition must be sent to the Consent Holder's allocated PCC monitoring officer and to the compliance.monitoring@poriruacity.govt.nz inbox. The Consent Holder should seek confirmation from the monitoring officer that the management plan has been received.*

9. Works to which a management plan relate must not commence until the Consent Holder has received written certification from Council.

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

    If upon resubmission of the management plan, the Council is not able to certify the plan, the Consent Holder may request the Council to appoint an independent and SQEP ~~suitably qualified person~~, at the Consent Holder's cost. The independent person must be agreed between the Consent Holder and the Council. The Consent Holder must commission the independent person to provide a recommendation on the certification of the management plan within 5 Working Days of their appointment or within a period otherwise agreed between the Consent Holder and the Council.

11. 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).

12. The Consent Holder may amend a certified management plan(s) to provide updated information or reflect changes in design, construction methods or the management of effects.

Any material change must be consistent with the objective of the relevant management plan and the requirements of the relevant conditions of this consent and must be submitted by the Consent Holder to Council for certification.

Minor alterations to plans or management plans listed in Condition 8 must be submitted by the Consent Holder for information, without the need for recertification, unless the Council advises within 5 working days that recertification is necessary, providing the development is not materially different, the scale and intensity of adverse effects will be no greater, and no approval from affected persons is needed.

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

14. The certification process in Conditions 6 to 13 above applies to the certification requirements for all documents requiring certification under conditions of this consent regardless of whether they are labelled as 'management plans' or otherwise.

15. At least 10 working days prior to being submitted to Council for certification, the Consent Holder must make all reasonable attempts to engage with Te Rūnanga o Toa Rangatira to provide input in terms of Mātauranga Māori into:

    a. Stage-Specific Earthworks and Construction Management Plan (SSECMP);

    b. Stage-Specific Erosion and Sediment Control Plan (SSESCP);

    c. Landscape and Ecology Plans (LEP); and

    d. Landscape and Ecology Management Plan (LEMP).

    Reasonable attempts to make contact must include two attempts via phone and two attempts via email. The consent condition is deemed to be complied with if no input is provided. Any plans, reports or management plans subsequently submitted by the Consent Holder to Council must include a copy of any input provided from Te Rūnanga o Toa Rangatira.

Stage-Specific Earthworks and Construction Management Plan

16. At least 20 working days prior to the commencement of each stage of earthworks, the Consent Holder must submit a Stage-Specific Earthworks and Construction Management Plan (SSECMP) to the Manager of Resource Consents and Monitoring for certification by the Council in accordance with Condition 8. The SSECMP must be prepared by a SQEP with expertise in earthworks management.

17. The objective of the SSECMP 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; and

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

18. The SSECMP must include site specific details relating to avoiding, remedying or mitigating adverse effects on the environment and neighbouring properties from demolition and construction, and management of all works associated with this development (where they are not already managed by other management plans) as follows:

    a. Contact details of the appointed contractor or project manager (phone number, email, posted address);

    b. General outline of the construction programme for each stage;

    c. Applicable conditions relating to the management of construction matters;

    d. Programme of works and hours of operation;

    e. Relevant details for the management of dust on Site (as per the guidance of Appendix 4 of the Ministry for the Environment's Good Practice Guide for Assessment and Managing Dust, 2016); and

    f. Details of the approach to be undertaken for the unloading and stockpiling of materials on Site (including any necessary reference to the CTMP).

Stage-Specific Erosion and Sediment Control Plan

19. At least 20 working days prior to the commencement of each stage of earthworks, the Consent Holder must submit to the Manager, Resource Consents and Monitoring, for certification by the Council, a Stage-Specific Erosion and Sediment Control Plan (SSESCP) in accordance with Condition 8. The SSESCP must be prepared by a SQEP with expertise in earthworks management. The objective of the SSESCP is to reduce the rate of erosion and minimise the amount of sediment discharged from bare earth surfaces, while providing practical measures to reduce the total amount of sediment leaving the site.

20. The SSESCP must contain sufficient detail to address the following matters:

    a. Compliance with Geotechnical and Earthworks During Works Conditions 48 – 62;

    b. Specific erosion and sediment control works (location, dimensions, and capacity);

    c. Supporting calculation and design drawings;

    d. Catchment boundaries and contour information;

    e. Details of construction methods;

    f. Timing and duration of construction and operation of control works (in relation to the staging and sequencing of earthworks);

    g. Details relating to the management of exposed areas (e.g. grassing or mulching);

    h. Monitoring and maintenance requirements;

i. Details of the stormwater treatment device that will be utilised on Site including sizing calculations; and

j. Finalised erosion and sediment control drawings.

21. Within 10 working days following implementation and completion of the specific erosion and sediment controls required by the certified SSESCP and prior to commencement of the earthworks activities, the Consent Holder must provide written certification from a SQEP with expertise in earthworks management to the Council that the erosion and sediment control measures have been constructed in accordance with the certified SSECSP (Condition 19), and the GWRC's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (February 2021). Certification of the sediment and erosion structure(s) must contain sufficient detail to address the following matters:

    a. Details on the contributing catchment area;

    b. Retention volume of structure (dead storage and live storage measured to the top of the primary spillway);

    c. Dimensions and shape of structure; and

    d. Position of inlets/outlets.

Construction Traffic Management Plan

22. At least 20 working days prior to works commencing, the Consent Holder must submit a final Construction Traffic Management Plan (CTMP) for certification by Council in accordance with Condition 8. The CTMP must be prepared by a SQEP with expertise in traffic management. The objective of the CTMP is to ensure that activities on the surrounding road network operate safely and efficiently for all road users during demolition, earthworks, and construction. The Consent Holder must consult NZTA during the preparation of the final CTMP for all works within the state highway road corridor. The Consent Holder must include a copy of any input provided from NZTA to Council.

23. The CTMP must include specific details relating to avoiding, remedying or mitigating adverse effects on the environment from demolition, earthworks, construction and management of all works associated with this development, and set out procedures to be followed which ensure compliance with the conditions of consent, as follows:

    a. Contact details of the appointed contractor or project manager (phone number, email, postal address);

    b. General outline of the construction programme for each stage;

    c. Details of Site access / egress for the relevant stage of construction and any limitations on truck movements. All egress points must be positioned to achieve appropriate sight distances;

d. Plans showing the location of any site offices, workers facilities, and worker car parking required during the relevant stage of construction;

e. An overview of measures that will be adopted to prevent unauthorised public access during the construction period;

f. Construction dates, hours of operation and any restrictions on Site access at certain times;

g. Temporary protection measures to be installed to minimise any damage to public roads, footpaths, berms, kerbs, reserves or other public assets as a result of demolition, earthworks, and construction activities;

h. Provision for maintaining safe active mode movements on the Ara Harakeke in the vicinity of the new roundabout when this is under construction; and

i. Identification of haulage routes for both large trucks and any over-sized vehicles.

Noise and Vibration

24. At least 20 working days prior to works commencing, the Consent Holder must submit a final Construction Noise and Vibration Management Plan (CNVMP) to Manager, Resource Consents and Monitoring for certification by the Council in accordance with Condition 8. The CNVMP must be prepared by a SQEP with expertise in acoustics. The objectives of the CNVMP are to:

    a. Identify Best Practicable Options for managing all construction noise and vibration to avoid, remedy or mitigate adverse effects;

    b. Define the procedures to be followed, and the alternative strategies to be adopted, if construction activities cannot practically achieve full compliance with the District Plan's construction noise and vibration standards (refer NOISE-R2);

    c. Set out procedures for monitoring and assessing potential vibration-related damage to property not owned by the consent holder arising from construction activities;

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

    e. Require frequent and effective engagement with affected receivers and timely management of complaints.

25. The CNVMP must include specific details as follows:

    a. Contact details of the appointed contractor or project manager (phone number, email, postal address);

    b. A general outline of the construction programme for each stage;

    c. The applicable Site noise and vibration criteria set out in Condition 22;

d. Identification of surrounding noise and / or vibration sensitive receivers (if any);

e. Specific identification of vibration sensitive receivers where there is a risk of exceeding the vibration criteria set out in the District Plan vibration standards in respect of which, subject to reasonable access being provided by the building owner/occupier building condition survey reports must be prepared by the Consent Holder, prior to and after the completion of earthworks activities;

f. Details about the works, including:

    i. When the higher noise and vibration levels can be expected;

    ii. The likely sources or causes of noise and vibration and a description of the anticipated equipment and processes;

    iii. Methods for monitoring and reporting on noise and vibration; and

    iv. Working hours;

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

h. The process for repairing any damage caused by construction activities;

i. Requirements and specifications for acoustically effective barriers at and/or within Site boundaries and/or additional localised screening around individual noisy machinery;

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

k. Procedures for ensuring that all contractors and operators on Site are aware of the requirements to minimise noise and vibration effects as far as practicable on neighbouring sites;

l. The process to record and investigate all reasonable construction noise and/or vibration complaints that includes the following steps being taken as soon as practicable:

    v. Acknowledge receipt of the concern or complaint within 48 hours and record:

        1. Time and date the complaint was received and who received it;

        2. Time and date of the activity subject to the complaint (estimated where not known);

        3. The name, address and contact details of the complainant (unless they elect not to provide them);

4. The complainants' description of the activity and its resulting effects; and

5. Any relief sought by the complainant (e.g. scheduling of the activity).

vi. Identify the relevant activity and the nature of the works at the time of the complaint;

vii. If a complaint relates to building damage, inform the on-duty Site manager as soon as practicable;

viii. Review the activity noise and/or vibration levels and the mitigation and management measures in place;

ix. Record the findings and recommendations in a complaints register that is provided to the Project Manager after every complaint and made available to Council upon request; and

x. Report the outcomes of the investigation to the complainant within 10 Working Days of the complaint being received, identifying where the relief sought by the complainant has been adopted or the reason(s) otherwise.

Suitably Qualified and Experienced Engineer

26. The Consent Holder must engage a Suitably Qualified and Experienced engineer to supervise all excavations, retaining and foundation construction. The supervising engineer's contact details must be provided in writing to the Resource Consent Monitoring and Enforcement Team (via email: rmamonitoring@pcc.govt.nz) at least 10 Working Days prior to commencement of any excavations, retaining or foundation construction on Site.

Landscaping and Ecology

27. At least 20 working days prior to the commencement of any landscape and ecological planting activities for a given subdivision stage, the Consent Holder must submit a final Landscape and Ecology Plan (LEP) to the Manager, Resource Consents and Monitoring for certification by the Council, in accordance with Condition 8. The LEP must be jointly prepared by a Suitably Qualified and Experienced landscape architect and a Suitably Qualified and Experienced ecologist, and must be generally consistent with the Draft LEP [date]. The objective of the LEP is to show the types of planting that will occur in each part of the site whether it be for amenity, stormwater management, ecological buffering/offsetting or erosion and sediment control.

28. At least 20 working days prior to the commencement of any landscape and ecological planting activities for a given subdivision stage, the Consent Holder must submit a Landscape and Ecology Management Plan (LEMP) for that stage to the Manager, Resource Consents and Monitoring for certification by the Council, in accordance with Condition 8. The LEMP must be jointly prepared by a Suitably Qualified and Experienced landscape architect and a Suitably Qualified and Experienced ecologist, and must outline the methodology that will be followed,

relevant to the works in that stage. The objective of the LEMP is to set out the methodology to be followed to deliver the LEP. The LEMP must include:

a. Planting methodology including:

    i. Methods for site preparation and planting (e.g. soil preparation, timing, plant sourcing, mulching, plant protection, fencing etc);

    ii. Maintenance requirements (e.g. weed and pest control, irrigation, mulch maintenance, pruning, replacement planting etc);

    iii. Planting Plan and Monitoring and Maintenance Programme for SNA buffer areas and ecological corridor (this must be generally consistent with Appendix 5 of the Ecological Assessment prepared by BlueGreen Ecology); and

    iv. Any specific requirements for wetland and swale planting and maintenance (e.g. performance management, sediment and debris management etc).

b. Monitoring and reporting including:

    i. Inspection and reporting frequency and methodology; and

    ii. Rectification procedures and handover.

