

APPENDIX B: CONDITIONS OF APPROVALS

RESOURCE CONSENT CONDITIONS

Advice note: these conditions must be read alongside the Resource Consents Conditions matrix set out in Table 1 and Table 2.

DEFINITIONS

Ref	Conditions																																						
DF.1.	The table below defines the acronyms and terms used in the conditions. <table> <tr> <td>AMP</td><td>Avifauna Management Plan</td></tr> <tr> <td>City Council or WCC</td><td>Wellington City Council</td></tr> <tr> <td>CLMP</td><td>Contaminated Land Management Plan</td></tr> <tr> <td>CMA</td><td>Coastal Marine Area</td></tr> <tr> <td>CMO</td><td>Compliance Monitoring Officer</td></tr> <tr> <td>CNVMP</td><td>Construction Noise and Vibration Management Plan</td></tr> <tr> <td>Commencement of Work</td><td>The first date when any physical work that is the subject of these consents commences</td></tr> <tr> <td>Construction Phase</td><td>The duration of the construction of the Project from site establishment through to completion of all construction related activities of the Project.</td></tr> <tr> <td>Construction yards</td><td>The George Bolt Yard, MGC Yard and Moa Point Yard</td></tr> <tr> <td>CTMP</td><td>Construction Traffic Management Plan</td></tr> <tr> <td>Earthworks</td><td>Means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.</td></tr> <tr> <td>ESDC</td><td>Erosion, Sediment and Dust Control</td></tr> <tr> <td>ESDCMP</td><td>Erosion, Sediment and Dust Control Monitoring Plan</td></tr> <tr> <td>George Bolt Yard</td><td>George Bolt Street Construction Yard as identified in Attachment A.</td></tr> <tr> <td>KPMP</td><td>Kororā / Penguin Management Plan</td></tr> <tr> <td>LMP</td><td>Lizard Management Plan</td></tr> <tr> <td>Manager</td><td>Manager GWRC or Manager WCC</td></tr> <tr> <td>Manager GWRC</td><td>The Manager, Environmental Regulation, Wellington Regional Council</td></tr> <tr> <td>Manager WCC</td><td>The Manager of Consenting and Compliance, Wellington City Council</td></tr> </table>	AMP	Avifauna Management Plan	City Council or WCC	Wellington City Council	CLMP	Contaminated Land Management Plan	CMA	Coastal Marine Area	CMO	Compliance Monitoring Officer	CNVMP	Construction Noise and Vibration Management Plan	Commencement of Work	The first date when any physical work that is the subject of these consents commences	Construction Phase	The duration of the construction of the Project from site establishment through to completion of all construction related activities of the Project.	Construction yards	The George Bolt Yard, MGC Yard and Moa Point Yard	CTMP	Construction Traffic Management Plan	Earthworks	Means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.	ESDC	Erosion, Sediment and Dust Control	ESDCMP	Erosion, Sediment and Dust Control Monitoring Plan	George Bolt Yard	George Bolt Street Construction Yard as identified in Attachment A.	KPMP	Kororā / Penguin Management Plan	LMP	Lizard Management Plan	Manager	Manager GWRC or Manager WCC	Manager GWRC	The Manager, Environmental Regulation, Wellington Regional Council	Manager WCC	The Manager of Consenting and Compliance, Wellington City Council
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	MGC Yard	Miramar Golf Course Construction Yard as identified in Attachment B.
	MHWS	Mean high water springs
	MMMP	Marine Mammal Management Plan
	Moa Point Yard	Moa Point Construction Yard as identified in Attachment C.
	Notification or Notice	In relation to a regional resource consent, means email of notification to notifications@gw.govt.nz .
	NTU	Nephelometric Turbidity Unit
	Progressive Stabilisation	In relation to the Erosion Management and Sediment and Dust Control Conditions, means implementing stabilisation over an area of land immediately after the earthworks within that area of land have been completed.
	Project Area	The working areas of the Southern Seawall, the Eastern Bank Remediation area, the two Kororā colonies and the George Bolt, MGC and Moa Point construction yards, as shown in Attachment D to these conditions.
	Regional Council or GWRC	Wellington Regional Council
	SQEP	Suitably Qualified and Experienced Practitioner
	SSESDCP	Site Specific Erosion, Sediment and Dust Control Plan
	Stabilised	In relation to earthworks, means the earthworks site is inherently resistant to erosion or rendered resistant to erosion through the application of the methods of stabilisation specified in Section E3 of the <i>Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region</i> , unless alternative methods are provided for by the SSESDCP.
	Stage	In relation to the Erosion Management and Sediment and Dust Control Conditions, means one or more areas of land where earthworks will be undertaken, prior to that land being stabilised. For the purposes of this definition, where earthworks are undertaken in separate areas of land at the same time, they are part of the same stage.
	Staging or Staged	In relation to the Erosion Management and Sediment and Dust Control Conditions, means planning and undertaking earthworks so that the area of land that is disturbed at any one time is minimised by: 1. Defining the stages in which earthworks will be undertaken; and 2. Identifying the order in which each stage will be undertaken; and 3. Undertaking earthworks in each stage sequentially so that earthworks do not occur in more than one stage at any one time; and

Ref	Conditions	
		4. Only commencing earthworks in a subsequent stage after the preceding stage is stabilised; For the avoidance of doubt, earthworks that are planned or undertaken in a single stage are not staged for the purposes of this definition.
	TSS	Total Suspended Solids
	Winter Works Period	In relation to the Erosion Management and Sediment and Dust Control Conditions, means the period between 1 June and 30 September (inclusive).
	Working Day	Has the same meaning as in section 2 of the Resource Management Act 1991

