Note – Applicant response to Minute 21 (8 October 2026):

The alternative stormwater strategy would predominantly be implemented through general condition G1, and the associated alternative plans and reports provided on 5 October 2026 as part of the Applicant's responses to Minute 18. Additional tracked changes would also be required as outlined in red underline and ~~strikethrough~~. These include:

- **Consent matrix: Change consent required for wetland B from R147 to R151 as fish passage now not provided for;**
- **R50B, 50C, 50D, 56A: change wording "retention wetlands" to "stormwater detention ponds"; and**
- **R57A amended to remove requirement for fish passage for stormwater detention pond B – only pond requiring fish passage now is E.**

Regional Consent Conditions

Regional resource consent matrix

Activity	Relevant rule or regulation	Resource consents	Duration (from commencement date)	Lapse (from commencement date)	Conditions
Earthworks					
The use of land for earthworks, and the associated discharge of sediment into water or onto or into land where it may enter water from earthworks.	NRP R107, NRP-PC1 P.R24	**RC01** Land use consent (s9) – Soil disturbance	10 years	~~10 years~~5 years	General Conditions: G1 and G2 General Regional Conditions: R1 – R10B Earthworks Conditions: R10C – R38F
		RC02 Discharge permit (s15) – earthworks to land/water	10 years	~~10 years~~5 years	
Contaminated land					
Discharges from contaminated land to land where contaminants may enter water.	NRP R93	**RC03** Discharge permit (s15) – contaminated site discharge to land	10 years	~~10 years~~5 years	General Conditions: G1 and G2 General Regional Conditions: R1 – R10B Contaminated Land Condition: R66
Rivers					

Activity	Relevant rule or regulation	Resource consents	Duration (from commencement date)	Lapse (from commencement date)	Conditions
The placement, use, alteration, extension, or reconstruction of culverts in, on, over, or under the bed of any river, including any associated temporary damming and/or diversion of water, and discharges of sediment to water.	NES-F Reg. 71, NRP R145, R147	**RC04** Land use consent (s13) – placement of culverts	10 years	~~10 years~~5 years	General Conditions: G1 and G2 General Regional Conditions: R1 – R10B Wetland and stream works conditions: R51 – R65
		RC05 Water permit (s14) – damming and diversion	10 years	~~10 years~~5 years	
		RC06 Discharge permit (s15) – discharge to water	10 years	~~10 years~~5 years	
Reclamation of the bed of a river associated with the piping of the Taupō Stream, including associated diversion of water, and discharge of sediment to water during construction.	NES-F Reg. 57, NRP R93, R143, R151	**RC07** Land use consent (s13) – reclamation	10 years	~~10 years~~5 years	General Conditions: G1 and G2 General Regional Conditions: R1 – R10B Wetland and stream works conditions: R51 – R65
		RC08 Water permit (s14) – diversion	35 years	~~10 years~~5 years	
		RC09 Discharge permit (s15) – discharge to water	10 years	~~10 years~~5 years	
Wetlands					
The placement of structures and the clearance of vegetation in a natural inland wetland including any associated disturbance of land in the natural inland wetland, diversion of	NES-F Reg. 45C, NRP R117	**RC10** Land use consent (s13) – general structure and vegetation disturbance	10 years	~~10 years~~5 years	General Conditions: G1 and G2 General Regional Conditions: R1 – R10B Wetland and stream works
		RC11 Water permit (s14) – diversion	10 years	~~10 years~~5 years	

Activity	Relevant rule or regulation	Resource consents	Duration (from commencement date)	Lapse (from commencement date)	Conditions
water, and discharge of sediment to water.		**RC12** Discharge permit (s15) – discharge to water	10 years	~~10 years~~5 years	conditions: R51 – R65
Earthworks and land disturbance within natural inland wetlands that result in the reclamation of natural inland wetlands, including any associated damming or diversion of water, and discharge of sediment to water.	NES-F Reg. 45C, NRP R118	**RC13** Land use consent (s13) –reclamation	10 years	~~10 years~~5 years	General Conditions: G1 and G2 General Regional Conditions: R1 – R10B Earthworks Conditions: R10C – R38F Wetland and stream works conditions: R51 – R65
		RC14 Water permit (s14) – damming and diversion	10 years	~~10 years~~5 years	
		RC15 Discharge permit (s15) – discharge to water	10 years	~~10 years~~5 years	
Vegetation clearance, earthworks and land disturbance outside of but within a 10m setback from a natural inland wetland; and earthworks and land disturbance outside a 10m, but within a 100m setback from, a natural inland wetland; including any associated damming or diversion of water and discharge of water to water.	NES Reg. 45C	**RC16** Land use consent (s9) –soil disturbance and vegetation disturbance	10 years	~~10 years~~5 years	General Conditions: G1 and G2 General Regional Conditions: R1 – R10B Earthworks Conditions: R10C – R38F Wetland and stream works conditions: R51 – R65
		RC17 Water permit (s14) – damming and diversion	10 years	~~10 years~~5 years	
		RC18 Discharge permit (s15) – discharge to water	10 years	~~10 years~~5 years	