Detailed Engineering and Services Plan Approval

29. The Consent Holder must comply with the design, construction and as-built requirements, unless otherwise modified by condition(s) of this consent, or agreed in writing by the Manager Resource Consents and Monitoring and the Tiaki Wai Land Development Team, of the:

    a. PCC Code of Land Development and Subdivision Engineering 2010;

    b. Land Development and Subdivision Infrastructure – NZS4404:2010;

    c. Wellington Water Limited Regional Standard for Water Services December 2021 V3.0;

    d. Wellington Water Limited Regional Specification for Water Services December 2021 V3.0; and

    e. Water Sensitive Design for Stormwater: Treatment Device Design Guideline December 2019 Version 1.1.

    Advice note:

    i. The PCC Code of Land Development and Subdivision Engineering 2010 specifies the land development engineering standards for mitigating adverse effects on the environment from earthworks, traffic (roading and vehicle access), wastewater and stormwater drainage, water supply and utility structures.

30. Where any conditions of consent as set out below require the approval of plans that may be inconsistent with the standards specified in Condition 27, the approved plans prevail.

31. At least 20 working days prior to commencement of any earthworks within a particular stage, the Consent Holder must submit to the Manager Resource Consents and Monitoring a Cut and Fill Slope Plan including any temporary slopes for that stage for certification by the Council. The Cut and Fill Slope Plan must be prepared by a Chartered Professional Engineer experienced in geotechnical engineering. The purpose of the Cut and Fill Slope Plan is to identify any proposed cut and fill slopes on the site that require a Geotechnical Assessment as part of the Engineering Approval of earthworks undertaken on the site. The slopes identified in the final Cut and Fill Slope Plan must include, but not be limited to:

    a. Fill embankments on existing in-situ materials, and cut slopes greater than 3m in height;

    b. Fill embankments and cut slopes with gradients of 1V:2H or steeper; and

    c. Fill embankments on weak or soft or liquefiable ground.

32. At least 20 working days prior to commencement of any earthworks within a particular stage, the Consent Holder must submit to the Manager Resource Consents and Monitoring a geotechnical design of permanent fill embankments and cut slopes labelled on the certified Cut and Fill Slope Plan for that stage for certification by the Council. The design must be prepared by a Chartered Professional Engineer experienced in geotechnical engineering. The geotechnical design must include:

    a. Drawings, including details of surface and subsurface drainage;

    b. Calculations; and

    c. Slope stability analysis that identifies mitigation measures for both the local and global stability of the proposed fill embankments and cut slopes under static and seismic load conditions, as may be required by NZS4404 and the PCC Code of Land Development and Subdivision Engineering 2010.

33. At least 20 working days prior to commencement of any works for the construction of a Retention Wetland Bund, the Consent Holder must submit to the Manager Resource Consents and Monitoring detailed design of the Retention Wetland Bund for that stage for certification by the Council that it meets the requirements of this condition. The Retention Wetland Bund must be specifically investigated, designed, and inspected during construction by, or under the direction of, the Suitably Qualified and Experienced Geotechnical Professional. The detailed design must include:

    a. Drawings;

    b. Calculations;

    c. Slope stability analysis;

d. Settlement analysis;

e. Specifications;

f. Construction methodology and plans;

g. Evidence that the design of the Retention Wetland Bund has appropriately considered and responded to the identified liquefaction hazard on site including detailed liquefaction and lateral spread analysis;

h. Evidence that the design of the Retention Wetland Bund has appropriately considered design water levels; and

i. Evidence that the construction of the bund will not adversely affect State Highway 59 or other services and utilities within State Highway 59 under all design seismic cases (Operating Basis Earthquake and Safety Evaluation Earthquake events).

34. Prior to the commencement of the construction of any new public assets to be vested in Council, the Consent Holder must obtain Engineering Plan Approval from Council for those assets.

Roading

35. Prior to the commencement of construction works for each stage, the Consent Holder must ensure that details of road layout, signage and markings, streetlighting, and other utility locations must be supplied at detailed design level with engineering drawings for review and certification by the Council's Development Engineer that it meets the requirements of this condition. These must be in general accordance with the roading plans prepared by Envelope Engineering Limited and approved under Condition xx. Specific items to be included in the engineering drawings include:

a. Details of the 'interim' and 'final' Site intersection connection to SH59; and

b. Provision for future bus stops and shelters along the Site's internal Collector Roads.

Vehicle crossings

37. Individual lot vehicle crossings must be designed in accordance with the standards included under TR-S5 of the Porirua District Plan. Where full compliance is not achieved, vehicle crossings must be subject to specific assessment by a Suitably Qualified and Experienced traffic engineer, as follows:

a. to identify and incorporate any appropriate mitigations;

b. to locate vehicle crossings so as to maximise separation as far as practicable where separation distances under TR-S5.5 cannot be complied with; and

c. to confirm that identified non-compliances with the Council standard relating to vehicle crossing sightlines under TR-S5.7 where the crossing is located on the inside of a bend with a change of angle of 45 degrees or more, will not result in unacceptable safety effects, following an assessment of the associated Austroads Stopping Sight Distance (with a reaction time of 1.5 seconds) for the estimated operating speed of the road where the vehicle crossing connects.

d. Where TR-S5.6 cannot be complied with, consent notices must be placed on lots placing restrictions on boundary fencing arrangements and landscaping, to ensure sightline splays are not adversely impacted.

Tīmatanga ceremony

38. The Consent Holder must invite, with a minimum of 15 working days' notice prior to commencing earthworks associated with the first subdivision stage, Te Rūnanga o Toa Rangatira to undertake a tīmatanga (karakia) ceremony in a location agreed between Te Rūnanga o Toa Rangatira and the Consent Holder. In the case that a representative of Te Rūnanga o Toa Rangatira does not attend, or no response to the invitation is received after 15 working days, the Consent Holder will be deemed to have complied with this condition, provided the invitation requirement is met.

Advice Note:

i. *It is expected that the tīmatanga ceremony will involve a karakia by kaumatua facilitated by the Te Rūnanga o Toa Rangatira and will occur at the beginning of the project before any works occur on the site. The tīmatanga would finish with kai (morning tea). It is expected that the Consent Holder will meet the cost of the tīmatanga ceremony as agreed with Te Rūnanga o Toa Rangatira.*

Cultural induction

39. At least 15 working days' prior to the commencement of earthworks associated with the first subdivision stage, and on further occasions as may be agreed by the Consent Holder and Te Rūnanga o Toa Rangatira, the Consent Holder must invite Te Rūnanga o Toa Rangatira to give a cultural induction to the Site and all relevant contractors involved with earthworks and construction associated with this development.

Soil Contamination

40. At least 40 working days prior to the commencement of construction works on stages where potential HAIL sites are located in the Preliminary Site Investigation (PSI) in Condition 1, the Consent Holder must provide a Sampling and Analysis Quality Plan detailing the requirements of the Detailed Site Investigation (DSI) Report and asbestos surveys of the buildings in Lot 1 DP 534864.–At least 20 working days prior to the commencement of construction works, the Consent Holder must submit the DSI Report and a final Contaminated Site Management Plan (CSMP) to the Manager, Resource Consents and Monitoring for certification by the Council in accordance with Condition 8. The CSMP must be prepared by a SQEP with expertise in

contaminated site management. The DSI must detail the findings of onsite investigation works (including soil sampling and asbestos surveys) undertaken following the demolition of any existing buildings. The CSMP must outline procedures that must be followed for the disturbance, handling and disposal of soil. The DSI and CSMP must address the matters outlined in the Ministry for the Environment's Contaminated Land Management Guidelines (Revised 2021).

Pre-commencement meeting

41. Prior to commencement of works for each stage on Site, the Consent Holder must hold a pre-commencement meeting that:
    a. Is located on the Site;
    b. Is scheduled not less than 5 Working Days before the anticipated commencement of any works for that stage;
    c. Includes representation from the contractors who will undertake the work;
    d. Includes the Council Compliance and Monitoring officer(s);
    e. Includes the project ornithologist (if relevant for the stage);
    f. Includes the project herpetologist (if relevant for the stage);
    g. Includes the project archaeologist; and
    h. Includes the project geotechnical engineer.

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

43. The following information must be made available by the Consent Holder at the pre-start meeting(s):
    a. Timeframes for key stages of the works authorised under this consent;
    b. Name and telephone number of the project manager and the Site owner for monitoring and communication purposes;
    c. Resource consent conditions;
    d. SSECMP;
    e. SSESCP;
    f. CTMP;
    g. CSMP;
    h. CNVMP;

i. Geotechnical designs (if relevant);

j. Contact details of the Site contractor and Site civil engineer;

k. Engineering plans approved (signed/stamped) by the Council, if applicable;

l. A copy of the Wildlife Approvals (Ref: xx) and associated Lizard Management Plan (if relevant to stage);

m. A copy of the Wildlife Approval (Ref: xx); and

n. A copy of HNZPT Authority (no: 20xx/xxx) and associated Archaeological Management Plan.

An invite must be sent to all parties at least 10 working days in advance of the anticipated commencement of works. All information listed in this condition must be provided two (2) working days prior to the meeting. In the case that any of the invited parties listed in this condition, other than the representative of the Consent Holder, does not attend this meeting, the Consent Holder will be deemed to have complied with this condition, provided the invitation requirement is met.

During Construction

Lizards and birds

44. Lizard relocation must be undertaken in accordance with Wildlife Approval (Ref: xx).

45. Prior to vegetation clearance and earthworks commencing within the site, lizard salvage and relocation must be undertaken by the project herpetologist in accordance with the Lizard Management Plan prepared by Blueprint Ecology dated xx.

46. Prior to vegetation clearance and earthworks commencing, the project herpetologist must have a toolbox meeting with contractors to describe the process outlined in the Lizard Management Plan if any lizards are accidentally encountered during construction.

47. If any lizards are accidentally encountered during vegetation clearance and earthworks, works must cease immediately in that immediate area, and the project herpetologist must undertake the necessary lizard salvage and relocation in accordance with the Lizard Management Plan.

48. Vegetation clearance within the SH59 corridor and SNA027 must be avoided through the native bird nesting season (1 September to 28 February) where practicable. Where it is necessary to undertake vegetation clearance in this period, the vegetation must be trimmed/thinned prior to the native bird nesting season and a pre-clearance avian survey must be undertaken by the SQEP ornithologist to ensure there are no active native bird nests in any clearance area. Where native nesting birds are found, then clearance must be halted for those trees in and adjacent to the nest until such time as the chicks have fledged or the nest has failed as determined by a SQEP ornithologist. Pre-clearance survey reports must be provided to Council within 5 working days of clearance works commencing within the SH59 corridor and SNA027.

49. Within 20 working days of lizard relocation being completed, a completion report prepared by a SQEP with expertise in lizard relocation must be provided to Council and Te Rūnanga o Toa Rangatira to confirm that the lizard relocation was undertaken in accordance with the Wildlife Approval (Ref: xx).

50. The Consent Holder must provide confirmation to the Manager Resource Consents and Monitoring that the vegetation clearance works referred to in Conditions 47 to 50 have been overseen by a SQEP with expertise in arboriculture within 20 working days of vegetation clearance works being completed.

51. The Consent Holder must notify NZTA 20 working days prior to the removal of any trees in the State Highway 59 corridor.

52. The Consent Holder must engage a Suitably Qualified and Experienced arborist to complete all tree removal within the Stage Highway 59 corridor.