GENERAL CONDITIONS APPLYING TO ALL RESOURCE CONSENTS

Ref	Conditions
GC.1.	Except as provided for in the conditions below, the Project must be undertaken in general accordance with: (a) The plans and information submitted with the application titled “Wellington International Airport Limited, Southern Seawall Renewal Project, dated 23rd October 2025, and the supporting technical documents submitted by the Consent Holder to the Environmental Protection Authority in support of its application for authorisation of the Southern Seawall Renewal Project under the Fast-track Approvals Act 2024; (b) The additional and updated application documents submitted by the Consent Holder to the Environmental Protection Authority on: i) 13 November 2025 ii) 30 January 2026 iii) 18 February 2026 iv) 17 March 2026 [which includes the updated landscape, natural character and visual effects assessment] v) 8 May 2026 [which includes the updated engineering Plans for Consent] (c) The Applicant’s responses to comments provided under section 55 of the Fast-track Approvals Act 2024, dated 17 March 2026; (d) The further information submitted pursuant to section 67 of the Fast-track Approvals Act 2024, dated 13 February 2026; and

Ref	Conditions
	(e) The further information submitted pursuant to section 67 of the Fast-track Approvals Act 2024, dated 10 April 2026.
GC.2.	Where there is a conflict or inconsistency between the documents listed in Condition GC.1(a) and the information listed in Condition GC.1(b), (c), (d), and (e) the most recent plans and information must prevail.
GC.3.	In the event of any conflict or inconsistency between the documents listed in Condition GC.1 and the conditions of this consent, the conditions must prevail.
Management Plans	
GC.4.	This consent must be exercised in accordance with the following management plans: (a) Contaminated Land Management Plan (CLMP) dated 3 October 2025. (b) Lizard Management Plan (LMP) dated 20 January 2026. (c) Avifauna Management Plan (AMP) dated 13 March 2026. (d) Kororā / Penguin Management Plan (KPMP) dated 23 April 2026. (e) Marine Mammal Management Plan (MMMP) dated 17 March 2026. Where a management plan is amended under Conditions GC.9 or GC.10, the consent must be exercised in accordance with the amended management plan.
GC.5.	The following management plans must be submitted to the relevant Manager(s) for certification: To be certified by the Manager WCC: (a) Construction Noise and Vibration Management Plan (CNVMP) (b) Construction Traffic Management Plan (CTMP) (c) Erosion, Sediment, and Dust Control Monitoring Plan (ESCDMP) (d) Site Specific Erosion, Sediment, and Dust Control Plans (SSESDCPs) (e) Chemical Treatment Management Plan To be certified by the Manager GWRC: (f) With regard to noise in the CMA, Construction Noise and Vibration Management Plan (CNVMP) (g) Erosion, Sediment, and Dust Control Monitoring Plan (ESCDMP) (h) Site Specific Erosion, Sediment, and Dust Control Plans (SSESDCPs)

Ref	Conditions
	(i) Chemical Treatment Management Plan (j) Subtidal Habitat Monitoring Plan (k) Updated Site-wide Stormwater Management Plan Where a management plan is amended under Conditions GC.9 or GC.10, the consent must be exercised in accordance with the amended management plan.
GC.6.	The Consent Holder must follow the process set out below for any management plans requiring certification under Condition GC. 5 or Condition GC.10: (a) Documents requiring written certification must be submitted to the relevant Manager(s) in an electronic format. (b) Works to which the documents relate must not commence until the Consent Holder has received notice that the documents have been certified by the relevant Manager(s).
GC.7.	All activities authorised by this consent must be undertaken in accordance with the management plans referred to in Condition GC.4 and Condition GC.5.
GC.8.	The Consent Holder must ensure that a copy of each Management Plan, including any certified amendments, is available onsite at all times and that each copy is updated within 5 working days of any amendments being certified.
Amendments to Management Plans	
GC.9.	(a) The Consent Holder may make minor amendments to the management plan(s) referred to in Conditions GC.4 and GC.5 at any time. Any such amendments to the management plan(s) must be such that the plan(s) remain consistent with the objectives of the management plan(s) and continue to be in accordance with the resource consent conditions. (b) The Consent Holder must submit, in writing, any minor amendment(s) to the certified management plan(s) to the relevant Manager(s) at least 10 working days prior to when the works associated with the amendment are to be implemented. The Consent Holder must maintain a record of all minor amendments. (c) If the Consent Holder is notified by the relevant Manager(s) that it considers the amendment is a material amendment, the Consent Holder must consider the amendment in accordance with Condition GC.10. For the purpose of this condition, a 'minor amendment' is a small change to the content of the management plan(s) which has either no or a de minimis adverse environmental outcome.

Ref	Conditions
GC.10.	(a) The Consent Holder may make material amendments to any of the management plans referred to in Conditions GC.4 and GC.5 at any time, provided that: (i) Any material amendment to any management plan must be submitted to and certified by the relevant Manager(s); and (ii) Any works subject to the amendment must not commence until the Consent Holder has received notice that the amendment has been certified by the relevant Manager(s). (b) Any material amendment to the management plan(s) must meet the objectives of the management plan(s) and must be in accordance with these resource consent conditions.
	Advice Note: For the purposes of the General Construction Conditions, the “relevant manager” for each management plan is as follows: (a) Contaminated Land Management Plan (CLMP): Manager WCC (b) Lizard Management Plan (LMP): Manager WCC (c) Avifauna Management Plan (AMP): Manager WCC (d) Kororā / Penguin Management Plan (KPMP): Manager GWRC and Manager WCC (e) Marine Mammal Management Plan (MMMP): Manager GWRC (f) Construction Noise and Vibration Management Plan (CNVMP): Manager WCC and Manager GWRC (with regard to construction noise and vibration in the CMA only) (g) Construction Traffic Management Plan (CTMP): Manager WCC (h) Erosion and Sediment Control Monitoring Plan (ESCMP): Manager WCC and Manager GWRC (i) Site Specific Erosion and Sediment Control Plans (SSEDCPs): Manager WCC and Manager GWRC (j) Chemical Treatment Management Plan: Manager WCC and Manger GWRC (k) Subtidal Habitat Monitoring Plan: Manager GWRC (l) Updated Site-wide Stormwater Management Plan: Manager GWRC Any amendments to the KPMP or LMP also require an associated approval from the Department of Conservation, under the wildlife permit [insert permit reference].
Review conditions	