Activity	Relevant rule or regulation	Resource consents	Duration (from commencement date)	Lapse (from commencement date)	Conditions
Damming and diversion of water within, or within 100 m, of a natural inland wetland, that will change the water level range or hydrological function of the wetland.	NES Reg. 45C, NRP R118	**RC19** Water permit (s14) – surface water diversion	35 years	~~10 years~~5 years	General Conditions: G1 and G2 General Regional Conditions: R1 – R10B Wetland and stream works conditions: R51 – R65 Stormwater conditions: R39 – R50E
Damming of water					
The establishment of a new dam that is fixed in, on, or under the bed of a river including any associated disturbance of the bed, deposition of the bed, diversion of water, damming of water, discharge of sediment to water, and damming of water outside the bed by a dam structure. Applies to stormwater detention pond ~~Retention Wetlands B and~~ E.	NRP R145, R147	**RC20** Land use consent (s13) – dam structure	10 years	~~10 years~~5 years	General Conditions: G1 and G2 General Regional Conditions: R1 – R10B Wetland and stream works conditions: R51 – R65 Stormwater conditions: R39 – R50E
		RC21 Water permit (s14) - dam	35 years	~~10 years~~5 years	
		RC22 Discharge permit (s15) – discharge to water	10 years	~~10 years~~5 years	
Damming and diversion of water associated with the establishment of a new dam.	NRP R151	**RC23** Water permit (s14) - dam	35 years	~~10 years~~5 years	General Conditions: G1 and G2

Activity	Relevant rule or regulation	Resource consents	Duration (from commencement date)	Lapse (from commencement date)	Conditions
Applies to stormwater detention pond ~~Retention Wetlands~~ A, B, C, and D.					General Regional Conditions: R1 – R10B Stormwater conditions: R39 – R50E
Stormwater					
The use of land for the creation of new impervious surfaces and the associated discharge of stormwater into water, or onto or into land where it may enter a surface waterbody (including a natural inland wetland) or coastal water.	NES-F Reg. 45C, NRP R50, NRP-PC1 P.R10	**RC24** Land use consent (s9) – new impervious surfaces	In perpetuity	~~10 years~~5 years	General Conditions: G1 and G2 General Regional Conditions: R1 – R10B Stormwater conditions: R39 – R50F
		RC25 Discharge Permit (s15) – Stormwater to water	35 years	~~10 years~~5 years	

General Regional Conditions

R1. All plans and management plans must be prepared by a SQEP.

R2. [deleted]

R3. Plans and management plans required under the following conditions must be submitted by the Consent Holder in electronic copy form to the Manager for certification that the plan or management plan is in accordance with the relevant conditions of the consent to which each plan or management plan relates:

a. Earthworks and Construction Management Plan (ECMP) - refer Condition R10D;

b. [deleted]

c. Stage-Specific Erosion and Sediment Control Plan (SSESCP) – refer Condition R14;

d. Chemical Treatment Management Plan (CTMP)– refer Condition R23;

dd. Stormwater Detailed Design – refer Condition R39;

e. Stormwater Management Plan (SMP) – refer Condition R42;

f. Stormwater Operation and Maintenance Plan (SOMP) – refer Condition R43;

g. Landscape and Ecology Plan (LEP) – refer Condition R52;

h. [deleted]

i. Eco-Hydrological Management, Offsetting, and Monitoring Plan (EHMP) – refer Condition R56A;

j. Stream works Construction Management Plan (SCMP) – refer Condition R59;

k. Detailed design of in-stream structures – refer Condition R59A;

l. Culvert Monitoring and Maintenance plan (CMMP) – refer Condition R63.

R4. Works to which a plan or management plan relate must not commence until the Consent Holder has received written notice that the plan or management plan has been certified by the Manager.

R5. If, upon receipt of a plan or management plan(s) submitted by the Consent Holder for certification by the Council, the Council requests changes to the plan or management plan(s), then the Consent Holder must resubmit an amended plan or management plan for certification by the Council, including written reasons where any requested amendments have not been included.

R6. If upon resubmission of the plan or management plan, the Council is not able to certify the plan, the Consent Holder may request that the Council to appoint an independent and SQEP, at the Consent Holder's cost. The independent person must be agreed between the Consent Holder and the Council. The independent person will provide a recommendation on the certification of the plan or management plan within 5 Working Days of their appointment or within a period otherwise agreed between the Consent Holder and the Council. Council must consider this recommendation but ultimately makes the final decision.

R7. The Consent Holder must implement the certified plan and management plan(s), and all works must be carried out in accordance with the certified plan and management plan(s), including an amendments to plans and management plans made under Conditions R8 and R8A.

R8. The Consent Holder may amend any certified plan and management plan(s) by submitting the amendment to the Manager for certification that the amendment is in accordance with the relevant condition(s) that apply to the management plan. Any works that are subject to the amendment must not commence until the Consent Holder has received notice that the amendment has been certified by the Manager.

R8A. Any plan or management plan required under these conditions of consent may be amended or updated without the need for re-certification where:

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

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

R9. The Consent Holder must ensure that copies of all certified plans and management plans are available on Site and are provided to any GWRC warranted officer on request.

R10. At least 10 working days prior to being submitted to the Manager for certification, the Consent Holder must make all reasonable attempts to engage with Te Rūnanga o Toa Rangatira to provide input into:

a. Earthworks and Construction Management Plan (ECMP) - refer Condition R10D;

b. [deleted]

c. Stage-specific Erosion and Sediment Control Plan (SSESCP) – refer Condition R14;

cc. Stormwater Detailed Design – refer Condition R39;

d. Stormwater Management Plan (SMP) – refer Condition R42;

e. Stormwater Operation and Maintenance Plan (SOMP) – refer Condition R43;

f. Landscape and Ecology Plan (LEP) – refer Condition R52;

g. [deleted]

h. Eco-Hydrological Management, Offsetting, and Monitoring Plan (EHMP) – refer Condition R56A;

i. Stream works Construction Management Plan (SCMP) – refer Condition R59

j. Culvert Monitoring and Maintenance plan (CMMP) – refer Condition R63.

Reasonable attempts to make contact must include two attempts via phone and two attempts via email to te Taiao Team at Te Rūnanga o Toa Rangatira. 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.