Geotechnical

53. All earthworks must be managed by the Consent Holder to ensure that they do not lead to any uncontrolled instability or collapse affecting either the Site or adversely affecting any neighbouring properties. In the event that uncontrolled collapse or instability does occur, it must be rectified and remediated as soon as reasonably practicable at the Consent Holder's expense. These rectification and remediation works must be undertaken under the direction of a Suitably Qualified and Experienced Geotechnical Professional, who must provide written confirmation to the Council that the nature and extent of works undertaken is appropriate.

Earthworks

54. The Consent Holder must, at a minimum of 20 working days prior to commencement of bulk earthworks and on an ongoing basis for that activity, invite an iwi monitoring representative of Te Rūnanga o Toa Rangatira to undertake cultural Iwi and Kaitiaki Taonga Tuku iho monitoring of:

    a. earthworks in areas where there is the potential to affect pre-1900 archaeological features. The details of such monitoring may be agreed as between the Consent Holder and Te Rūnanga o Toa Rangatira; and

    b. earthworks within streams or wetlands associated with restoration and offsetting.

    The iwi monitor(s) may be present at any time throughout the duration of relevant works. The Consent Holder must ensure appropriate access is provided to the site and any areas of works being undertaken on the site for kaitiaki monitoring to take place.

55. The Consent Holder must ensure that there is no deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the Site. In the event that such deposition does occur, it must immediately be removed. In no instance may roads or footpaths be washed down with water without appropriate erosion and sediment control

measures in place to prevent contamination of the stormwater drainage system, watercourses and / or receiving waters.

56. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the SSECMP and SSESCP must be maintained by the Consent Holder throughout the duration of the earthworks activity, or until the Site is permanently stabilised against erosion. A record of any maintenance work must be kept by the Consent Holder and be supplied to Council on request.

57. The Consent Holder must provide notice to the Council at least two (2) Working Days prior to the removal of any erosion and sediment control works specifically required by the SSESCP (Condition 19).

58. Upon completion of earthworks on the Site, the Consent Holder must ensure that all areas of bare earth are permanently stabilised against erosion in accordance with GWRC's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (February 2021).

59. All earthworks must be managed by the Consent Holder to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged beyond the Site to either land or the stormwater drainage network. In the event that a discharge occurs, works must cease immediately, and the discharge mitigated and / or rectified. These mitigation and rectification works must be undertaken under the direction of a SQEP with expertise in earthworks management, who must provide written confirmation to the Council that the nature and extent of works undertaken is appropriate within 20 working days of the mitigation and remediation works being completed.

60. Any damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks and construction activity (including rock-breaking) must be repaired and restored by the Consent Holder to the original condition of the asset as established during pre-construction meeting (Condition 37). The costs of rectifying such damage and restoring the assets to their original condition must be met by the Consent Holder.

61. All machinery associated with the earthworks activity must be operated by the Consent Holder in a way which ensures that spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented from entering a water body.

62. During earthworks (including where rock-breaking is undertaken), all necessary action must be taken by the Consent Holder to minimise dust generation and sufficient water must be available and used where needed to dampen exposed soil, and / or other dust suppressing measures must be available to minimise dust formation and discharge beyond the Site boundaries.

63. Except as otherwise provided for in the CNVMP, noise arising from construction work activities on the Site must not exceed the noise limits specified in the District Plan. Noise from construction work activity must be measured and assessed in accordance with the requirements of New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise.

64. The Consent Holder must undertake noise and vibration monitoring during the first use of high noise and high vibration causing construction activities (e.g. excavators operating within 35m of a dwelling or compactors operating within 20m of a building) in each stage of construction, and in response to any subsequent reasonable complaint being received. Monitoring must be undertaken by a SQEP with expertise in acoustics and results must be made available to PCC upon written request.

65. The hours for earthworks and operation of heavy earthworks equipment must be restricted to those certified within the SSECMP (Condition 16). The time restrictions do not apply to low noise creating activities (such as pre-start meetings, set up, pack down, etc) which may occur outside of these hours providing the works comply with the CNVMP.

66. The Consent Holder must maintain a complaints register that is to be made available to Council on request. The complaints register must record any complaints and require the following steps to be taken as soon as practicable:

    a. Acknowledge receipt of the concern or complaint within 48 hours and record;
        i. Time and date the complaint was received and who received it;
        ii. Time and date of the activity subject to the complaint (estimated where not known);
        iii. The name, address and contact details of the complainant (unless they elect not to provide this);
        iv. The complainants' description of the activity and its resulting effects; and
        v. Any relief sought by the complainant (e.g. scheduling of the activity).
    b. Identify the relevant activity and the nature of the works at the time of the complaint;
    c. Review the management measures in place;
    d. Record the findings and recommendations; and
    e. Report the outcomes of the review to the complainant within 10 working days of the complaint being received.

    The complaints register must be maintained until construction works are completed on the Site, and Council sign-off has been provided confirming that all construction-related consent conditions have been met.

    A complaints' register maintained in accordance with this condition may be used to demonstrate compliance with the complaints-related requirements of the SSECMP and CNVMP conditions.

Certified Lighting Plan

67. As part of the construction and development, and prior to the occupation of any dwelling within a stage of the development, the Consent Holder must provide and implement a final Lighting Plan prepared by a Suitably Qualified and Experienced lighting engineer for

certification by the Council that lighting design / levels prescribed in that Lighting Plan meet the following:

a. Lighting levels must be in accordance with the applicable standards in the District Plan; and

b. Appropriate levels of lighting are provided in all accessible areas of the development where movement of people is expected and

c. The final Lighting Plan must also demonstrate compliance with the AS/NZS 1158 P requirements by means of lux contours and clearly specify what P Category the lighting design will achieve. The selection criteria for the chosen lighting category must also be presented (i.e. pedestrian / cycle activity, risk of crime, etc).

Post Construction

Geotechnical

68. Following completion of the construction of the cut and fill batters, a Geotechnical Certification Report (GCR) must be submitted by the Consent Holder to the Manager, Resource Consents and Monitoring. The GCR must be prepared by a SQEP Geotechnical Professional. This GCR must confirm:

    a. Full delineation of the Specific Engineered Design zones;

    b. That the cut and fill batters have been constructed in accordance with the certified design;

    c. That any site-specific geotechnical recommendations have been implemented; and

    d. That the cut and fill batters are stable and suitable for their intended use.

Soil Contamination

69. Within 20 working days of the completion of any remedial works required within each stage, a Site Validation Report (SVR) must be provided by the Consent Holder to Council. The SVR must be prepared by a Suitably Qualified and Experienced contaminated land professional in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines (revised 2021). The SVR must include:

    a. A summary of the works undertaken, including the locations and dimensions of excavations and the volume of soil excavated;

    b. Conditions of the final Site contamination profile, including details and results of any validation testing undertaken (with a map of sampling locations and tabulated sampling results) and interpretation of the results in the context of the NES:CS;

    c. Details and results of any other contamination testing undertaken during the works (including any sampling undertaken on materials re-used on Site or imported to Site);

    d. Records/evidence of the appropriate disposal for any material removed from the Site;

    e. Records of any unexpected contamination encountered during the works and response actions, if applicable;

    f. Any on-going monitoring and/or management measures required to minimise risks to human health or the environment as a result of the final Site contamination profile;

    g. Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the earthworks; and

    h. A statement certifying that all works have been carried out in accordance with the requirements of the DSI, CSMP and consent, otherwise providing details of relevant breaches and actions taken to rectify breaches, if applicable.

Decommissioning erosion and sediment control measures

70. Following completion of earthworks for each stage, all silt and sediment control measures within that stage must be decommissioned by the Consent Holder upon stabilisation of the earthworks areas. The silt and sediment control measures need not be decommissioned where GWRC and/or PCC require these measures to remain in use for future construction activities, provided they are not located within residential allotments at the time of approval under section 224.

71. Following completion of earthworks for each stage, or each stage of the development, all areas exposed by earthworks, trenching or subdivision construction activities within that stage must be re-grassed/hydro-seeded by the Consent Holder, except where the earthworks expose rock.

Subdivision

Subdivision Staging

72. Individual certifications pursuant to sections 223 and 224(c) of the RMA may be issued by the Council, as generally shown on the consented scheme plans referenced in Condition 1. The staging may occur in any order provided that:

    a. The services for water supply, wastewater and stormwater are progressively provided for each stage by the Consent Holder;

    b. Each individual allotment must be consistent with the proposal as approved;

    c. All civil earthworks have been completed by the Consent Holder;

    d. Each residential allotment shown on any survey plan, must be adequately serviced as required by, and in terms of, these conditions and it must be demonstrated by the Consent Holder that adequate provision has been made to enable the servicing of the balance allotments;

    e. Provision is made for sufficient legal and physical access for each residential allotment; and

    f. All conditions pertaining to the specific allotments shown in the particular stage on the survey plan must be satisfied prior to the execution of a certificate pursuant to section 224(c) of the RMA in respect of that stage.

    Advice note:

    i. For the avoidance of doubt civil earthworks does not include on-lot earthworks.

Detailed Engineering and Services Plan Approval

73. The Engineering conditions 27 – 31 that are relevant to the land use consent also apply to this subdivision consent.

Prior to section 223 Approval

74. Prior to Approval under section 223 of the RMA, the Land Transfer Plan must show the following:

    a. The easements on the approved Subdivision Scheme Plan listed below must be created or reserved by the Consent Holder for the purpose specified and endorsed in a memorandum on the Land Transfer Plan(s):

        i. Scheme Plans by Envelope Engineering Limited referenced as Drawing xxx, all Revision x and dated xxx 2025.

    b. Any utility services serving an allotment within the subdivision, where contained within another allotment of this subdivision, must have appropriate easements duly granted or reserved. The easements, as necessary and subject to other conditions of this consent, are to ensure that the lots can be serviced for water supply, drainage, domestic energy supply, and telecommunications (including broadband).

    c. An easement instrument must be created by the Consent Holder for the shared private stormwater and wastewater drains which must include specific provisions, in plain English, about the respective obligations of the parties to the easement in relation to the shared private drainage services, including maintenance and replacement.

    d. Easements for the new public stormwater and wastewater assets must be shown in gross with PCC as grantee.

    e. The following areas as shown on the Scheme Plan, must be protected by way of Conservation Covenants under s.77 of the Reserves Act 1977:

        i. Stream and wetland offsetting areas;

        ii. Terrestrial biodiversity offsetting areas;

        iii. Buffer areas around Significant Natural Areas;

        iv. Ecological corridor; and

        v. Lizard relocation area.

75. Prior to certification under s223 of the RMA for each stage, the Specific Engineering Design (SED) zones identified in the Geotechnical Completion Report must be identified on the Land Transfer Plan.

76. Prior to approval of any stage plan under section 223 of the RMA, the Consent Holder must create or reserve easements in gross over the proposed temporary turning head(s) suitable for manoeuvring by buses and rubbish trucks as advised by a SQEP with expertise in traffic engineering and as provided to the Manager Resource Consents and Monitoring. The easements must be sufficient to allow for the formal construction of the turning head and any associated underground services and footpaths should this become necessary.

Prior to certification under section 224

NZS4404 Schedules

77. Prior to approval under section 224 of the RMA for the relevant stage, certification under the relevant NZS4404 Schedules must be supplied by the Consent Holder to the Manager Resource Consents and Monitoring and must include:

    a. NZS4404:2010 Schedule 1A (Design Certificate – Land Development/Subdivision) signed by a Chartered Professional Engineer;

    b. NZS4404:2010 Schedule 1B (Contractors Certificate upon completion of Land development/Subdivision) signed by the Contractor;

    c. NZS4404:2010 Schedule 1C (Certification upon completion of Land development/Subdivision of Person Responsible for Inspection and Review of Construction) signed by a SQEP with expertise in civil engineering; and

    d. NZS4404:2010 Schedule 2A (Statement of Professional Opinion as to Suitability of Land for Building Construction), signed by a Chartered Professional Engineer experienced in geotechnical matters.