Ref	Conditions
GC.11	Wellington City Council or Wellington Regional Council 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 1 month of each anniversary of the commencement of this consent, for any of the following reasons: (a) To deal with any adverse effects on the environment that may arise from the exercise of this consent; (b) To require a holder of a discharge permit or a coastal permit to do something that would otherwise contravene section 15 of the Resource Management Act 1991 to adopt the Best Practicable Option to remove or reduce any adverse effect on the environment.

STAKEHOLDER COMMUNICATION AND ENGAGEMENT

Ref	Conditions
Community Liaison Group	
SC.1	At least 3 months prior to the commencement of construction works authorised as part of this resource consent, the Consent Holder must invite the establishment of a Community Liaison Group for the Project in accordance with Condition SC.4 and co-ordinate its activities in accordance with Conditions SC.2 and SC.3. The Community Liaison Group is to be consulted, as a minimum, at least 6 monthly or as otherwise provided for by the Terms of Reference established in Condition SC.2.
SC.2	The Consent Holder must prepare a Terms of Reference in consultation with the Community Liaison Group that outlines its purpose and functions which must include the following: (a) Acting as a forum for relaying any community questions or concerns and requests for information about the construction and operation of the Project to the Consent Holder's on-site management team; (b) Developing acceptable means of addressing (where possible) and managing those questions or concerns; (c) Reviewing the implementation of measures to resolve and manage community concerns; and (d) Frequency of meetings. Advice note: the purpose of the Community Liaison Group is to be an ongoing point of contact between the Consent Holder, their construction team, and the community.

Ref	Conditions
SC.3	The Consent Holder must: (a) Convene the meetings of the Community Liaison Group; (b) Cover the direct costs associated with the establishment and operation of the meetings; (c) Provide any relevant and up to date information on the Project; (d) Provide a draft of all management plans required under Condition GC.5, or any material amendments under Condition GC.10, to the Community Liaison Group for comment at least 15 working days prior to submitting the management plans to the relevant Council(s) for certification; and (e) Keep and distribute of the Community Liaison Group's minutes to all participants in the Liaison Group. A person independent of the Consent Holder must chair the meetings, unless otherwise agreed by the Community Liaison Group.
SC.4	The Consent Holder must notify its intention to establish a Community Liaison Group for the Project by public notice. The Consent Holder must invite, as a minimum, the following parties to participate in the Community Liaison Group (in addition to the Consent Holder itself): (a) A representative of Wellington City Council and Greater Wellington Regional Council; (b) A representative of Port Nicholson Block Settlement Trust / Taranaki Whānui; (c) A representative of Te Rūnanga O Toa Rangatira; and (d) Local residents (up to 6 representatives), being persons residing in Moa Point, Lyall Bay, Rongotai, Strathmore Park, Miramar, Kilbirnie, or Melrose. Advice Note: The Consent Holder will not be in breach of this Condition if any one or more of the parties specified above does not wish to be a member of the Community Liaison Group or to attend any particular meetings of the Community Liaison Group.
Complaints Procedure	
SC.5	The Consent Holder must establish a procedure to address any complaints received during construction and thereafter during operation of the Project and provide this procedure to Manager WCC and Manager GWRC prior to the commencement of works. Such process must include the development of a complaints register(s) that must include the following information: (a) Details of the complaint;

Ref	Conditions
	(b) Where appropriate and/or relevant, the date, time, weather conditions, photographs and duration of the incident that resulted in the complaint; (c) Where appropriate and/or relevant, the location of the complainant when the incident was detected; (d) The possible cause of the incident; (e) Any corrective action taken by the Consent Holder in response to the complaint, including the timing of the corrective action; and (f) A summary of the outcome of the complaint. The complaints register must be maintained for the duration of these consents.
SC.6	Subject to privacy requirements, the complaints register(s) must be made available to the Managers (as relevant) and the Community Liaison Group upon request.

MANA WHENUA

Ref	Conditions
MW.1.	At least 3 months prior to the commencement of work, the Consent Holder must invite the Port Nicholson Block Settlement Trust and Te Rūnanga O Toa Rangatira to establish the mana whenua advisory group. The invitation must seek direction on the make up of group, frequency of hui and group composition. The following parties must be invited to include representatives on the mana whenua advisory group: (a) Port Nicholson Block Settlement Trust or any other representative as identified by Port Nicholson Block Settlement Trust; and (b) Te Rūnanga O Toa Rangatira or any other representative as identified by Te Rūnanga O Toa Rangatira.
MW.2.	The mana whenua advisory group must consist of members from each of the groups listed in Condition MW1 and the Consent Holder unless otherwise agreed between the mana whenua advisory group and the Consent Holder.
MW.3.	The purpose of the mana whenua advisory group is to: (a) Facilitate ongoing engagement with mana whenua in respect of the activities authorised by these resource consents. (b) Facilitate feedback to the Consent Holder on the implementation of the management plans required by Conditions GC.4 and GC.5;