Consent review

R10A. GWRC may review any or all conditions of this consent by giving notice of its intention to do so pursuant to Section 128 of the Resource Management Act 1991, within one month of each anniversary of the commencement of this consent, for any of the following reasons:

a. To review the adequacy of any plan and/or monitoring requirements, and if necessary, amend these requirements outlined in this consent;

b. To deal with any adverse effects on the environment that may arise from the exercise of this consent; and which are appropriate to deal with at a later stage;

c. To require the implementation of Best Practicable Options for any discharge authorised by these consents, in respect to new methodologies for the undertaking of the works to avoid, remedy or mitigate any significant adverse effect on the environment arising from the works.

The review of conditions may include the deletion or amendment of conditions of this consent; and the addition of such new conditions as are shown to be necessary to avoid, remedy or mitigate any significant adverse effects on the environment.

Complaints

R10B. The Consent Holder must maintain a complaints register that is to be made available to the Manager on request. The complaints register must be maintained until construction works are completed. 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.

Earthworks conditions

Discharge quality

R10C. Discharges to any surface water body from must not give rise to any of the following beyond the zone of reasonable mixing:

a. The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials;

b. Any conspicuous change in the colour or visual clarity;

c. A decrease in water clarity of more than 30%;

d. Any emission of objectionable odour;

e. The rendering of freshwater to be unsuitable for consumption by farm animals;

a. Any significant adverse effects on aquatic life.

Earthworks and Construction Management Plan

R10D. At least 20 working days prior to the commencement of earthworks, the Consent Holder must submit an Earthworks Construction Management Plan (ECMP) for the earthworks authorised by these consents to the Manager for certification.

The objective of the ECMP is to set out the overall management principles, practices, monitoring, maintenance, and reporting that will be implemented to manage the actual and potential adverse effects of erosion, sediment, and dust discharges as a result of earthworks.

The ECMP must be prepared in general accordance with the draft ECMP referred to in Condition G1 and in accordance with the ESC Guide for the Wellington Region, and must include, but is not limited to, the following:

a) Description of the overarching erosion, sediment, and dust control principles, practices, and performance criteria that will be implemented;

b) Description of the staging of earthworks, including:

i. Area and extent of each stage;

ii. Location of each stage;

iii. Sequencing of stages;

iv. General outline of the construction programme for each stage.

c) Identification of sensitive receiving environments at, adjacent to, or downstream from the earthworks, including streams and natural inland wetlands, and how earthworks will be effectively separated from these environments;

d) Description the methods of progressive stabilisation that will be implemented throughout all stages of earthworks, and that are suitable for the soil types, times of year, and climatic conditions in which they must be implemented;

e) Description of how any recommendations made in the Geotechnical Investigation report referred to in Condition G1 that relate to surface water management and erosion and sediment control will be implemented;

f) Description of how the staging of earthworks will be coordinated with the staging of stormwater discharges and implementation of ecological mitigation, offsetting, or compensation required by other conditions of consent;

g) Description of how any sediment treatment device monitoring required by the conditions (including device monitoring and continuous baseline water quality monitoring) will be undertaken;

h) Information on how the continuous water quality monitoring required by Condition R38A will be undertaken, including:

i. Confirmation of the methods for undertaking continuous water quality monitoring;

ii. Establishment of baseline sediment discharge levels;

iii. Appropriate trigger levels for a change in water quality to determine when a monitoring response is required, to achieve the purpose of the monitoring set out in Condition R38A;

iv. Regular reporting of monitoring results.

i) Description of how audits, inspections, and maintenance of erosion, sediment, and dust control measures will be undertaken.

j) Heavy rainfall event and incident response procedures.

R11. [deleted]

R12. [deleted]

R13. [deleted]

Stage-Specific Erosion and Sediment Control Plan

R14. At least 20 working days prior to the commencement of each stage of earthworks, the Consent Holder must submit to the Manager for certification a Stage-Specific Erosion and Sediment Control Plan (SSESCP). The SSESCP must be prepared by a SQEP with expertise in earthworks management. The objective of the SSESCP is to show what ~~measures, procedures and methodologies~~specific erosion, sediment, and dust control measures must be put in place ~~to manage the actual and potential erosion and sediment discharge related risks and effects~~ so that water and air quality and ecological health will be maintained during earthworks activities.

R15. The SSESCP must be prepared in accordance with the certified ECMP and the ESC Guide for the Wellington Region, must be consistent with the SWMP and CTMP, and must include, but is not limited to, the following:

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

a. Plans showing ~~Specific~~ specific erosion ~~and~~, sediment and dust control works ~~(location, dimensions, and capacity);~~ showing:

i. Catchment boundaries and contours;

ii. Areas that will not be disturbed;

iii. Cut and fill areas;

iv. Soil stockpile areas;

v. Fill disposal sites;

vi. Location, dimensions, and capacity of erosion and sediment control devices and measures;

vii. Site access points and stabilised construction entranceways;

viii. Location of all discharge points into the receiving environment;

ix. Location of all streams and wetlands;

b. Supporting calculations and design drawings;

c. ~~Catchment boundaries and contour information;~~Details of dust management measures necessary to prevent the discharge of dust beyond the boundary of the properties within the stage;

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),~~ including the methods of progressive stabilisation that will be used;

g. Monitoring ~~and maintenance~~ requirements, including the location of upstream and downstream monitoring points;

h. ~~Details of the stormwater treatment device that must be utilised on Site including sizing calculations~~Where works are located adjacent to or upstream from to any stormwater management device, methods to avoid discharges from earthworks to any stormwater management device as far as practicable;

i. ~~Finalised erosion and sediment control drawings~~Where works are located adjacent to streams or wetlands, any specific measures to exclude works from streams or wetlands and to unmanaged discharges to streams and wetlands; and

j. Evidence of consultation undertaken with PCC.

As Built Plans

R16. Prior to commencement of earthworks in each stage, a SQEP with expertise in earthworks management must provide written certification to the Manager that the erosion and sediment control measures have been constructed in accordance with the certified SSESCP for the stage. Certification required by this condition must include as-built plans and details that demonstrate that all erosion and sediment control measures for the stage have been constructed in accordance with the SSESCP.