Connections to Public Networks

78. Prior to certification under section 224(c) of the RMA for staged titles, the Consent Holder must provide residential lots with individual and separate connections to relevant public or private infrastructure in accordance with Conditions 27-31 including:

    a. Wastewater;

    b. Stormwater;

    c. Road legal frontage;

    d. Water;

    e. Power; and

    f. Telecommunications.

As-builts Documentation and Certification

79. Prior to certification under section 224(c) of the RMA, the Consent Holder must submit As Built Plans of the completed stage of the development to the Manager Resource Consents and Monitoring for certification by the Council of the completion of the subdivision requirements, as follows:

    a. As Built Plans must show water supply, wastewater, and stormwater drainage for the development.

b. All As Built Plans must meet the requirements of PCC's Code of Land Development and Subdivision Engineering 2010.

80. As-Built Plans must be submitted by the Consent Holder in both hard copy (PDF) and electronically. Electronic copies are to be submitted in CAD format (.DWG file) drawn in the NZGD 2000 New Zealand Transverse Mercator coordinate system.

81. Once an As-Built Plan has been submitted and within one month of completion of the drainage works and/or application pursuant to section 224, the Consent Holder must arrange for a final inspection with the Tiaki Wai Inspector.

State Highway 59 Interim Intersection

82. Prior to certification under section 224(c) of the RMA for the first stage, the interim intersection must be completed by the Consent Holder in accordance with the approved engineering design plans. Evidence of completion to be provided to the Manager Resource Consents and Monitoring and must include:

    a. Certification by a Chartered Professional Engineer that the intersection has been constructed in accordance with the approved plans.

    b. Confirmation from NZTA that the intersection has been accepted.

State Highway 59 Final Intersection

83. The consent holder must not seek code of compliance for any dwelling over 110 dwellings within the development, the final intersection must be completed by the Consent Holder. Evidence of completion to be provided to the Manager Resource Consents and Monitoring and must include:

    a. Certification by a Chartered Professional Engineer that the intersection has been constructed in accordance with the approved plans.

    b. Confirmation from the NZTA that the intersection has been accepted.

    Advice note:

    i. The final intersection design will depend on the SH59 roading corridor form and function including speed restrictions at time of engineering approval.
    ii. Final intersection lighting will need to be approved by NZTA.

Existing Wastewater Network Upgrades

84. Prior to certification under section 224(c) of the RMA for any allotment that would result in more than 301 residential allotments being created, the Consent Holder must rerun the agreed wastewater capacity model in consultation with the water network provider. No certification under section 224(c) is to be issued for any allotment beyond the initial 301 residential allotments unless the modelling confirms there is sufficient capacity in the wastewater

network for the allotments proposed to be certified. Following certification of the initial 301 residential allotments, the modelling must be repeated prior to certification under section 224(c) for each subsequent subdivision stage, unless otherwise agreed in writing by the Manager, Resource Consents and Monitoring in consultation with the water network provider.

a. Where the modelling confirms there is sufficient capacity in the wastewater network, certification under section 224(c) may proceed for that stage, or for any larger block of allotments agreed in writing by the Manager, Resource Consents and Monitoring.

b. Where the modelling predicts any exacerbation of overflow or overtopping within the bulk wastewater network that is attributable to the development's flows, the Consent Holder must construct appropriate mitigation measures prior to certification under section 224(c) for the relevant stage or allotments. Mitigation may include bulk wastewater main upgrades within the State Highway 59 corridor, attenuation storage at Pump Station 1, or a combination of both, as confirmed by the modelling and approved by the Manager, Resource Consents and Monitoring.

Connection to New Muri Road Reservoir

85. Prior to certification under section 224(c) of the RMA, prior to issuing titles for over 237 lots inclusive of Lot 1000 (the commercial lot), the necessary upgrades to bulk water supply must be completed by the Consent Holder in accordance with the approved engineering design plans. Evidence of completion as provided to the Manager Resource Consents and Monitoring must include:

    a. Certification from a Chartered Professional Engineer that the upgrades have been constructed in accordance with the approved plans; and

    b. Confirmation from appropriate water network provider that the assets are operational and accepted into the public network.

Streetlighting

86. Prior to approval under section 224 of the RMA for each stage of the development, the street lighting network must be installed by the Consent Holder and be functioning along the public roads and pedestrian ways in compliance with NZS 1158.3.1:2020 and the street lighting plans. The Consent Holder must provide the below documentation to the Manager Resource Consents and Monitoring:

    a. A street lighting plan, showing locations and types of street lighting poles;

    b. Certificate of Compliance and Record of Inspection certificates issued by PCC;

    c. The number of fittings, and wattage; and

    d. Warranty documentation.

Te Rūnanga o Toa Rangatira Involvement in Reserve and Street Naming

87. The Consent Holder must engage with Te Rūnanga o Toa Rangatira to develop names for all reserves and streets within the development. This engagement must begin at least 40 working days prior to the submission of proposed names to PCC. Written evidence of engagement with Te Rūnanga o Toa Rangatira for the proposed names must be provided by the Consent Holder to the Manager Resource Consents and Monitoring before submission to the relevant authorities for final approval.

Street Berms

88. Prior to approval under section 224 of the RMA for each stage of the development, all berms and lots are to be top-soiled by the Consent Holder to a minimum depth of 100mm unless otherwise agreed with Council. All road metal and other foreign material must be removed from the berms prior to the final topsoil layer being laid. The topsoil must be free draining and free of stones, rocks, or other foreign material and of a sufficient quality to ensure good grass growth.

Planting Establishment and Maintenance

89. Prior to approval under section 224 of the RMA, all planting must be established by the Consent Holder in accordance with the LEP (Condition 25) and detailed engineering plan approval (Conditions 27-31) and subject to maintenance for the following time periods:

    a. Streetscape and raingarden plantings must be maintained by the Consent Holder for a period of two years, and must include replacement of trees as necessary regardless of the reason for their failure or loss;

    b. Batter slope planting must be maintained by the Consent Holder for a period of two years, and must include replacement of plantings as necessary regardless of the reason for their failure or loss;

    c. Retention wetland and offsetting planting must be maintained by the Consent Holder up to a period of three years or until 80% canopy cover has been achieved, whichever the lesser, and must include replacement of vegetation as necessary regardless of the reason for their failure or loss; and

    d. The handover by the Consent Holder to PCC or Tiaki Wai (with regard to drainage reserves) of all plantings on Road Reserve and Reserve Land is subject to the approval of the Manager Parks & City Services and not be unreasonably withheld.

    Advice note:

    i. For the avoidance of doubt, planting and maintenance can occur in stages.

Monitoring of Retention Wetland and Offsetting Planting

90. Prior to vesting of reserves or in lieu of a bond, the Consent Holder must ensure that a Suitably Qualified and Experienced ecologist and/or a Suitably Qualified and Experienced landscape

architect undertakes monitoring of ecological planting for each stage (as classified on the LEP) at 6-monthly intervals (biannually) for a minimum period of three years, or until 80% wetland vegetation cover has been achieved across the ground surface, whichever occurs first. Each monitoring event must assess:

a. The survival and establishment of planted species;

b. The percentage of ground cover achieved by vegetation;

c. Any remedial actions required to address poor establishment or invasive species; and

d. Progress toward achieving the ecological outcomes specified in the approved Landscape and Ecology Plan.

91. A Monitoring Report must be submitted by the Consent Holder to the Manager, Resource Consents and Monitoring within 20 working days of each monitoring event. The report must be prepared by a Suitably Qualified and Experienced ecologist and include:

a. A summary of monitoring findings;

b. Photographic evidence of site conditions;

c. Recommendations for any remedial actions; and

d. An assessment of progress toward the 80% vegetation cover target.

92. Final handover inspections must be conducted with Council and the water network provider (with regard to drainage reserves) before vesting assets.

Maintenance of Local Purpose Recreation Reserve Area Lots

93. The Consent Holder must maintain assets and vegetation in reserves vested in PCC for two years after the land has been vested in Council as reserve. Prior to the completion of the two-year period, the Consent Holder must complete any final maintenance and contact the Manager Parks & City Services to organise, and undertake, a walkover for the purpose of inspection of the assets and vegetation in reserves vested in PCC. The Consent Holder must remedy any maintenance issues prior to the maintenance of the assets being handed over to the Council.

Planting as-builts

94. Prior to approval under Section 224 of the RMA for each stage will be considered when “as built” drawings of the planting referred to in Condition 85 have been submitted to the Manager Parks & City Services by the Consent Holder. As built drawings must include GPS co-ordinates (NZTM) of all street trees to be handed over to Council.

Earthworks Completion Report

95. Prior to approval under section 224 of the RMA for each stage of the development, an Earthworks Completion Report (ECR) covering any civil works as shown on Development Staging Plans prepared by Envelope Engineering Limited, including roads or reserve areas to

vest, must be supplied by the Consent Holder to the Manager Resource Consents and Monitoring. The ECR must include a certificate stating the suitability of the earthworks for residential development in accordance with NZS 4431:2022 (Statement of Suitability of Earthworks Report; SSER). The ECR must be prepared by the Suitably Qualified and Experienced Geotechnical Professional, and must include the following:

a. An as-built plan showing the completed earthworks surfaces, details of any drainage installed, and the location of all constructed retaining walls;

b. A statement of suitability of any cut and fill, including a schedule of the compaction tests which must also show their location, together with a certificate prepared by the Suitably Qualified and Experienced Geotechnical Professional, addressing the degree of consistency with NZS 4431:2022 – Engineered fill construction for lightweight structures, and the Land Development Manual (2010);

c. Certification that the constructed retaining walls are fit for purpose and are capable of supporting any identified surcharge. Where retained cuts or fills are over 1.5m in height, this may be satisfied via provision of a Producer Statement – Construction Review (PS4) for the retaining walls; and

d. Identification of any limitations on building and foundation design, for example, identifying any areas of uncertified fill, recommended building setbacks, or matters to be considered when designing foundations for any subsequent development onsite.

96. Where the ECR report identifies development limitations on building or foundation design that need to be raised with future property owners, the Manager Resource Consents and Monitoring may require a consent notice as per section 221 of the RMA 1991 to be registered on the Record of Title of the lot giving notice of the limitations or specific development requirements relating thereto.

97. The consent notice must state:

Prior to any construction, alteration or modification of a structure or retaining wall or subsoil drainage occurring within the areas identified in the area covered by the Consent Notice [reference any geotechnical areas of significance as identified in Condition 92 above] future landowners are required to submit a report to the Manager Resource Consents and Monitoring that confirms that the proposed works are in accordance with specific engineering design by a chartered professional engineer that takes into account the geotechnical and slope stability matters identified in the Geotechnical Completion Report submitted under Condition 86 of this consent.

Retention Wetland Bund Completion Report

98. Prior to any approval under section 224 of the RMA for the relevant stage, the Consent Holder must submit to the Manager Resource Consents and Monitoring a Retention Wetland Bund Completion Report for certification by the Council that it meets the requirements of this

condition. The completion report must be prepared by a Suitably Qualified and Experienced Geotechnical Professional and must include the following:

a. A statement that the bund has been constructed as per the detailed design plan certified under Condition xx.

b. As-built plans showing:

   i. The completed bund surface;

   ii. Details and location of the spillway and culvert inlets;

   iii. Details and location of any drainage installed; and

   iv. Section of bund relevant to the applicable stage requirements.