Ref	Conditions
	(c) Provide for direct mana whenua input into Project delivery, including in particular in respect of the handling and re-homing of kororā and the delivery of the terrestrial and marine ecology effects management measures required by the Conditions; (d) Enable mana whenua advisory group members to share information with their respective iwi relevant to the Project; (e) Ensure the appropriate tikanga and kawa (customary practices and protocols) are being applied throughout the development and implementation of the Project, including (if endorsed by the mana whenua advisory group) through a Cultural Induction Programme for contractors and the Consent Holder; (f) Oversee the implementation of the accidental discovery protocol procedures consistent with Condition AH.1 and any archaeological authority granted for the Project; and (g) Identify cultural monitoring requirements and measures to be implemented during construction activities.
MW.4.	The Consent Holder must invite the mana whenua advisory group to monthly (or frequency as agreed to by the mana whenua advisory group) meetings throughout the construction of the Southern Seawall Renewal Project, and for at least 6 months thereafter.
MW.5.	After establishing the mana whenua advisory group as required by Condition MW.1, the Consent Holder must facilitate the preparation by the mana whenua advisory group of an agreed programme of works to reflect and give effect to the purpose of the mana whenua advisory group as set out in Condition MW.3. The programme of works should be kept under active review and updated as deemed appropriate by the mana whenua advisory group.
MW.6.	In circumstances where the mana whenua advisory group determines that they do not wish to participate with the Consent Holder in preparing and implementing a programme of works, the Consent Holder will not be required to meet the requirements of Condition MW.5 above.

PRE-CONSTRUCTION CONDITIONS

Ref	Conditions
Pre-construction meeting	
PC.1.	At least 20 working days prior to the Commencement of Work, the Consent Holder must arrange a pre-construction site meeting with appropriate representation from WIAL, the Councils (WCC and GWRC) and the primary contractor.

Ref	Conditions
	Advice Note: The purpose of the pre-construction site meeting required by PC.1 is to share information in respect of the works methods, management plan requirements and how the conditions of the resource consents will be complied with so that all relevant parties are aware of those matters.

CONSTRUCTION CONDITIONS (GENERAL)

Ref	Conditions
CC.1.	All earthmoving machinery, pumps, generators and ancillary equipment must be operated so that the risk of spillage of fuel, oil and similar contaminants is minimised, and spillage and containment measures employed, particularly during refuelling and machinery services and maintenance.
CC.2.	All site entrance and exit points must be stabilised and appropriate measures employed to minimise off-site tracking of mud and other materials from the construction site onto adjacent public roads.
CC.3.	On completion of the construction phase of the project the MGC Yard, Moa Point Yard and George Bolt Yard (the Construction Yards) will be left in a clean and tidy state.
CC.4.	Vehicle access points from the Moa Point Yard must not be established within 30m of the properties at 33 - 48 Moa Point Road in order to manage the effects of headlight overspill from vehicles on these properties.

MANAGING EFFECTS FROM LIGHTING

Ref	Conditions
LTG.1.	All construction lighting must be consistent with the New Zealand Standard for the Control of obtrusive effects of outdoor lighting (AS/NZS 4282: 2023) and the New Zealand Standard for Lighting for roads and public spaces (AS/NZS 1158:2022).
LTG.2.	All construction related luminaires used for fixed area lighting (mounted on buildings and columns) and luminaires used for mobile lighting towers must be white LED with a colour temperature of 3000K.
LTG.3.	The intensity of each luminaire must be the practical minimum required for security or to ensure safe working conditions for construction.

Ref	Conditions
LTG.4.	Construction related security lighting must be fitted with daylight and motion sensor controls and all other fixed area lighting (mounted on buildings and columns) must be fitted with daylight and time controls to ensure that they only operate at night (i.e. dusk to dawn) and do not emit above the luminaire (i.e. are fitted with shields or similar).
LTG.5.	All construction related exterior lighting must be managed to avoid the spill of light or glare that is: (a) a hazard to traffic safety; or (b) a hazard to navigation in the CMA.
LTG.6.	All construction related fixed area lighting and mobile lighting tower luminaires must be aimed away from any public road or residence located within 500m, and: (a) Be no more than 10m above ground level; (b) Not exceed 0 degrees upward tilt.
LTG.7.	Work lights attached to construction vehicles or mobile plant must not be tilted up to more than 45 degrees above horizontal if up to 3m above ground, or 30 degrees above horizontal if higher.
LTG.8.	Vehicles operating within the Project Area must use dipped headlights.
LTG.9.	No later than 60 working days prior to the commencement of works on the Southern Seawall face, the Consent Holder must write to the relevant landowners to offer to meet the reasonable costs of providing black-out blinds for any bedroom window with a direct line of sight to the works at the Southern Seawall at the following properties: (a) 35 Moa Point Road (b) 40 Moa Point Road (c) 41 Moa Point Road (d) 42 Moa Point Road (e) 44 Moa Point Road (f) 46 Moa Point Road (g) 47 Moa Point Road
LTG.10.	If the offer made in Condition LTG.9 is accepted in writing prior to the commencement of works on the Southern Seawall face, and on receipt of a professionally prepared quote, the Consent Holder must promptly pay the reasonable costs of supplying and installing the blinds.

MANAGING EFFECTS ON ARCHAEOLOGY AND HERITAGE

Ref	Conditions
AH.1.	All earthworks in the areas marked in Attachment D must be undertaken in accordance with the Archaeological Authority granted concurrently with this Consent pursuant to section 42(4)(i) and Schedule 8 of the Fast-track Approvals Act 2024.