Existing retained wetlands

R16A. At least 20 working days prior to the commencement of land disturbance or earthworks within 100 m of any of the existing retained wetlands identified in drawing number 1753-02-SK9250-R1, prepared by Envelope Engineering, dated 6 March 2026, the Consent Holder shall clearly demarcate on site the location of each wetland using fencing or other form of visually distinguishable barrier. The demarcation shall be maintained for the duration of any earthworks or land disturbance being undertaken within 100 m of the wetland.

Site audits

R17. [deleted]

R18. During works authorised by this consent, and until the site has been permanently stabilised, the Consent Holder must have the stage 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 as measured at the GWRC rainfall monitoring site *Taupo Stream at Whenua Tapu*.

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

R19. 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 GWRC rainfall monitoring site *Taupo Stream at Whenua Tapu*; and

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

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

Parameter	Monitoring locations			
	Inflow	Outflow	Downstream [as identified in SSESCP]	Immediately upstream of the point of discharge from the sediment treatment device
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.

This condition will cease to apply to any sediment treatment device where the catchment for that device has been completely stabilised, and the device has been decommissioned in accordance with Condition R22.

Monitoring Response

R20. 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~~At the outflow of the device, the NTU value is 170 NTU or greater; or

ii. for any chemically treated device the pH is at or below 5.5 or above 8.5; or

b. There is a failure or malfunction of any erosion and sediment control measure, or any other unauthorised discharge of contaminants, that has resulted in a discharge either directly or via land to a surface water body or stormwater network;

the Consent Holder must:

c. Immediately notify the Manager of the incident;

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

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

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

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

i. Date and time of the incident;

ii. Weather conditions prior to and during the incident;

iii. Photographs required in accordance with (iii)

iv. Investigations undertaken;

v. Cause of the incident;

vi. Response actions taken; and

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

R21. Where incidents in Condition R20 (b) have occurred, unless otherwise agreed in writing by the Manager, the Consent Holder must have the receiving surface water body 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

R22. 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.

Chemical Treatment Management Plan

R23. At least 20 working days prior to the commencement of earthworks, the Consent Holder must submit a Chemical Treatment Management Plan (CTMP) to the Manager for certification. The purpose of the CTMP is to demonstrate how chemical treatment will be used, monitored and managed appropriately so that discharges from sediment treatment devices meet the discharge quality condition of this consent.

R24. The CTMP must be 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).

R25. The CTMP 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.

R26. [deleted]

R27. [deleted]

R28. The Consent Holder must review the CTMP 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 CTMP 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. If an amendment is required to the CTMP as a result of the review, this must be submitted to the Manager for certification under Condition 8.

Chemical Treatment Monitoring and Maintenance Reports

R29. If chemical treatment is used during any stage of earthworks, the Consent Holder must submit chemical treatment monitoring reports as required by CTMP 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. Chemical treatment testing undertaken (record sheets); and

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

Earthworks During Winter

R30. If earthworks will occur during the winter period in any year, at least 20 working days prior to undertaking earthworks during the winter period in that year, the Consent Holder must prepare an amendment to the SSESCP (winter earthworks amendment) and submit this to the Manager for certification by GWRC. The purpose of the amendment is to:

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

b. Detail the specific erosion and sediment control measures that will be put 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, having regard to the increased frequency, severity and duration of rainfall. Increased groundwater levels and reduced soil infiltration during the winter period;

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

e. Ensure compliance with consent conditions.

R31. The amendment to the SSESCP required by Condition R30 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.

R32. 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.

R33. No more than 3,000m^2 of land may be unstabilised at any one time during the winter period each year.

Tīmatanga ceremony

R34. The Consent Holder must invite, with a minimum of 15 working days notice prior to commencing earthworks associated with the first 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: 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

R35. At least 15 working days prior to the commencement of earthworks associated with the first 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 to all relevant contractors to be involved with earthworks and construction associated with this development.

Pre-commencement meeting

R36. Prior to commencement of each stage, the Consent Holder must hold a pre-commencement meeting that:

a. Is located on the Site;

b. Is scheduled not more 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 warranted 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.

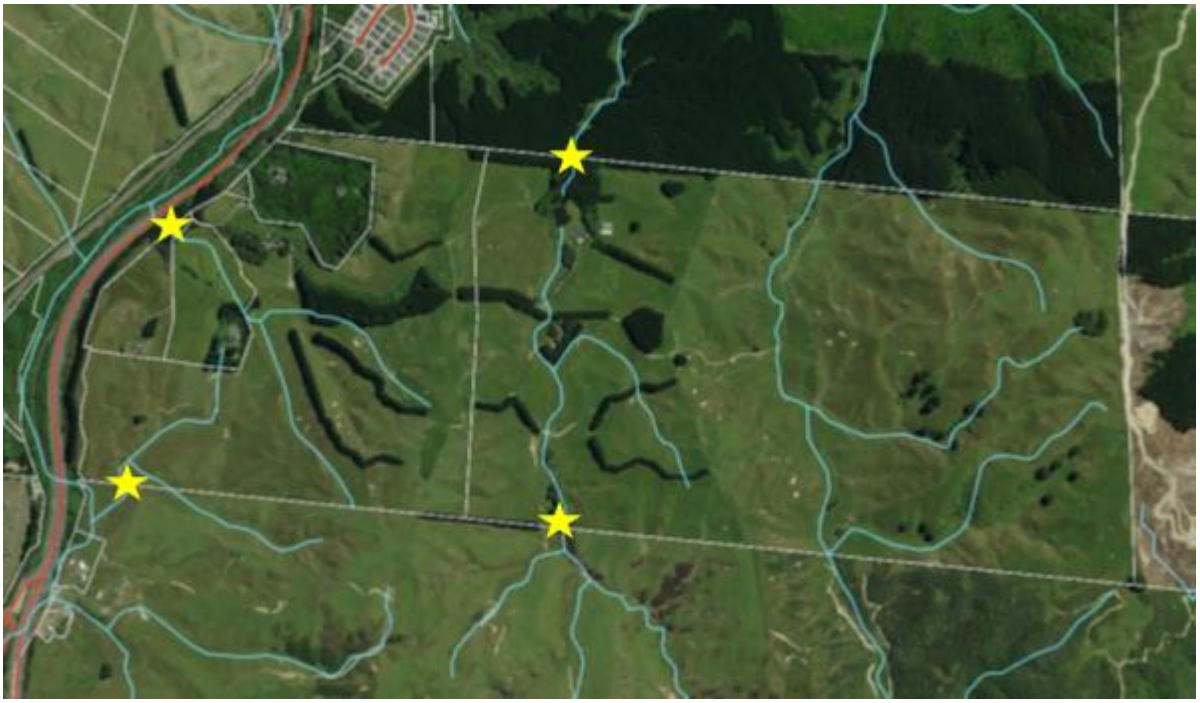
R37. The purpose of this meeting is to understand timeframes for key stages of the works authorised under this consent; review and record condition of existing local assets and discuss the erosion and sediment control measures, earthworks methodologies, stormwater management, wetland and stream works, relevant plans and management plans, timeframes for the work, and to ensure all parties are aware of and familiar with the necessary Conditions of this consent.