Geotechnical Slope Stability Report

99. Prior to any approval under section 224 of the RMA for each stage of the development with a slope stability design certified under Condition 29, the Consent Holder must submit to the Manager Resource Consents and Monitoring, a Geotechnical Slope Stability (GSS) report prepared by a Suitably Qualified and Experienced Geotechnical Professional, addressing the stability of the constructed cut or fill batters.

100. The GSS report required must give specific reference to section C2.6 of PCC's Code of Land Development and Subdivision Engineering 2010. The report must include a NZS4404:2010 Schedule 2A (Statement of Professional Opinion as to Suitability of Land for Building Construction) signed by a Chartered Professional Engineer experienced in geotechnical matters.

101. Where the GSS report identifies development limitations, the Manager Resource Consents and Monitoring may require that a consent notice under section 221 of the RMA on the title must be entered into giving notice of the limitations or specific development requirements relating thereto. The consent notice must be prepared by the Council with the cost associated with the preparation and registration of any consent notices to be met by the Consent Holder.

102. The consent notice must state:

Prior to any construction, alteration or modification of a structure or retaining wall occurring within [any geotech areas of significance as identified in Condition xx above], future landowners are required to submit a report to the Manager Resource Consents, that confirms that the proposed works are in accordance with specific engineering design by a chartered professional engineer that takes into account the geotechnical and slope stability matters identified in the GSS submitted under condition 90 of this consent.

Residents Associations for Jointly Owned Access Lots (JOALs)

103. Prior to any approval under section 224(c) of the RMA, the Consent Holder must provide an undertaking in writing from its solicitor that a Residents Association or Incorporated Society, or similar, must be duly registered on the Records of Title for JOALs that provide access for 10 or more lots being completed, and that this must provide for:

a. The ongoing maintenance and management of the commonly owned infrastructure including cost sharing; and

b. The retention, maintenance, and replacement of planting and landscaping within relevant JOALs.

104. Evidence of a legally binding mechanism that requires the landowners of all lots to be members of the Residents Association, or similar legal entity, must be provided by the Consent Holder in support of the application for a certificate under section 224(c) of the RMA.

Conservation Covenant

105. Prior to any approval under section 224 of the RMA for relevant lots which have a conservation covenant identified in the scheme plan, the Consent Holder must have entered into agreement(s) under s.77 of the Reserves Act 1977 to protect the land areas containing Conservation Covenant Areas. The Consent Holder must include a copy of the signed legal documents or deeds with the application for section 224 certification.

106. The agreements referenced in condition 103 must include the following:

a. No buildings or structures must be placed, or earthworks undertaken, in Conservation Covenant Areas (except for post and wire stock fencing);

b. All reasonable steps to control the introduction and spread of pest plants and weeds into the Conservation Covenant Areas;

c. Green waste must not be stored, dumped, piled or placed or allowed to accumulate from gardening activities (which involve cutting or removing vegetation, i.e. cutting the lawn, weed removal, hedge trimming or pruning consisting of lawn clippings, leaf matter, wood and soil), rubbish or other waste material, except in the course of repairs or maintenance of existing structures, provided that on completion of any such repairs or maintenance all rubbish, debris and other materials are removed as promptly as possible;

d. No planting along the boundary with the Conservation Covenant Areas of any trees, shrubs or plants or the seeds of any trees, shrubs or plants except those indigenous to the Wellington Ecological District;

e. No felling, removal, burning, pruning, or taking of any endemic tree, shrub, plant, flora, or other organism of any kind where it is adjacent to the boundary of the Conservation Covenant Areas;

f. All reasonable steps to avoid anything to cause deterioration to the natural flow, increase flow, movement, distribution, supply, or quality of any water course or resource within the Conservation Covenant Areas;

g. No introduction of any substance that is noxious or otherwise injurious to any organism, except in the control of pest plants and animals;

h. Native vegetation is protected from removal or damage; and

i. Within lot 5003, protection from grazing animals must be provided through effective stock fencing,

   i. The fencing specification and exact locations must be designed to ensure such fencing forms a permanent barrier. The surveyed covenant boundaries must follow fences in these locations.

   ii. Any subsequent changes to either the fencing area or type must be subject to the approval of the Manager Resource Consents and Monitoring.

Water Rights Easement

107. Prior to certification under section 224(c) of the RMA for Stage 10, the Consent Holder must provide a solicitor's certificate to the Manager Resource Consents and Monitoring that the existing water rights easement registered against Lot 1 DP 534864 has been formally surrendered and removed from the title.

Consent Notices

Development Density

108. The Consent Holder must ensure that the owners of all residential lots that are created out of lots 5001, 5002 and 5004 are aware of and comply with the following on an ongoing basis:

"No more than one dwelling per lot must be permitted to be constructed, and no further subdivision of the lot is permitted.

These restrictions have been placed on the lots at the time of the subdivision creation as the potable water supply, wastewater and stormwater modelling to inform infrastructural three waters engineering designs have no surplus capacity to accommodate any additional future development growth.

Should additional development or subdivision be sought in the future above what is approved by this consent, it will first need to be demonstrated that there is additional infrastructure capacity in the network or that this is able to be provided through on-site solution(s) where there is insufficient capacity."

109. Condition 104 must be the subject of a Consent Notice under section 221 of the RMA registered against the new Records of Title for all residential lots that are created out of lots 5001, 5002 and 5004 and must be prepared by Council at the cost of the Consent Holder.

Fencing

110. The Consent Holder must ensure that the owners of Lots 400 to 416 are aware of and comply with the following on an ongoing basis:

"The owners of 310 State Highway 59 Pukerua Bay (Legal Desc Part Haukopua East Block, Part Haukopua East Block) are not responsible for the cost of erecting or maintaining any fence along a boundary shared with Lots 400 to 416.

This condition will not apply should 310 State Highway 59 Pukerua Bay (Legal Desc Part Haukopua East Block, Part Haukopua East Block be rezoned from Future Urban Zone."

111. Condition 106 must be the subject of a Consent Notice under section 221 of the RMA registered against the new Records of Title for Lots 400 to 416 and must be prepared by Council at the cost of the Consent Holder.

112. The Consent Holder and future owners of residential lots directly adjoining reserves must comply with the following:

"The transferee is bound by a fencing covenant as defined in section 2 of the Fencing Act 1978 in favour of the transferor. Any fence along a boundary of any land vested in the Council as local purpose reserve must be maintained in perpetuity as constructed though subdivision. The Porirua City Council is not responsible for the cost of erecting or maintaining any fence along a boundary of any land vested in the Council as local purpose reserve."

113. Condition 108 must be the subject of a Consent Notice under section 221 of the RMA registered against the new Records of Title of residential lots directly adjoining reserves and must be prepared by Council at the cost of the Consent Holder.

Buildings and structures

114. The Consent Holder must ensure that the owners of Lots 415, 416, 417, 418, 480, 481, 482, 483, 479 are aware of and comply with the following on an ongoing basis:

"The owners of 415, 416, 417, 418, 480, 481, 482, 483, 479 must ensure that:

- *Buildings and structures must not exceed a reflectance value of 30% within Groups A, B or C within BS5252 standard colour palette for the exterior finish of the building or structure;*
- *Any building or structure must not exceed one storey and must not exceed a maximum height of 8m; and*
- *Landscaping measures are provided (i.e. mounding and/or planting) to soften the west facing built elevations."*

115. Condition 110 must be the subject of a Consent Notice under section 221 of the RMA registered against the new Records of Title for of Lots 415, 416, 417, 418, 480, 481, 482, 483, 479 and must be prepared by Council at the cost of the Consent Holder.

116. The owners of all lots must be aware of and comply with the following on an ongoing basis:

"To protect downstream waters from stormwater discharged from the site, the owners of all lots must ensure that bare galvanised, zinc alum, or unpainted metal (including copper) that may result in contamination of stormwater runoff upon corrosion of surfaces must not be used for exterior construction of any new dwelling, including but not limited to roofing, cladding, gutters and downpipes."

117. Condition 113 must be the subject of a Consent Notice under Section 221 of the RMA registered against the new Records of Title for all lots and must be prepared by Council at the cost of the consent holder.

Impervious surfaces

116. The owner of lot 1000 must be aware of and comply with the following on an ongoing basis:

"The total impervious area on the commercial allotment must not exceed 90% of the net site area."

Condition 115 must be the subject of a Consent Notice under Section 221 of the RMA registered against the new Records of Title for Lot 1000.

117. The owners of all other lots must be aware of and comply with the following on an ongoing basis:

"The total impervious area on each residential allotment must not exceed 75% of the net site area."

118. Conditions xx must be the subject of a Consent Notice under Section 221 of the RMA registered against the new Records of Title for all other lots and must be prepared by Council at the cost of the consent holder.

Vehicle crossings

119. The owners of all lots must be aware of and comply with the following on an ongoing basis:

"Individual driveway crossings must be designed to ensure suitable visibility splays are provided by ensuring that boundary fencing arrangements and landscaping do not adversely impact visibility splays."

120. Condition 118 must be the subject of a Consent Notice under Section 221 of the RMA registered against the new Records of Title for all lots and must be prepared by Council at the cost of the consent holder.

No complaints

121. The Consent Holder must ensure that the owners of Lots 400 to 416 are aware of and comply with the following on an ongoing basis:

"The owners and occupiers of Lots 400 to 416 acknowledge that the adjoining property 310 State Highway 59 Pukerua Bay (Legal Desc Part Haukopua East Block, Part Haukopua East Block) is used for lawful rural activities, which may include (but are not limited to) farming, horticulture, forestry, and associated operations such as machinery use, spraying, animal husbandry, and noise from livestock or equipment.

Accordingly, the owners and occupiers of Lots 400 to 416 must not:

a. *Object to or lodge complaints with the Council or any other authority regarding effects arising from such rural activities, provided they are carried out in accordance with relevant legislation and permitted activity standards under the District Plan.*
b. *Seek enforcement action or restrictions on the operation of rural activities on the adjoining property, unless those activities are proven to be non-compliant with applicable environmental or planning regulations.*

122. This condition must be the subject of a Consent Notice under section 221 of the RMA registered against the new Records of Title for Lots 400 to 416 and must be prepared by Council at the cost of the Consent Holder.

Conservation covenants

123. The Consent Holder must ensure that the owner(s) of Lots 7, 12, 13, 14, 50, 51, 52, 1200, 1202, 1204, 1205, 1206, 1208, 1301, 1306, 1308, 1311, 1315, 1324, 1325, 1400 and 5003 are aware of and comply with the following on an ongoing basis:

"Future owners must be aware that the granting of consent to the subdivision was subject to ongoing protection and management of the ecological and biodiversity values on the greater site.