MANAGING EFFECTS FROM DISTURBANCE OF CONTAMINATED LAND

Ref	Conditions
CL.1.	Any soil disturbance works within the Project Area must be undertaken in accordance with the Contaminated Land Management Plan (CLMP) listed in Condition GC.4.
CL.2.	A report prepared by a SQEP must be provided to the Manager WCC for information by 20 December of every calendar year from the first soil disturbance works within the Project Area and on completion of the Project. This report must include details of the following matters: (a) Works undertaken within the Project Area in the previous year, including a map of the location of these works and a record of compliance with the CLMP; (b) Volume of soil reused during works within the Project Area in the previous year (if any), and map showing the locations of excavation and re-use; (c) Volume of soil disposed of off-site which has been disposed of off-site in the previous year (if any), and map showing the original location; (d) The reason why any materials have been disposed of off site; (e) Disposal records for and water and soil disposed of off site, including sampling results and records from the accepting facility; (f) Soil sampling undertaken, and any recommended additional sampling or other site investigation; (g) Records of any contamination discovery incidents; and (h) Any recommended changes to the CLMP.
CL.3.	Within 3 months of any annual report required by Condition CL.2 being provided to the Manager WCC, if the annual report identifies that there has been a change in regulations that govern how hazardous substances are managed and/or how contaminants should be managed and/or emerging contaminants relevant to soil disturbance on the site, the Consent Holder must engage a SQEP to complete a review of the CLMP. The purpose of this review is to ensure the CLMP is still fit for the purpose of mitigating the potential adverse effects associated with the disturbance of contaminated land within the

Ref	Conditions
	Project Area. The SQEP must provide a report documenting the results of this review to the Council's CMO with any recommendations by the SQEP that the CLMP be updated. Advice note: Any amendments to the CLMP must be made in accordance with Condition GC.9 or 10.
CL.4.	All soil excavated from the MGC Yard must be disposed of at an appropriately approved location.

MANAGEMENT OF CONSTRUCTION TRAFFIC

Ref	Conditions
Construction Traffic Management Plan	
CT.1.	At least 20 working days prior to the Commencement of Works, the Consent Holder must submit a Construction Traffic Management Plan to the Manager WCC for certification under Condition GC.5.
CT.2.	Certification is required to verify that the Construction Traffic Management Plan: (a) Includes actions, methods and monitoring programmes as appropriate to meet the objectives in Condition CT.3; and (b) Satisfies the requirements in Condition CT.4. Advice note: Construction Traffic Management Plans may be submitted for each Project Stage separately or for multiple Project Stages combined.
CT.3.	The objectives of the CTMP are to: (a) Ensure compliance with the conditions of this consent; (b) Ensure that any other approvals required from road controlling authorities or private land holders are identified and obtained; (c) Set out effective measures for managing traffic generated during the construction phases of the project so that: (i) Construction generated traffic volumes are safely accommodated within the existing road network; (ii) So far as is reasonably practicable, congestion or traffic delays arising from construction related traffic are avoided;

Ref	Conditions
	(iii) Any traffic effects associated with construction are mitigated as far as reasonably practicable; and (iv) The needs of other road users and liaison with road controlling authorities, residents, businesses, sports facilities, major events organisers and emergency services are considered and where appropriate addressed; and (d) Apply NZTA's New Zealand Guide to Temporary Traffic Management to construction activities on the Project Site.
CT.4.	The Construction Traffic Management Plan must: (a) Be prepared by a SQEP (transportation); and (b) Include, as a minimum: (i) The proposed construction programme, traffic volumes associated with that programme and routes which will be utilised by construction traffic to access the Project Area; (ii) Key personnel with responsibilities for construction traffic management and their respective roles; (iii) Identification of site access points to the Project Area and controls for construction related heavy vehicles; (iv) Measures to manage arrivals and departures to and from the Project Area over the construction period so that truck movements can be managed so as to avoid queuing or congestion on the road network; (v) Measures to manage construction related over-weight and over-dimension loads; (vi) Management measures for work within the public road corridor, including temporary traffic management measures required to manage impacts on road users and existing pedestrian and cycle paths from construction related traffic; (vii) Measures to maintain, where practicable, safe and clearly marked pedestrian and cyclist access on roads, footpaths and other facilities adjacent to the Construction Works. Where detours are necessary to provide such access, these must be sealed and the shortest and most convenient detours must be provided, as is practicable and safe; (viii) Measures to minimise construction related parking on local roads including provision of contractor / staff and visitor parking within the Project Area or the Consent Holders landholdings; (ix) Details of Signage required to direct construction related traffic;

Ref	Conditions
	(x) Measures to prevent deposition of mud, dirt and other debris onto the road network from construction related traffic; (xi) Communication arrangements, including; 1. Measures that will be used to communicate between heavy vehicle drivers and the construction yards; 2. Measures that will be used to communicate requirements and instructions for visitors to the Project Area; and 3. Measures that will be used to communicate construction related traffic management measures to affected road users, pedestrians, cyclists and other stakeholders. (xii) Driver induction, safety and awareness protocols; and (xiii) Auditing, monitoring and reporting requirements in accordance (where applicable) with the Guide to Temporary Traffic Management including monitoring in relation to the condition of road pavements that are affected by construction related traffic.
Review of CTMP	
CT.5.	The CTMP may be reviewed by the Consent Holder at any time, but must be reviewed within 6 months following Commencement of Work and once per year thereafter. The review must include, but need not be limited to, the following matters: (a) Compliance with the project consent conditions, and any other relevant management plans; (b) Any significant changes to construction activities or methods that give rise to changes in the way that construction related traffic accesses the Project Area; (c) Any key changes to roles and responsibilities within the Project team; (d) Summary results of inspections, monitoring and reporting; (e) Comments or recommendations from Wellington City Council, NZTA or their representatives; (f) Any complaints received regarding construction related traffic and any remedial action taken or necessary; and (g) An assessment of the ongoing effectiveness of the CTMP and any amendments that may be required.