R38. An invite must be sent to all parties at least 10 working days in advance of the anticipated commencement of works. 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.

Continuous water quality monitoring

R38A. The Consent Holder must undertake continuous in-stream turbidity monitoring at the locations identified in Figure 1 until all earthworks authorised by this consent have ceased and the site has been stabilised.

The purpose of the monitoring is to demonstrate that there will be no increase in the discharge of sediment from the site during the works authorised by this consent, compared to before the commencement of the works authorised by this consent.



[AB disagrees with this figure] Figure 1: continuous in-stream turbidity monitoring locations shown in yellow. Site boundary shown in red. Indicative location of rivers shown in blue.

Monitoring Response

R38B. If the results of monitoring required by Condition R38A exceed the trigger level set in the ECMP under Condition R56A, then the Consent Holder must:

a. Investigate the cause of the exceedance of the trigger level;

b. If the activities undertaken by the Consent Holder have caused or contributed to the exceedance, identify any changes in the management of the activities undertaken by the Consent Holder that are necessary to avoid an exceedance of the trigger level in future;

c. Submit a report to the Manager within 10 working days of the exceedance occurring that addresses the matters in a) and b) above.

R38C. If the report required by Condition R38B.c identifies changes in the management of activities necessary under Condition R38B.b, then those changes must be submitted as amendments to the relevant management plan under Condition R8 at the same time as the report is submitted under Condition R38B.c.

Staging and progressive stabilisation

R38D. The maximum total area of any stage of earthworks must not exceed the stage areas identified in Table 1 of the draft ECMP referred to in Condition G1.

R38E. Earthworks must not commence in any subsequent stage until earthworks have been completed in the preceding stage and the land within that stage is stabilised.

R38F. The Consent Holder must progressively stabilise all land where earthworks have been undertaken in accordance with the ECMP and SSESCP. Upon completion of works authorised by this consent, the entire site must be stabilised.

Stormwater conditions

Stormwater detailed design

R39. The Consent Holder must submit the stormwater detailed design, including drawings, specification, design report and calculations for the stormwater management devices to the Manager for certification at least 20 working days prior to the commencement of construction of any stormwater management device. The purpose of the detailed design is to demonstrate that the detailed design of stormwater management devices is consistent with the application and the anticipated level of effects.

The detailed design must be prepared by a SQEP (chartered professional engineer with expertise in stormwater management) and must include 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.~~

a. [PLACEHOLDER for list of matters that must be included in a stormwater detailed design, subject to resolution of substantive issues associated with stormwater design]

R40. Stormwater management devices and systems must be constructed and installed in accordance with the certified stormwater detailed design.

R41. [Note to Expert Panel – this condition may need to be updated to reflect the outcome of substantive issues relating to stormwater management (for example, of the Panel determines a Commissioning Plan is required)] 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.

R42. [Note to Expert Panel – this condition may need to be updated to reflect the outcome of substantive issues relating to stormwater management (for example, of the Panel determines a Commissioning Plan is required)] 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

R43. The Consent Holder must prepare and submit a Stormwater Operation and Maintenance Plan (SOMP) to the Manager for certification and at least 20 working days prior to discharges commencing from any stormwater treatment devices. The SOMP must be prepared by a SQEP (chartered professional engineer with expertise in 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.

A separate SOMP may be submitted for each stage identified in the certified stormwater detailed design.

R44. Discharges from any stormwater management devices must not commence until the Consent Holder has received notice in writing that the SOMP has been certified by the Manager.

R44A. The Consent Holder must operate and maintain the stormwater management devices in accordance with the certified SOMP.

As-built plans

R45. No later than 20 working days after the construction of each stormwater management device, the Consent Holder must provide the Manager with "as-built" plans that demonstrate that each stormwater management device has been built in accordance with the certified stormwater detailed design. The as-built plans must be certified (signed) by a SQEP (chartered professional engineer with expertise in stormwater management).

Inspections and maintenance

R46. 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

R47. Buildings and structures must not have exposed copper or zinc cladding, roofing, guttering or spouting.

R48. [relocated to R66]

Baseline hydrological and water quality monitoring

R49. The Consent Holder must continue hydrological and water quality monitoring at the site during and for at least three years after the commencement of earthworks with the modelling approach outlined in the Hydrology and Water Quality Assessment prepared by Pattle Delamore Partners referred to in Condition G1 at the sites shown in condition R38A to R38C. The hydrological model results must be cross-checked against the baseline data to confirm that the assumptions are realistic and representative.