The following requirements on Lots 7, 12, 13, 14, 50, 51, 52, 1200, 1202, 1204, 1205, 1206, 1208, 1301, 1306, 1308, 1311, 1315, 1324, 1325, 1400 and 5003 *must be complied with to provide for the protection and restoration of indigenous biodiversity values of the greater subdivision:*

a. *Some areas on Lots 7, 12, 13, 14, 50, 51, 52, 1200, 1202, 1204, 1205, 1206, 1208, 1301, 1306, 1308, 1311, 1315, 1324, 1325, 1400* and 5003 *are protected by way of Conservation Covenants under section 77 of the Reserves Act 1977.*

b. *The landowner must comply with the Landscape and Ecology Plan (LEP) titled [INSERT TITLE AND DATE SUBMITTED WITH S224C] held on Resource Consent file [INSERT RCA REFERENCE].*

c. *Within areas [insert areas at s224c stage] identified as Conservation Covenants on deposited plan [INSERT DP REFERENCE], all future landowners of Lots 7, 12, 13, 14, 50, 51, 52, 1200, 1202, 1204, 1205, 1206, 1208, 1301, 1306, 1308, 1311, 1315, 1324, 1325, 1400* and 5003 *must:*

    1. *Protect and preserve the conservation and landscape values of the area and for that purpose must not:*

i. *Construct or erect any building or structure within the Conservation Covenant area (except for post and wire stock fencing);*
ii. *Allow any livestock within the Conservation Covenant area;*
iii. *Fell, remove, burn, prune, or take any endemic tree, shrub, plant, flora, or other organism of any kind;*
iv. *Introduce any trees, shrubs or plants or the seeds of any trees, shrubs or plants except those indigenous to the Wellington Ecological District;*
v. *Introduce any substance that is noxious or otherwise injurious to any organism, except in the control of pest plants and animals;*
vi. *Mark, paint, blast or remove soil, rock or stone or disturb the ground in any other way, except for the use of hand tools in carrying out revegetation or restoration planting;*
vii. *Store, dump, pile or place or allow to accumulate any rubbish or other waste material, except in the course of repairs or maintenance of existing structures, provided that on completion of any such repairs or maintenance all rubbish, debris and other materials are removed as promptly as possible and the vegetation protection area is left clean and tidy;*
viii. *Erect or display any sign, notice, hoarding, or advertising material of any kind, except for signs identifying the Conservation Covenant area;*
ix. *Carry out of any prospecting or exploration, mining, or quarrying of any minerals, petroleum or other substance or deposit; and*
x. *Take any action or do anything to cause deterioration to the natural flow, movement, distribution, supply, or quality of any water course or resource within the Conservation Covenant area.*

2. *Take all reasonable steps to:*

i. *Control the introduction and spread of pest plants and weeds;*
ii. *Promptly repair any damage to native flora by replacing and reseeding using local indigenous species; and*
iii. *Prevent erosion as far as practicable.*

3. *For the avoidance of any doubt, nothing in (i) or (ii) will prevent the owner from:*

i. *Trimming, pruning, or felling any trees, bush or flora in the area to protect the health and safety of any person or property; and*
ii. *Creating and maintaining pathways and walkways through the area.*

Bonds

Duration and calculation of bonds

124. The duration of any bond must be determined by the maintenance period provided for in Conditions 128-130, such that the bond is released no later than 3 months after the end of the prescribed maintenance period to allow for final inspection. The bond amount must be 1.5 times the maintenance contract value over the maintenance period specified in Condition 126.

Release of bonds

125. The release of any bond will occur within 20 working day of Council or Tiaki Wai (as applicable) providing confirmation of compliance with the relevant conditions and management plan(s). Confirmation cannot be unreasonably withheld.

126. To allow for the release of any bond as the maintenance is carried out, the bond must be released by the Council in the following stages:

a. 25% of maintenance contract value for the prescribed maintenance period returned after 12 months; and

b. further 25% of maintenance contract value for the prescribed maintenance period returned after each following 12-month period (if greater than two years).

127. The Consent Holder can apply for, and arrange, alternative arrangements as agreed in any Development Agreement.

Planting bond – if seeking 224c prior to completing planting

128. In the event that application is made to the Council for certification pursuant to section 224 of the RMA before the planting identified in the approved planting plans for each stage is completed, the Consent Holder must provide to the PCC a bond in the form of a surety acceptable to the Council. The purpose of this bond is for ensuring compliance with Condition 30 of the consent.

Reserve lots bond

129. The Consent Holder must provide to Council a bond in the form of a surety acceptable to the Council to ensure that planting in reserve lots are maintained for two years after they are established. The purpose of this bond is for ensuring compliance with Condition 30 above of the consent.

Raingarden bond

130. The Consent Holder must pay to Council a bond in the form of a surety accepted by the Council to ensure that raingardens are maintained for two years after they are established. The purpose of this bond is for ensuring compliance with Condition 31 above of the consent.

Regional Consent Conditions

Regional resource consent matrix

Resource Consent	Activity	Relevant rule or regulation	Duration	Lapse	Conditions
Earthworks					
RC01 Land use consent (s9) – Soil disturbance	The use of land, 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	10 years	15 years	General conditions: 1 to 10 Earthworks conditions: 11 to 33
RC02 Discharge permit (s15) – earthworks to land/water			10 years	15 years	
Contaminated land					
RC03 Discharge permit (s15) – contaminated site discharge to land	Discharges from contaminated land to land where contaminants may enter water.	NRP R94	10 years	15 years	General conditions: 1 to 10 Contaminated land condition: 49
Works within streams					
RC04 Land use consent (s13) – placement of culverts	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 NRP R147	10 years	15 years	General conditions: 1 to 10 Wetland and stream works conditions: 52 to 62
RC05 Water permit (s14) – damming and diversion			10 years	15 years	
RC06 Discharge permit (s15) – discharge to water			10 years	15 years	
RC07	Reclamation associated with piping of a river,	NES-F Reg. 57	35 years	15 years	

Resource Consent	Activity	Relevant rule or regulation	Duration	Lapse	Conditions
Land use consent (s13) – reclamation	including associated diversion of water, and discharge of sediment to water during construction.	NRP R143			General conditions: 1 to 10 Earthworks conditions: 11 to 33 Wetland and stream works conditions: 52 to 62
RC08 Water permit (s14) – diversion			35 years	15 years	
RC09 Discharge permit (s15) – discharge to water			10 years	15 years	
Works within wetlands					
RC10 Land use consent (s13) – placement of structures, soil disturbance, and vegetation disturbance	The placement of structures and the clearance of vegetation in a natural inland wetland including any associated disturbance of land in the natural wetland, diversion of water, and discharge of sediment to water.	NES-F Reg. 45C NRP R117	10 years	15 years	General conditions: 1 to 10 Earthworks conditions: 11 to 33 Wetland and stream works conditions: 52 to 62
RC11 Water permit (s14) – diversion			10 years	15 years	
RC12 Discharge permit (s15) – discharge to water			10 years	15 years	
RC13 Land use consent (s9) – soil disturbance, and vegetation disturbance	Vegetation clearance, earthworks and land disturbance 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	NES Reg. 45C	10 years	15 years	General conditions: –1 to 10 Earthworks conditions: 11 to 33 Wetland and stream works
RC14 Water permit (s14) – damming and diversion			10 years	15 years	

Resource Consent	Activity	Relevant rule or regulation	Duration	Lapse	Conditions
RC15 Discharge permit (s15) – discharge to water	damming or diversion of water and discharge of water to water.		10 years	15 years	conditions: 52 to 62
RC16 Land use consent (s13) – reclamation	Earthworks and land disturbance within natural inland wetlands, and reclamation of natural inland wetlands (including to form earth dams), including any associated damming or diversion of water, and discharge of sediment to water.	NES Reg. 45C NRP R118	35 years	15 years	General conditions: –1 to 10 Earthworks conditions: 11 to 33 Wetland and stream works conditions: 52 to 62
RC17 Land use consent (s13) – soil disturbance			10 years	15 years	
RC18 Water permit (s14) – damming and diversion			35 years	15 years	
RC19 Discharge permit (s15) – discharge to water			10 years	15 years	
Stormwater					
RC20 Land use consent (s9) – new impervious surfaces	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	In perpetuity	15 years	General conditions: 1 to 10 Stormwater conditions: 40 to 51

Prior to Commencement of Construction

1. All management plans must be prepared by a SQEP.

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

3. Management plans required under the following conditions must be submitted by the Consent Holder to GWRC in electronic copy form for certification by GWRC 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 relates:

    a. Stage-Specific Earthworks and Construction Management Plan (SSECMP) - refer Condition 11;

    b. Stage-Specific Erosion and Sediment Control Plan (SSESCP) – refer Condition 14;

    c. Stage-Specific Chemical Treatment Management Plan (SSCTMP)– refer Condition 23;

    d. Stormwater Management Plan (SMP) – refer Condition 42;

    e. Stormwater Operation and Maintenance Plan (SOMP) – refer Condition 44;

    f. Landscape and Ecology Plans (LEP) – refer Condition 52;

    g. Landscape and Ecology Management Plan (LEMP) – refer Condition 53; and

    h. Streamworks Construction Management Plan (SCMP) – refer Condition 59.

4. Works to which a management plan relate must not commence until the Consent Holder has received written certification from GWRC.

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

6. If upon resubmission of the management plan, the Council is not able to certify the plan, the Consent Holder may request the Council to appoint an independent and suitably qualified person, at the Consent Holder's cost. The independent person must be agreed between the Consent Holder and the Council. The Consent Holder must commission the independent person to provide a recommendation on the certification of the management plan within 5

Working Days of their appointment or within a period otherwise agreed between the Consent Holder and the Council.

7. 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).

8. The Consent Holder may amend a certified management plan(s) to provide updated information or reflect changes in design, construction methods or the management of effects. Any material change must be consistent with the objective of the relevant management plan and the requirements of the relevant conditions of this consent and must be submitted by the Consent Holder to GWRC for certification.

   Minor alterations to plans, reports, or management plans listed in Condition 1 must be submitted by the Consent Holder for information, without the need for recertification, unless the GWRC advises within 5 working days that recertification is necessary, providing the development is not materially different, the scale and intensity of adverse effects will be no greater, and no approval from affected persons is needed.

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

10. At least 10 working days prior to being submitted to GWRC for certification, the Consent Holder must make all reasonable attempts to engage with Te Rūnanga o Toa Rangatira to provide input into:

    a. Stage-Specific Earthworks and Construction Management Plan (SSECMP) - refer Condition 11;

    b. Stage-specific Erosion and Sediment Control Plan (SSESCP) – refer Condition 14;

    c. Stormwater Management Plan (SMP) – refer Condition 42;

    d. Stormwater Operation and Maintenance Plan (SOMP) – refer Condition 44;

    e. Landscape and Ecology Plans (LEP) – refer Condition 52;

    f. Landscape and Ecology Management Plan (LEMP) – refer Condition 53; and

    g. Streamworks Construction Management Plan (SCMP) – refer Condition 59.

    Reasonable attempts to make contact must include two attempts via phone and two attempts via email. The consent condition is deemed to be complied with if no input is provided. Any plans, reports or management plans subsequently submitted by the Consent Holder to GWRC must include a copy of any input provided from Te Rūnanga o Toa Rangatira.

Land use and discharge consent conditions

Stage-Specific Earthworks and Construction Management Plan

11. At least 20 working days prior to the commencement of each stage of earthworks, the Consent Holder must submit a Stage-Specific Earthworks and Construction Management Plan (SSECMP) to the Manager of Resource Consents and Monitoring for certification by GWRC, in accordance with Condition 3. The SSECMP must be prepared by a SQEP with expertise in earthworks management.

12. The objective of the SSECMP 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; and

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

13. The SSECMP must include site specific details relating to avoiding, remedying or mitigating adverse effects on the environment and neighbouring properties from demolition and construction, and management of earthworks associated with this development (where they are not already managed by other management plans) as follows:

    a. Contact details of the appointed contractor or project manager (phone number, email, posted address);

    b. General outline of the construction programme for each stage;

    c. Applicable conditions relating to the management of construction matters;

    d. Programme of works and hours of operation;

    e. Relevant details for the management of dust on Site (as per the guidance of Appendix 4 of the Ministry for the Environment's Good Practice Guide for Assessment and Managing Dust, 2016); and

    f. Details of the approach to be undertaken for the unloading and stockpiling of materials on Site (including any necessary reference to the CTMP).

Stage-Specific Erosion and Sediment Control Plan

14. At least 20 working days prior to the commencement of each stage of earthworks, the Consent Holder must submit to the Manager for certification by GWRC a Stage-Specific Erosion and Sediment Control Plan (SSESCP), in accordance with Condition 3. The SSESCP must be prepared by a SQEP with expertise in earthworks management. The purpose of the SSESCP is to show what measures, procedures and methodologies must be put in place to manage the actual and potential erosion and sediment discharge related risks and effects.