Ref	Conditions
Time and route restrictions	
CT.6.	Heavy vehicles over 7 tonne must not enter or exit the MGC Yard between 2000-0630, except in cases of emergency.
CT.7.	Heavy vehicles other than over dimension vehicles must not travel to or from the Project Area other than via the following routes shown in Attachment E to these conditions, or via an alternative route approved by Council: Inbound: SH1- Stewart Duff Drive - Moa Point Road. Outbound: Moa Point Road - Lyall Bay Parade - Onepu Road - Evans Bay Parade - Kilbirnie Crescent - SH1.
CT.8.	Over dimension vehicles must not travel to or from the Project Area other than via designated Over Dimension Vehicle Routes shown in Attachment F to these conditions or any subsequent updates published by the road controlling authority. Advice note: Designated Over Dimension Vehicle Routes applicable in 2025 are shown in Attachment F to these conditions but may be subject to change over the life of the Project. NZTA and Wellington City Council should be contacted to confirm the current Over Dimension Vehicle Routes for state highways and other roads respectively.
CT.9.	Heavy vehicles must not travel between the Construction Yards other than via the routes shown in Attachment E to these conditions, or via an alternative route through the airside area of Wellington International Airport or via an alternative route approved by Council.
Signage and access controls	
CT.10.	Signage must be installed at all site access points to construction yards so that they can be clearly identified by construction staff, and it is clear there is no public access.
CT.11.	Any access controls at the MGC Yard, Moa Point Yard and George Bolt Yard must be sited and administered so as to prevent vehicles queuing extending back to Stewart Duff Drive, Moa Point Road and the intersection of George Bolt and Cochrane Street respectively.
Road inspection and maintenance	
CT.12.	(a) Prior to the commencement of physical construction in the Project Area, the Consent Holder must undertake a pre-construction condition survey of the carriageway/s along those roads specified in Condition CT.7 excluding State Highway 1 and submit a copy to the road controlling authority. The condition survey must consist of a

Ref	Conditions
	photographic or video record of the carriageway, and must record roughness, rutting defects and surface condition. (b) As soon as practicable following completion of construction of the Project, the Consent Holder must, at its expense, conduct a post-construction condition survey of the roads surveyed under Condition CT.12(a). (c) The results of the pre and post construction surveys will be compared and, where necessary, the Consent Holder must contribute fair and reasonable costs towards repair of any damage to the carriageways and footpaths (and associated road components), where that damage has resulted from the direct impacts of construction traffic generated by the Project.
CT.13.	(a) The Consent Holder must carry out regular inspections of the roads specified in Condition CT.7 during the Construction Phase to ensure that any potholes and other damage resulting directly from construction traffic associated with the Project are identified as soon as practicable. (b) The Consent Holder must contribute fair and reasonable costs towards repair and maintenance of potholes and other damage resulting from construction traffic associated with the Project. (c) Prior to construction commencing, the Consent Holder will agree with the relevant road controlling authority the nature, extent and frequency of the inspections.

MANAGEMENT OF CONSTRUCTION NOISE

(Note conditions relating to construction noise of kororā and marine mammals are located within the ecology conditions)

Ref	Conditions
Construction Noise and Vibration Management Plan (CNVMP)	
CN.1.	At least 20 working days prior to the Commencement of Work, the Consent Holder must submit to the Manager WCC and the Manager GWRC a Construction Noise and Vibration Management Plan (CNVMP) for certification under Condition GC.5.
CN.2.	Certification by the Manager WCC is required to verify that the CNVMP: (a) Includes actions, methods and monitoring programmes as appropriate to meet the objectives in Condition CN.4; and (b) Satisfies the requirements in Condition CN.5.

Ref	Conditions
CN.3.	Certification by the Manager GWRC is required to verify that the CNVMP: (a) Includes actions, methods and monitoring programmes as appropriate to meet the objectives in Condition CN.4.b; and (b) Insofar as is relevant to marine fauna, satisfies the requirements in Condition CN.5.
CN.4.	The objectives of the CNVMP are to: (a) Minimise the adverse effects of construction noise on sensitive receivers within the local community; and (b) To minimise the adverse effects of construction noise on marine fauna; (c) Document the measures to be employed by the Consent Holder to minimise construction noise on noise sensitive receivers and marine fauna; (d) Set out monitoring and reporting requirements to demonstrate the effectiveness of the mitigation measures implemented in the CNVMP to manage the effects of construction related noise.
CN.5.	The CNVMP must: (a) Be prepared by a SQEP (acoustic); (b) Where relevant, be consistent with the requirements of the Airport Wide Construction Noise Management Plan (ACNMP) – May 2023 (or any subsequent versions certified); (c) Include, as a minimum: (i) Details of the person responsible for the implementation, monitoring and reporting requirements of the CNVMP; (ii) Details of construction activities, including their location, staging, duration, timing and the anticipated causes of noise from the various activities to be undertaken; (iii) Methods to be used to mitigate construction related noise and, where necessary, reduce construction noise effects on sensitive receivers and marine fauna to a practicable minimum; (iv) Identification of any activities where construction related noise is expected to exceed the criteria specified in Condition CN.6, and where this will occur, identify measures necessary to reduce construction noise effects on sensitive receivers to a practicable minimum; (v) Engagement procedures that will be undertaken with communities affected by construction noise;