R50. A Monitoring Report must be submitted by the Consent Holder to the Manager and Te Rūnanga o Toa Rangatira at 12-monthly intervals (annually). The report must be prepared by a SQEP hydrologist and include:

a. The results of monitoring required by Condition R49; and

b. Recommendations for any remedial actions in response to the results of monitoring.

R50A. Where monitoring required by Condition R49 demonstrates that any of the baseline conditions on which the stormwater detailed design is based have changed to the extent that any stormwater management device no longer achieves the requirements of Conditions R39, the Consent Holder must submit an amendment to the stormwater detailed design or SMP under Condition R8 so that the design or management of the stormwater management device meets the requirements of Condition R39. This will include any recommendations identified under Condition R50.

Stormwater discharge performance

R50B. Discharges from any stormwater detention pond ~~retention wetland~~ to any surface water body must not result in any of the following beyond the zone of reasonable mixing:

a. [PLACEHOLDER for specification of discharge quality standards]

R50C. The Consent Holder must undertake water quality and hydrological monitoring of discharges from each stormwater detention pond ~~retention wetland~~, in accordance with the EHMP required by Condition R56A, for the duration of this discharge permit. The monitoring required by this condition must be undertaken by a SQEP (hydrologist).

R50D. The Consent Holder must submit to the Manager once per year an annual report of the results of monitoring required by Condition R50C.

R50E. If at any time the results of monitoring required by Condition R50C demonstrate that a water quality or hydrological trigger level for the stormwater detention ponds ~~retention wetlands~~ identified in the EHMP is breached, then the Consent Holder must:

a. Assess the likely cause of the breach of the trigger level;

b. Identify steps necessary to avoid a breach of the trigger level in future;

c. Provide a report on the above to the Manager within 10 working days of the trigger level being breached;

d. Where the steps identified in b. require a change to the design of the stormwater network or any stormwater management device, the Consent Holder must submit this as an amendment to the stormwater detailed design under Condition R8 at the same time as the report is submitted to the Manager under c.

Financial contributions

R50F. The Consent Holder must pay a financial contribution to the Wellington Regional Council for the residual adverse effects of stormwater discharges from the creation of impervious surfaces authorised by this consent, being the following level of contribution:

Category	**Financial contribution**
Equivalent Household Units (EHU)*	$4,599 per EHU
Non-residential greenfield development, including but not limited to new commercial, industrial or town centre areas	$858 per 100m2 impervious surface area
New roads and state highways (not in direct support of a new greenfield development)	$360 per 100m2 impervious surface area

*Dwellings with <55m2 of roof site coverage, or dwellings with roof areas that are redirected to permanently plumbed greywater reuse systems, will be charged at 0.6 of the financial contribution rates.

Financial contributions must be calculated for each stage identified in the certified stormwater detailed design and must be paid prior to the commencement of stormwater discharges from each stage, or on 1 June 2027, whichever is the latter.

Advice Note: Financial contributions identified in this condition are for the Te Awarua-o-Porirua Whaitua as identified in Schedule 30 of NRP-PC1. If the amount of financial contributions payable changes because of any plan change process prior to those charges being required to be paid, the applicant may apply for a change of condition under section 127 of the RMA.

Wetland and Stream works conditions

Discharge quality for works in surface water bodies

R51. Discharges to any surface water body, as a result of works in any surface water body, must not cause any of the following beyond the zone of reasonable mixing:

a. The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials;

b. Any conspicuous change in the colour or visual clarity;

c. A decrease in water clarity of more than 30%;

d. Any emission of objectionable odour;

e. The rendering of freshwater to be unsuitable for consumption by farm animals;

f. Any significant adverse effects on aquatic life.

Requirements for river and wetland remediation, offsetting, or compensation

R51A. The Consent Holder must undertake the following works to remediate, offset, or compensate for the residual adverse effects of the activities authorised by these consents on rivers and natural inland wetlands:

a. [PLACEHOLDER for specification of specific works packages]

R51B. The works identified in Condition R51A must achieve the following performance standards:

a. [PLACEHOLDER for specification of performance standards and timeframes to meet performance standard]

R51C. The Consent Holder must maintain the works required by Condition R51A for a minimum of 3 years, and until the performance standards in Condition R51B are met.

R51D. The Consent Holder must monitor the works required by Condition R51A, in accordance with the EHMP, at six-monthly intervals (biannually) for a minimum of 3 years, and until the performance standards in Condition R51B are met. The monitoring required by this condition must be undertaken by a SQEP (ecologist). Each monitoring event must assess the progress of the works towards achieving the performance standards in Condition R51B.

R51E. 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 the assessment required by Condition R51D.

R51F. Where a Monitoring Report submitted under Condition R51E identifies that a performance target in Condition R51B has not been met, or is at risk of not being met, the Consent Holder must submit an amendment to the LEP or EHMP under Condition R8 at the same time as they submit the monitoring report.

The amendment to the LEP or EHMP must include remedial actions to ensure the performance targets will be met, which may include:

a. Further planting, or re-planting, including new species or additional species;

b. Further pest management;

c. Protection and/or exclusion measures, such as fencing;

d. Plans showing the remedial actions to be implemented;

e. Timing and sequencing of remedial works;

f. Further monitoring that may be necessary, including additional monitoring methods or frequency.

Existing retained wetlands

R51G. The Consent Holder must undertake monitoring of existing retained wetlands in accordance with the EHMP until earthworks authorised by the consents have ceased.