15. The SSESCP must contain sufficient detail to address the following matters:

a. Specific erosion and sediment control works (location, dimensions, and capacity);

b. Supporting calculation and design drawings;

c. Catchment boundaries and contour information;

d. Details of construction methods;

e. Timing and duration of construction and operation of control works (in relation to the staging and sequencing of earthworks);

f. Details relating to the management of exposed areas (e.g. grassing or mulching);

g. Monitoring and maintenance requirements;

h. Details of the stormwater treatment device that must be utilised on Site including sizing calculations; and

i. Finalised erosion and sediment control drawings.

16. Within 10 working days following implementation and completion of the specific erosion and sediment controls required by the certified SSESCP and prior to commencement of the earthworks activities, a SQEP with expertise in earthworks management must provide written certification to the GWRC that the erosion and sediment control measures have been constructed in accordance with the approved plans and the GWRC's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (February 2021). Certification of the sediment and erosion structure(s) must contain sufficient detail to address the following matters:

    a. Details on the contributing catchment area;

    b. Retention volume of structure (dead storage and live storage measured to the top of the primary spillway);

    c. Dimensions and shape of structure; and

    d. Position of inlets/outlets.

Site audits

17. At least two (2) working days prior to the commencement of works authorised by this consent, the Consent Holder must provide the Manager with 'as-built' plans and details, which have been prepared and signed by a SQEP with expertise in earthworks management, confirming that the erosion and sediment controls have been constructed in accordance with the SSESCP.

    Note: For sediment retention ponds, as-built check sheets are available on the GWRC's website at the following link: gw.govt.nz/earthworks. For other Erosion and Sediment Control measures, as-built information for the purpose of this condition may include:

a. *A signed copy of the certified SSESCP with a statement that the Erosion and Sediment Control measure has been constructed in accordance with the certified SSESCP. This statement may include the relevant construction quality check sheet for the Erosion and Sediment Control measure from Appendix C1.0 of the Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (February 2021); and*

b. *Photographs of each control measure as constructed.*

18. 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 with expertise in earthworks management.

    The audits must identify whether all erosion and sediment controls have been installed, operated and maintained in accordance with the SSESCP and Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (February 2021) 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.

    Each audit must be recorded in writing and submitted to the Manager within 2 working days of completing the audit, unless an alternative timeframe is approved by the Manager.

Sediment Treatment Device Monitoring

19. 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 nearest GWRC rainfall monitoring site; and

    b. following the commencement of the discharge from each Sediment Retention Pond (SRP) and/or Decanting Earth Bund (DEB), and daily for duration of the discharge.

    The sampling and recording must be undertaken in accordance with the methodology included in the SSESCP.

Parameter			Location: nearest GWRC rainfall monitoring site	
	Inflow	Outflow	Downstream [as identified in SSESCP]	Immediately upstream of the point of discharge

				from each SRP or DEB
pH	✓	✓	✓	✓
Turbidity (NTU)	✓	✓	✓	✓

The Consent Holder is only required to undertake outflow monitoring if the device is discharging.

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 Response

20. In the event that any of the following incidents occur:

    a. The sediment treatment device monitoring required under Condition 19 confirms that:

        i. The turbidity (NTU) has increased by 30% after the zone of reasonable mixing defined as 7 times the bed width; 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 waterbody or local authority stormwater infrastructure;

    the Consent Holder must:

    i. Immediately notify the Manager of the incident;

    ii. Immediately investigate the cause of the incident and implement changes required to prevent a reoccurrence;

    iii. Take photographs of the discharge point, and upstream and downstream of the discharge point;

    iv. Re-establish erosion and sediment control measures as soon as practicable in accordance with the SSESCP; and

    v. 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:

        - Date and time of the incident;

- Weather conditions prior to and during the incident;
- Photographs required in accordance with (iii)
- Investigations undertaken;
- Cause of the incident;
- Response actions taken; and
- Lessons learnt and actions taken to prevent a recurrence.

21. Where incidents in Condition 20 (b) have occurred, unless otherwise agreed in writing by the Manager, the Consent Holder must have the receiving waterbody inspected by a SQEP (Ecologist), and the source of the failure assessed by a SQEP (engineer) within three (3) working days of the Consent Holder becoming aware of the incident. Within five (5) working days of the SQEP undertaking the inspection, unless an alternative timeframe is approved by the Manager, the Consent Holder must provide a report prepared by both a SQEP engineer and ecologist to the Manager which includes the following details as a minimum:

    a. Actual and potential environmental effects;

    b. Cause analysis including source and failure identification; and

    c. Recommendations (e.g. preventative measures, remediation, additional monitoring (impact duration quantification).

Decommissioning

22. 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 by the Consent Holder 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 a SQEP with expertise in earthworks management confirming that the contributing catchment for the erosion or sediment control measure is completely stabilised.

Stage-Specific Chemical Treatment Management Plan

23. Prior to the commencement of each stage of earthworks, the Consent Holder must undertake bench testing of representative samples of soil within the stage in accordance Appendix F1.0 (Bench testing methodology) of the Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (February 2021) and submit the results of all bench tests to the Manager. If the results of bench testing demonstrate that chemical treatment is required, the Consent Holder must submit a Stage-Specific Chemical Treatment Management Plan (SSCTMP) to the Manager for certification by GWRC, in accordance Condition 3, and at least 10 working days prior to the proposed date of commencement of the earthworks within the

relevant stage of earthworks. The purpose of the SSCTMP is to demonstrate how flocculation must be used, monitored and managed appropriately.

24. The SSCTMP must be prepared by prepared by a SQEP with expertise in earthworks management in consultation with the contractor undertaking the works and the party who will be responsible for the operation and maintenance of the system and must be in accordance with the Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (February 2021).

25. The SSCTMP must include as a minimum:

    a. Specific design details of the chemical treatment dosing system, based on a rainfall activated methodology for decanting earth bunds (DEBs) and sediment retention ponds (SRPs);

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

    c. Details of optimum dosage, including assumptions;

    d. Results of initial chemical treatment trial (bench testing of soil samples from the site);

    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.

26. If a treatment device is to be used onsite during a specific stage, works relevant to that stage, authorised by this consent must not commence until the Consent Holder has received notice in writing that the SSCTMP has been certified by the Manager.

27. If a SSCTMP has been certified by the Manager under Condition 23, the Consent Holder must undertake flocculation in accordance with the certified SSCTMP, unless otherwise approved in writing by the Manager.

28. If a SSCTMP has been certified by the Manager under Condition 23, the Consent Holder must review the SSCTMP 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 SSCTMP and whether it needs to be amended to ensure on-going optimal performance. The findings of each review must be submitted to the Manager upon request.

Chemical Treatment Monitoring and Maintenance Reports

29. If an SSCTMP has been certified by the Manager under Condition 23, the Consent Holder must submit flocculation monitoring reports as required by SSCTMP to the Manager. These reports must be made available on request and include:

    a. Dates and results of operation and maintenance undertaken by a SQEP with expertise in chemical treatment;

b. Flocculation testing undertaken (record sheets); and

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

Works During Winter

30. Where earthworks are proposed to occur during the winter period, at least 20 working days prior to undertaking earthworks over the winter period, the Consent Holder must prepare an amendment to the SSESCP and submit this to the Manager for certification by GWRC in accordance with Condition 3. The purpose of the amendment is to:

    a) Detail the specific earthworks being undertaken during the winter period of that year;

    b) Ensure that specific and effective erosion and sediment control measures are in place for any earthworks undertaken during the winter period of each year;

    c) Demonstrate that appropriate procedures and methodologies are in place to ensure the actual and potential effects on the environment are managed;

    d) Minimise the potential for sediment discharge and safeguard receiving environments; and

    e) Ensure compliance with consent conditions.

31. The winter works amendment must be prepared by the Consent Holder in consultation with the contractor undertaking the works and a SQEP with expertise in earthworks management. The amendment must include the following:

    a) Detailed description of the proposed works over the winter period for that year, including area and volume of earthworks;

    b) Drawings and written description of:

        i. Existing and if required additional controls to be constructed and installed to appropriately manage earthworks during the winter period;

        ii. The scope and location of earthworks intended to be undertaken during the winter period of the applicable year;

        iii. The areas of land that must be stabilised (and maintained as stabilised) prior to and throughout the period during the winter period of the applicable year;

        iv. Additional staging of earthworks to minimise the area of land that is unstabilised during the period during the winter period of the applicable year;

        v. Effective methods of progressive stabilisation that must be used for each stage, that account for the time of year that the stabilisation must be applied; and

vi. 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, and the outcomes of any site inspections that relate to earthworks or erosion and sediment control measures, and how this has been taken into account when preparing the amendment; and

d) Details of the methodology for undertaking any additional monitoring that may be required to manage the risks associated with undertaking earthworks during the winter period.

32. Unless an amendment to the SSESCP to provide for winter earthworks has been certified under Condition 30, all areas where earthworks have been undertaken must be stabilised during the winter period each year.

33. No more than 3,000m^2 of land may be unstabilised at any one time during the winter period each year.

Tīmatanga ceremony

34. The Consent Holder must invite, with a minimum of 15 working days' notice prior to commencing earthworks associated with the first subdivision stage, Te Rūnanga o Toa Rangatira to undertake a tīmatanga (karakia) ceremony in a location agreed between Te Rūnanga o Toa Rangatira and the Consent Holder. In the case that a representative of Te Rūnanga o Toa Rangatira does not attend, or no response to the invitation is received after 10 working days, the Consent Holder will be deemed to have complied with this condition, provided the invitation requirement is met.

Advice Note:

i. It is expected that the tīmatanga ceremony will involve a karakia by kaumatua facilitated by the Te Rūnanga o Toa Rangatira and will occur at the beginning of the project before any works occur on the site. The tīmatanga would finish with kai (morning tea). It is expected that the Consent Holder will meet the cost of the tīmatanga ceremony as agreed with Te Rūnanga o Toa Rangatira.

Cultural induction

35. At least 15 working days' prior to the commencement of earthworks associated with the first subdivision stage, and on further occasions as may be agreed by the Consent Holder and Te Rūnanga o Toa Rangatira, the Consent Holder must invite Te Rūnanga o Toa Rangatira to give a cultural induction to the Site and all relevant contractors to be involved with earthworks and construction associated with this development.

Pre-commencement meeting

36. Prior to commencement of works for each stage on Site, the Consent Holder must hold a pre-commencement meeting that:
    a. Is located on the Site;
    b. Is scheduled not less than 5 Working Days before the anticipated commencement of any works for that stage;
    c. Includes representation from the contractors who will undertake the work;
    d. Includes the GWRC Compliance and Monitoring officer(s);
    e. Includes the project ecologist (if relevant for the stage);
    f. Includes the project hydrologist (if relevant for the stage); and
    g. Includes the project civil engineer.

37. The purpose of this meeting is to review and record condition of existing local assets and discuss the erosion and sediment control measures, earthworks methodologies, stormwater management, wetland and stream works, relevant management plans, timeframes for the work, and to ensure all parties are aware of and familiar with the necessary Conditions of this consent.

38. The following information must be made available by the Consent Holder at the pre-start meeting(s):
    a. Timeframes for key stages of the works authorised under this consent;
    b. Name and telephone number of the project manager and the Site owner for monitoring and communication purposes;
    c. Resource consent conditions;
    d. SSECMP;
    e. SSESCP;
    f. SMP;
    g. SOMP;
    h. LEP;
    i. LEMP;
    j. Contact details of the Site contractor and Site civil engineer; and
    k. Plans approved (signed/stamped) by the GWRC, if applicable.

    An invite must be sent to all parties at least 10 working days in advance of the anticipated commencement of works. All information listed in this condition must be provided two (2) working days prior to the meeting. In the case that any of the invited parties listed in this condition, other than the representative of the Consent Holder, does not attend this meeting,

the Consent Holder will be deemed to have complied with this condition, provided the invitation requirement is met.