Ref	Conditions																																																	
	(vi) Procedures for recording and responding to any complaints; (vii) Procedures to ensure that all construction personnel are aware of the requirements and obligations in the CNVMP and are suitably trained to adhere to these matters.																																																	
CN.6.	Except as allowed by Condition CN.7 construction noise must comply with the following criteria in accordance with NZS6803:1999: At residential receivers <table><tr><th>Time of week</th><th>Time period</th><th>dB LAeq(T)</th><th>dB LAm_{ax}</th></tr><tr><td rowspan="4">Weekdays</td><td>0630-0730</td><td>55</td><td>75</td></tr><tr><td>0730-1800</td><td>70</td><td>85</td></tr><tr><td>1800-2000</td><td>65</td><td>80</td></tr><tr><td>2000-0630</td><td>45</td><td>75</td></tr><tr><td rowspan="4">Saturdays</td><td>0630-0730</td><td>45</td><td>75</td></tr><tr><td>0730-1800</td><td>70</td><td>85</td></tr><tr><td>1800-2000</td><td>45</td><td>75</td></tr><tr><td>2000-0630</td><td>45</td><td>75</td></tr><tr><td rowspan="4">Sundays and public holidays</td><td>0630-0730</td><td>45</td><td>75</td></tr><tr><td>0730-1800</td><td>55</td><td>85</td></tr><tr><td>1800-2000</td><td>45</td><td>75</td></tr><tr><td>2000-0630</td><td>45</td><td>75</td></tr></table> At industrial and commercial receivers <table><tr><th>Time period</th><th>dB LAeq(T)</th></tr><tr><td>0730-1800</td><td>70</td></tr><tr><td>1800-0730</td><td>75</td></tr></table> (T) means a duration between 15 minutes and 60 minutes, in accordance with NZS6803:1999.	Time of week	Time period	dB LAeq(T)	dB LAm _{ax}	Weekdays	0630-0730	55	75	0730-1800	70	85	1800-2000	65	80	2000-0630	45	75	Saturdays	0630-0730	45	75	0730-1800	70	85	1800-2000	45	75	2000-0630	45	75	Sundays and public holidays	0630-0730	45	75	0730-1800	55	85	1800-2000	45	75	2000-0630	45	75	Time period	dB LAeq(T)	0730-1800	70	1800-0730	75
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CN.7.	If noise from a construction activity is predicted to exceed the criteria of Condition CN.6, then the consent holder must engage a SQEP (acoustics) to prepare a Schedule to the CNVMP (the Schedule) for that activity that includes: (a) actions, methods and monitoring programmes as appropriate to meet the objective in Condition CN.10; and (b) Satisfies the requirements in Condition CN.11.																																																	

Ref	Conditions
CN.8.	The Schedule must be certified by the Manager(s) prior to the commencement of the construction activity that will give rise to the exceedance of the criteria in Condition CN.6. The Manager WCC's certification is limited to whether the Schedule meets the objectives set out in Condition CT.10.
CN.9.	Certification is required to verify that the Schedule will meet the objective set out in Condition CN.10.
CN.10.	The objective of the Schedule is to set out the site-specific noise management and mitigation measures that provide the best practicable option for the management of noise arising from the construction activity that is predicted to exceed the limits set out in Condition CN.6.
CN.11.	The Schedule must include, as a minimum: (a) A map showing the location of the construction activity that is predicted to exceed the limits set out in Condition CN.6 and the location of all adjacent properties likely to be affected; (b) The start, finish dates and times of the construction activity; (c) Predicted noise levels and mitigation methods to be applied; (d) Engagement procedures that will be undertaken with noise receivers likely to be affected; (e) Procedures for recording and responding to any complaints; and (f) Details for monitoring, including the location, times and type of monitoring.
Location specific conditions	
CN.12.	No later than 15 working days prior to micro piling commencing at the Southern Seawall, the owners and occupiers of 33 to 49 Moa Point Road must be notified in writing of the piling schedule. Advice note: Evidence of sending will count as meeting the requirements of this condition.
CN.13.	At least 12 months prior to the commencement of physical construction on the Southern Seawall, the Consent Holder must offer to purchase the properties identified as eligible in Attachment G for the Moa Point Fair Purchase Offer. The terms and conditions of the Moa Point Fair Purchase Offer Programme are set out in Attachment H .
CN.14.	The owner of a property identified in Attachment G as being eligible for the Moa Point Road Fair Purchase Offer may request that an offer of purchase be made in advance of the timeframe expressed in Condition CN.13. The Consent Holder must, at its absolute

Ref	Conditions
	discretion, consider whether to accept this request within 30 working days of its receipt and must communicate the reasons for its decisions to the land owner in writing.
CN.15.	At least 3 months prior to the commencement of physical construction works on the Southern Seawall, the Consent Holder must offer to install mechanical ventilation in the habitable rooms of the residential dwellings listed in Attachment G as eligible for the Southern Seawall Mitigation Programme. Where the property owner accepts this offer and provides reasonable access, the Consent Holder must install mechanical ventilation, at its cost. The mechanical ventilation offer must meet the following minimum requirements: (a) Any habitable room must be provided with a positive supplementary source of fresh air ducted from outside the habitable room. The supplementary air source of fresh air is to achieve a minimum of 7.5 litres per second / per person; and (b) Any ventilation system installed in compliance with (a) above must not generate noise at levels greater than 35dB LAeq (30s) when measured 1 metre from any grille or diffuser.
CN.16.	An offer made under Condition CN.15 must remain open for acceptance by the landowner for a period of 12 months. If the landowner declines or fails to accept the offer within 12 months, they may request to take up the offer at a later date (prior to the works being completed) by notifying the Consent Holder. Acceptance of such a request must not be unreasonably withheld by the Consent Holder.
CN. 17.	Where an offer by the Consent Holder to purchase made under Condition CN.13 or CN.14 has been accepted by the landowner, the property is no longer eligible for the mitigation under Condition CN.15.
CN.18.	Within the Moa Point Yard: (a) Construction activity associated with the initial establishment of the Moa Point Yard is restricted to the hours of 7:00am to 6:00pm, Monday to Saturday. (b) Prior to the Commencement of Work at the Southern Seawall, operation of the Moa Point Yard (including ground improvements), is restricted to the following hours: (i) Weekdays: 6:30 am – 8:00 pm; and (ii) Weekends and public holidays: 7:30 am – 6:00 pm (c) During construction of the Southern Seawall, the Moa Point Yard may operate 24 hours a day, subject to the following exception: (i) Delivery of rock and armour units to the Moa Point Yard is restricted to the hours of 6:00 am and 10:00 pm.