Landscape and Ecology Plan

R52. At least 20 working days prior to the commencement of any ecological planting activities, the Consent Holder must submit a Landscape and Ecology Plan (LEP) to the Manager for certification. 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 in general accordance with the Draft LEP referred to in Condition G1. In relation to the regional resource consents, the objective of the LEP is to show the types of planting that will occur in each part of the site for stormwater management, river and wetland remediation, offsetting, or compensation, and erosion and sediment control. The LEP must include but not be limited to:

a. [PLACEHOLDER for list of requirements for contents of LEP].

R53. [deleted]

R54. No earthworks or vegetation clearance within a natural inland wetland or piping or reclamation of a river may commence until the Consent Holder has received written confirmation that the LEP has been certified by the Manager.

R55. [Relocated to R51D]

R56. [Relocated to R51E]

Eco-Hydrological Management, Offsetting, and Monitoring Plan

[Note to the Expert Panel: the contents of this management plan are subject to the resolution of substantive issues related to the stormwater detention ponds *~~retention wetlands~~ and freshwater remediation, offsetting, or compensation. The contents of this condition may require further technical expert input.]*

R56A. At least 20 working days prior to the commencement of works within the bed of a river or natural inland wetland, the Consent Holder must submit an Eco-Hydrological Management, Offsetting, and Monitoring Plan (EHMP) to the Manager for certification. The objective of the EHMP is to demonstrate how remediation, offsetting, or compensation for the loss of river and natural inland wetland extent and ecological values will be implemented, monitored, and maintained, in accordance with the conditions of this consent. The EHMP must include the following as a minimum:

General requirements

a. Demonstration that the implementation of remediation, offsetting, and compensation will be coordinated with the staging of earthworks and stormwater discharges, so that earthworks and stormwater discharges will not adversely impact the implementation of ecological remediation, offsetting, and compensation;

b. A monitoring framework for each area of remediation, offsetting, or compensation, including:

   i. Detail on how the performance measures will be monitored;

   ii. Monitoring methods and locations;

   iii. Details on the monitoring frequency that is at least annually;

   iv. Methods to analyse monitoring results to assess trajectory towards achieving performance targets, and details on trigger thresholds and/or early warning indicators that the performance targets are not being achieved;

c. Description of how any areas of remediation, offsetting, and compensation will be maintained until they have achieved the relevant performance targets;

d. Confirmation of long-term management arrangements for all areas of river or natural inland wetland remediation, offsetting, or compensation;

River remediation, offsetting and/or compensation

e. Confirmation of the performance targets for offsetting or compensation, including:

i. Target stream ecological valuation (SEV) scores, and the timeframe by which these scores must be achieved;

ii. Any other performance target that may be necessary to demonstrate that the offsetting or compensation has successfully achieved its purpose of offsetting or compensation for the loss of river bed extent and ecological value.

f. Confirmation of the timing of the implementation of offsetting and/or compensation works, which must be either before or at the same time as works within the affected river reach;

Natural inland wetland remediation and offsetting

g. Confirmation of the timing of the implementation of remediation or offsetting works, that demonstrates that remediation or offsetting will be implemented either before or within each stage where wetland loss will occur;

Stormwater detention ponds ~~*Retention wetlands*~~

h. Water quality monitoring within the stormwater detention ponds ~~retention wetlands~~ and downstream receiving environments, including trigger levels for monitoring set at a level that ensures that the performance standards required by Condition R50B will be met, for the following:

i. [PLACEHOLDER for matters listed in R50B]

i. Hydrological monitoring, with trigger levels for monitoring set at a that demonstrates that there will be no adverse downstream flow, erosion, sedimentation, or baseflow effects as a result of discharges from the stormwater detention ponds ~~retention wetlands~~.

Existing retained wetlands

j. Monitoring of effects on retained wetlands, including monitoring locations and minimum ecological criteria, to demonstrate that there will be no loss of extent or ecological value at any existing retained wetland.

Freshwater fish

R57. The Consent Holder must undertake fish rescue in accordance with the Fish Management Plan (FMP) ~~prepared by Bluegreen Ecology dated 24 October 2025~~ contained in the SCMP. All fish rescue must be undertaken by a SQEP with the required permits.

R57A. The Consent Holder must ensure that:

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

b. ~~the new Taupō Stream Culvert and wetlands B and E be~~ all new structures are designed, constructed and maintained in accordance with the New Zealand Fish Passage Guidelines (NZFPG) (NIWA and DOC, 2024).

R58. 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 fish rescue for any temporary diversion;

R58A. Works must not be undertaken within the bed of the river during the spawning period of native fish present in the catchment~~(May-June)~~ as determined by the results of the freshwater fish survey required by Condition R58B.

R58B. Prior to the commencement of work in the bed of any river, the Consent Holder must undertake a fish survey that confirms (or otherwise) the presence of fish species within each affected river catchment. The Consent Holder must submit the results of the fish survey to the Manager at least 20 working days prior to the commencement of work in the bed of any river.

Stream works Construction Management Plan

R59. The Consent Holder must prepare, in consultation with the contractor undertaking the works, a Stream works Construction Management Plan (SCMP). The SCMP must be submitted by the Consent Holder to the Manager for certification at least 20 working days prior to works commencing within the bed of a river. 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 works to be undertaken in the bed of a river including a timetable for the works;

b. [deleted]

c. A detailed methodology for all works to be undertaken in the bed of a river;

d. [deleted]

e. ~~Measures~~ A Fish Management Plan to prevent adverse effects on fish and fish passage during the works, ~~including during dewatering and stream diversions~~taking into account the fish species that may be present in the relevant catchment. The Fish Management Plan must include:

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

ii. Identification of appropriate relocation sites;

iii. Response to chance finds of fish;

iv. Hand capture of stranded fish during dewatering;

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

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

vii. Reference to DOC approval under Freshwater Fisheries Regulations where required by the proposed use of exclusion methods;

viii. Maintenance and re-fishing requirements should there be a high flow event;

ix. Detail on timings, including seasonal requirements and development phasing;~~;~~

f. A detailed temporary diversion methodology to be used to separate construction activities from flowing water, including:

i. Calculations and cross sections of the temporary diversions to demonstrate that they can manage flows from the 5% Annual Exceedance Probability (AEP) rain event;

ii. Contingency methods should a heavy rainfall event occur or be forecasted while the temporary diversion is in place;

iii. Measures to facilitate fish passage upstream and downstream while the temporary diversion is in place; and

g. Details of all erosion and sediment controls for works within the bed of a river to minimise the discharge of sediment to water;

h. Methods for inspecting vehicles and equipment for the presence or pest aquatic species prior to entering water, and for removing those species from vehicles and equipment where required;

i. Methods and timing for stabilisation and remediation of stream banks after works have been completed, in accordance with Condition R61.