Stormwater consent conditions

Detailed design

39. The Consent Holder must ensure that the detailed design, including drawings, specification, design report and calculations for the stormwater management devices are submitted to the Manager for certification by GWRC at least 20 working days prior to initiation of construction of the proposed stormwater management devices is to determine whether the detailed design is consistent with the application and the anticipated level of effects. The detailed design must address the following:

    a. Contributing catchment size and impervious percentage;

    b. Specific design and location of stormwater systems;

    c. Supporting calculations, including sizing capacity of stormwater system(s) and reuse tanks;

    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 proposed stormwater management devices must not commence until the Consent Holder has received notice in writing that the detailed design has been certified by the Manager.

40. Stormwater management devices and systems must be fully operational prior to the discharge of water from the contributing impervious area in that it has been constructed and installed in accordance with the detailed design.

41. The Consent Holder must submit a Stormwater Management Plan (SMP), including detailed design drawings with the final detailed design of the stormwater treatment devices for the stages of the development to the Manager for certification by GWRC, in accordance with Condition 3, and at least 20 working days prior to the start of construction of any stormwater management devices associated with that stage of the development. The SMP must be prepared by a SQEP with expertise in construction stormwater management. The objective of the SMP is to ensure that all stormwater treatment devices are operated and maintained in accordance with the stormwater design plans certified under Condition 40 above and the Wellington Water Ltd Water Sensitive Design for Stormwater: Treatment Device Design Guideline (the Guideline) December 2019; and the application documents.

42. Civil works for each stage must not commence until written confirmation of certification of the SMP has been received from the Manager Resource Consents and Monitoring. All works must

be undertaken in accordance with the certified SMP, unless otherwise approved in writing by the Manager.

Operation, Maintenance and Monitoring

43. The Consent Holder must prepare and submit a final Stormwater Operation and Maintenance Plan (SOMP) to the Manager for certification by GWRC, in accordance with Condition 3, and at least 20 working days prior to discharges commencing from any stormwater treatment devices. The SOMP must be prepared by a SQEP with expertise in construction stormwater management. The objective of the SOMP is to ensure that all stormwater treatment devices are operated and maintained in accordance with the stormwater design plans certified under Condition 40 above and the Wellington Water Ltd Water Sensitive Design for Stormwater: Treatment Device Design Guideline (the Guideline) December 2019; and the application documents. The SOMP must include (but not necessarily be limited to):
    a. Details of the person or organisation that will hold responsibility for long-term maintenance of the stormwater management system;
    b. A programme for regular maintenance and inspection of the stormwater management system;
    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. General inspection checklists for all aspects of the stormwater management system, including visual checks;
    f. A programme for inspection and maintenance of vegetation associated with the stormwater management devices; and
    g. A requirement to retain records of all inspections and maintenance for the stormwater management system, for the preceding three years.
44. Discharges from the stormwater treatment devices must not commence until the Consent Holder has received notice in writing that the SOMP has been certified by the Manager. The Consent Holder must manage the stormwater management devices in accordance with the certified SOMP.

As-built plans

45. No later than 20 working days after the construction of the stormwater management devices, the Consent Holder must provide the Manager with “as-built” certification and plans of the stormwater management devices, which are certified (signed) by a Suitably Qualified and Experienced engineer as a true record of the stormwater management system.

Inspections and maintenance

46. Details of all inspections and maintenance of any stormwater devices, for the preceding three years, must be retained by the Consent Holder. A maintenance report must be provided by the Consent Holder to the Manager within five working days of receiving a written request. The maintenance report must include the following information:

    a. Details of who is responsible for maintenance of the stormwater management system and the organisation structure supporting this process;

    b. Details of any maintenance undertaken; and

    c. Details of any inspections completed

Copper and zinc

47. To protect downstream waters from stormwater discharged from the site, bare galvanised, zinc alum, or unpainted metal (including copper) that may result in contamination of stormwater runoff upon corrosion of surfaces must not be used for exterior construction of any new dwelling, including but not limited to roofing, cladding, gutters and downpipes.

Discharges from Soil Contamination

48. At least 20 working days prior to the commencement of construction works on stages where potential HAIL sites are located in the Preliminary Site Investigation (PSI) , the Consent Holder must provide a Detailed Site Investigation (DSI) Report, as well as submit a final Contaminated Site Management Plan (CSMP) as certified by PCC to the Manager. The DSI must detail the findings of onsite investigation works (including soil sampling) undertaken following the demolition of any existing buildings. The CSMP must outline procedures that must be followed for the disturbance, handling and disposal of soil. The DSI and CSMP must address the matters outlined in the Ministry for the Environment's Contaminated Land Management Guidelines (Revised 2021).

Hydrological monitoring

49. The Project Hydrologist must continue hydrological monitoring at the site during and for at least three-year after the commencement of Stage 1 consistent with the modelling approach outlined in the Hydrology Assessment prepared by Paddle Delamare Partners (dated xxx) This must provide more detailed information on how the water levels within the wetlands vary under low rainfall conditions and also provide a more detailed record of surface water flows from the site. The hydrological model results must be cross-checked against the baseline data to confirm that the assumptions are realistic and representative.

50. A Monitoring Report must be submitted by the Consent Holder to the Manager and Te Rūnanga o Toa Rangatira at 6-monthly intervals (biannually). The report must be prepared by a Suitably Qualified and Experienced hydrologist and include:

    a. A summary of monitoring findings; and

b. Recommendations for any remedial actions.

Wetland and Stream works consent conditions

Landscape and Ecology Plan

52. At least 20 working days prior to the commencement of any stage with ecological planting activities in streams and wetlands, the Consent Holder must submit a final Landscape and Ecology Plan (LEP) to the Manager for certification by GWRC, in accordance with Condition 3. The Landscape and Ecology Plan must be jointly prepared by a Suitably Qualified and Experienced landscape architect and a Suitably Qualified and Experienced ecologist, and must be generally consistent with the Draft LEP [date]. The objective of the LEP is to show the types of planting that will occur in each part of the site whether it be for amenity, stormwater management, ecological buffering/offsetting or erosion and sediment control.

53. At least 20 working days prior to the commencement of any ecological planting activities in streams or wetlands (or riparian margins) for a given subdivision stage, the Consent Holder must submit a Landscape and Ecology Management Plan (LEMP) for that stage to the Manager for certification by GWRC, in accordance with Condition 3. The LEMP must be jointly prepared by a Suitably Qualified and Experienced landscape architect and a Suitably Qualified and Experienced ecologist, and must outline the methodology that must be followed, relevant to the works in that stage. The objective of the LEMP is to set out the methodology to be followed to deliver the LEP. The LEMP must include:

a. Planting methodology including:

i. Methods for site preparation and planting (e.g. soil preparation, timing, plant sourcing, mulching, plant protection, fencing etc);

ii. Maintenance requirements (e.g. weed and pest control, irrigation, mulch maintenance, pruning, replacement planting etc); and

iii. Any specific requirements for wetland and stream restoration works in addition to planting.

b. Performance targets;

c. Monitoring and reporting including:

i. Inspection and reporting frequency and methodology; and

ii. Rectification procedures and handover.

54. No earthworks or vegetation clearance must commence for each stage requiring ecological planting in streams and wetlands until the Consent Holder has received written confirmation that the LEP has been certified by GWRC. All works must be undertaken in accordance with the certified LEP, unless otherwise approved in writing by the Manager.

55. The Consent Holder must ensure that a Suitably Qualified and Experienced ecologist undertakes monitoring of plantings at six-monthly intervals (biannually) for a minimum period of three years, or until 80% wetland vegetation cover has been achieved across the ground surface, whichever occurs first. Each monitoring event must assess:

    a. The survival and establishment of planted wetland species;

    b. The percentage of ground cover achieved by wetland vegetation;

    c. Any remedial actions required to address poor establishment or invasive species; and

    d. Progress toward achieving the ecological outcomes specified in the approved Landscape and Ecology Plan.

56. A Monitoring Report must be submitted by the Consent Holder to the Manager and Te Rūnanga o Toa Rangatira within 20 working days of each monitoring event. The report must be prepared by a Suitably Qualified and Experienced ecologist and include:

    a. A summary of monitoring findings;

    b. Photographic evidence of site conditions;

    c. Recommendations for any remedial actions; and

    d. An assessment of progress toward the 80% vegetation cover target.

Freshwater fish

57. The Consent Holder must undertake fish rescue in accordance with the Fish Management Plan (FMP) prepared by Bluegreen Ecology dated 24 October 2025. All fish rescue must be undertaken by a SQEP with the required permits, such as an ecologist. The Consent Holder must ensure that:

    a. fish passage is maintained at all times during and after construction; and

    b. wetlands B and E be designed, constructed and maintained in accordance with the New Zealand Fish Passage Guidelines (NZFPG) (NIWA and DOC, 2018). A design not in accordance with the NZFPG must require approval from the Manager based on advice from a SQEP with experience in freshwater ecology.

58. All instream works relating to Condition 57 must be undertaken in the dry, utilising the temporary diversion in accordance with Condition 57. 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 Te Rūnanga o Toa Rangatira within 5 working days of completion of dewatering works; and no instream works must be carried out in any part of the waterbody (bed, banks and flowing water) during the spawning period of native fish present in the catchment (May-June).

Streamworks Construction Management Plan

59. The Consent Holder must prepare, in consultation with the contractor undertaking the works, a Streamworks Construction Management Plan (SCMP). The SCMP must be submitted by the Consent Holder to the Manager, Environmental Regulation, GWRC for certification by GWRC, in accordance with Condition 3, and at least 20 working days prior to works commencing within a stream. The SCMP must be prepared by a SQEP with expertise in earthworks management.

    The objective of the SCMP is to demonstrate that appropriate procedures and methodologies are in place to manage the effects of works on stream bed habitat, freshwater fish, and stream water quality during construction.

    The SCMP must include but not be limited to:

    a. A detailed description of all stream works to be undertaken (installation of culvert crossing, installation of subsoil pipes, installation of any erosion protection structures) including a timetable for the works;

    b. Details of the proposed design of all pipes and erosion protection structures including calculations used to determine sizing/design requirements;

    c. A detailed methodology for all stream works to be undertaken;

    d. Details of how the structures will maintain fish passage and prevent erosion and scour;

    e. Measures to prevent adverse effects on fish and fish passage during the works, including during dewatering and stream diversions;

    f. A detailed temporary diversion methodology to be used in waterways with an active flow; and

    g. Details of all erosion and sediment controls to minimise increased sedimentation in the tributaries and wetland and meet the conditions of this consent.

Temporary diversions within a stream channel

60. The Consent Holder must ensure temporary water diversion is in place prior to the commencement of any instream works (excavation and construction). The temporary diversion must:

    a. be implemented, managed and maintained in accordance with the SSECMP and the SCMP;

    b. separate all construction activities from flowing water;

    c. remain in place for the full duration of the works; and

    d. not be removed and the stream flow reinstated until the works have been completed.

Erosion/scour and revegetation

61. The Consent Holder must ensure that any areas of the stream banks that are cut or disturbed as a result of the works are stabilised and grassed or replanted with native vegetation as soon as practicable following completion of the works, to prevent erosion and scour and to enhance riparian habitat qualities/reinstate shade habitat.

Culvert Installation – NES-F Requirements

62. Within 20 working days following completion of the installation of the new culvert structures, the Consent Holder must submit to the Manager and Te Rūnanga o Toa Rangatira the information required by regulations 62, 63 (culverts), 66 (dams) 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.

Attachment 1: Plans and Management Plans

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	Fish Management Plan	BlueGreen Ecology	xx	xx
Xx	Lizard Management Plan	Blueprint 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 provided by Applicant

TBC