Detailed design of in-stream structures

R59A. At least 20 working days prior to the placement of a structure within the bed of a river, the Consent Holder must submit a detailed design of the structure to the Manager for

certification. The detailed design must demonstrate that the design of the structure is in accordance with the conditions of this consent.

The detailed design must be prepared by a SEQP (freshwater ecologist) and SQEP (chartered professional engineer), and must demonstrate that:

a. The design of the structure will provide for the passage of fish that may be present within the catchment, as determined by the results of the fish survey required by Condition R58B, in accordance with the New Zealand Fish Passage Guidelines (NIWA and DOC, Version 2.0, June 2024);

b. The design of the structure does not result in an increase in flood depth, flood velocity, or flood hazard compared to the Mt Welcome Flood Risk Assessment referred to in Condition G1;

c. Each culvert inlet and outlet is protected against erosion and scour;

d. Each culvert is designed to avoid any aggradation, erosion, and scour of the bed, including any erosion and scour at the inlet and the outlet of the culvert;

e. Each culvert will avoid causing or increasing flooding on any neighbouring property;

f. Each culvert is designed to avoid blockage by debris or other geomorphic processes (such as the movement of sediment).

Advice note: the detailed design of dams is also subject to district resource consent conditions that address design matters including the structural and geotechnical design of dams.

Temporary diversions within a stream channel

R60. The Consent Holder must ensure all temporary water diversions are in place prior to the commencement of works within the bed of a river. The temporary diversion must:

a. Be implemented, managed and maintained in accordance with the certified SCMP;

b. Maintain fish passage;

c. Separate all construction activities from flowing water;

d. Remain in place for the full duration of the works in that location; and

e. Not be removed and the stream flow reinstated until the stream works in that location have been completed.

Erosion/scour and revegetation

R61. 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.

Avoiding contaminants entering water

R61A. The Consent Holder must ensure that:

a. All machinery being used for the works is regularly maintained in such a manner to ensure no oil, petrol, diesel, hydraulic fluid, or cleaning fluid is released into water, or to land where it may enter water;

b. No storage of hazardous substances or re-fuelling occurs within 10m of any surface water body or stormwater system;

c. No machinery is cleaned or stored within 10m of any surface water body or stormwater system;

d. No dry cement product, unset concrete, concrete wash water or any water contaminated with concrete may enter water, or land where it may enter water.

Culvert Installation – NES-F Requirements

R62. Within 20 working days following completion of the installation of any 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.

Culvert monitoring and maintenance

R63. Within 20 working days following completion of any culvert placement or stream piping, and any construction of an earth dam, the Consent Holder must submit a Culvert Monitoring and Maintenance Plan (CMMP) to the Manager for certification.

The objective of the CMMP is to describe the ongoing monitoring and maintenance measures for the structure to ensure that the structure is maintained in sound condition and fish passage is maintained and does not reduce over the lifetime of the structure.

The CMMP must include the following detail and processes:

a. How the monitoring and maintenance will be undertaken;

b. The steps to be taken to avoid any adverse effects on fish passage;

c. The steps to be taken to ensure that the structure's provision for fish passage does not reduce over its lifetime;

d. A process for providing updated information on the structure to the Manager every year for the first 5 years of the placement of the structure, and every 2 years thereafter, or after a significant natural hazard event, for the purpose of reassessing the structures effect on the passage of fish;

e. Steps to be taken to ensure that the structural integrity of the structure remains sound in the opinion of a SQEP (chartered professional engineer);

f. Steps to be taken to ensure that the structure, including the river bed and banks adjacent to the inlet and outlet of the structure, remain clear of debris;

g. Programme and frequency of routine monitoring and maintenance;

h. Record keeping of monitoring results.

Advice note: Clause a) to d) of this management plan is required by regulation 69(2) of the Resource Management (National Environmental Standard for Freshwater) Regulations 2020.

Advice note: after the first CMMP is certified, this condition may be met for subsequent culverts or stream piping by amending the CMMP to incorporate any subsequent structure under Condition R8.

R64. The Consent Holder must monitor and maintain each structure in accordance with the certified CMMP.

R65. The Consent Holder must submit a report to the Manager on the monitoring and maintenance undertaken in accordance with the certified CMMP at the frequency specified in the CMMP.

Contaminated land conditions

R66. The following district consent conditions apply to discharges from contaminated land authorised by this consent:

a. District Consent Condition D40B (which relates to the provision of a Detailed Site Investigation (DSI) report);

b. District Consent Condition D40C (which relates to the provision of a Contaminated Site Management Plan (CSMP));

c. District Consent Condition D40D (which relates to the provision of a Remediation Action Plan (RAP));

d. District Consent Condition D70 (which relates to the provision of a Site Validation Report (SVR)).

Advice note: The plans and reports identified in this condition are provided to GWRC for information, not certification. Certification of these plans and reports is undertaken by PCC under the relevant District Consent conditions.

Advice note: The use of land to undertake a DSI is a permitted activity under Rule R81 of the NRP, subject to meeting the conditions of that rule.