Ref	Conditions
CN.19.	The construction of the Eastern Bank Remediation is restricted to the following hours: (a) Weekdays: 6:30 am – 8:00 pm; and (b) Weekends and public holidays: 7:30 am – 6:00 pm
CN.20	Properties owned by the Consent Holder must not be tenanted to noise sensitive activities during the construction period of the Southern Seawall works, except where the tenancy is to provide for accommodation of construction staff associated with the Southern Seawall works. For the purposes of this condition, Southern Seawall works refers to construction work occurring overnight.
CN.21	Within the main MGC Yard: (a) Construction activity associated with the establishment of the MGC Yard (other than deliveries, which are subject to Condition CT.6) is restricted to the hours of 6:30 am to 6:00 pm, Monday to Saturday, subject to the following: (i) No heavy vehicle movements or plant may be operated between the hours of 6:30 am to 7:30 am, Monday to Saturday. (b) The operation of the MGC Yard must be restricted to the hours of 6:30 am and 8:00 pm Monday to Friday and 7:30 am to 6:00pm Saturday and Sunday, subject to the following: (i) No heavy vehicle movements or plant may be operated between the hours of 6:30 am to 7:30 am, Monday to Saturday. (ii) Between the hours of 6:30 am and 7:30 am, and 6:00 pm and 8:00 pm Monday to Friday, heavy vehicle movements within the MGC Yard will be restricted to the access and use of Stockpile 4 (as shown in Attachment I); (iii) Light vehicles may access and use the site 24 hours a day, seven days a week.

MANAGING EFFECTS ON ECOLOGY

Ref	Conditions
Herpetofauna	
Lizard Management Plan	

Ref	Conditions
ECO.1.	All works involving earthworks or vegetation clearance at the Southern Seawall, Moa Point Yard, Stage 1 Kororā Colony and MGC Yard must be undertaken in accordance with the Lizard Management Plan (LMP) listed in Condition GC.4.
ECO.2.	Any review of the LMP must be undertaken by a SQEP (ecologist/herpetologist) in accordance with Condition GC.10 and ensure that the reviewed LMP: (a) Includes actions, methods and monitoring programmes as appropriate to meet the objectives in Condition ECO.3; and (b) Satisfies the requirements in Condition ECO.4.
ECO.3.	The objectives of the LMP are to: (a) Minimise potential adverse effects on native lizards within the construction footprint of the Moa Point Yard, Stage 1 Kororā Colony and MGC Yard through the relocation of lizards; (b) Maintain or enhance the population of each species of native lizard relocated from the Moa Point Yard and MGC Yard to relocation site(s); and (c) Ensure the availability of suitable release site(s) for the relocation of lizards that: (i) Will support viable populations for all lizard species to be relocated; and (ii) Have any necessary habitat enhancement work undertaken in accordance with the LMP to support viable populations of lizards.
ECO.4.	To achieve the objectives set out in Condition ECO.3, the LMP must include: (a) Identification of the ecologist/herpetologist who will be responsible for overseeing implementation of the LMP; (b) A summary of the affected habitats and lizard species covered by the LMP; (c) Identification of the key principles for lizard salvage and transfer; (d) Procedures for lizard survey, salvage and relocation; (e) Details of lizard release site(s), including any necessary pest control and habitat enhancement; (f) Vegetation clearance and earthworks protocols to best assist successful lizard salvage; (g) Procedures for incidental discovery of lizards during works; (h) Details of timing for when actions and protocols set out in the LMP are to be implemented; and

Ref	Conditions
	(i) Details of post-works lizard management, lizard monitoring and contingency actions (where required) and reporting.
ECO.5.	The LMP only applies with respect to native lizards protected under the Wildlife Act 1953 and their habitats.
ECO.6.	All staff and contractors undertaking vegetation clearance or earthworks at the Southern Seawall, Moa Point Yard, Stage 1 Kororā Habitat or MGC Yard must be made aware of the LMP and its requirements.
Herpetofauna - general	
ECO.7.	No vegetation clearance or earthworks may be undertaken at the Moa Point Yard or the MGC Yard until: (a) A suitable site(s) for the relocation of lizards (relocation site) is identified and made available for use in accordance with the LMP; and (b) Written confirmation from a SQEP (ecologist/herpetologist) that the relocation site(s) is suitable and available for the release of lizards has been provided to the Manager WCC and the Department of Conservation Operations Manager for Wellington (wellington@doc.govt.nz). Advice note: If the site referred to in ECO.7(a) is reserve land owned by WCC, that site will only be considered 'made available for use' when WCC has provided its written agreement to the site being used for lizard relocation, and any habitat enhancement activities.
ECO.8.	Prior to the commencement of any vegetation clearance or earthworks at the Moa Point Yard or the MGC Yard, the area to be worked must be clearly demarcated and a SQEP (ecologist/herpetologist) must carry out a native lizard survey and salvage operation covering the area to be worked.
ECO.9.	The survey and salvage operation required by Condition ECO.8 must be undertaken: (a) In the period 1 October to 30 April (inclusive); and (b) In accordance with the LMP.
ECO.10.	All salvaged native lizards must be captured and transferred by a SQEP (ecologist/herpetologist) to a relocation site which has been confirmed as suitable under Condition ECO.7 and the following information must be recorded for each lizard; (a) Species and demography (assessed as male/female/juvenile); (b) Method of capture; (c) Location of capture; and

Ref	Conditions
	(d) Location of release.
ECO.11.	All vegetation clearance at the Moa Point Yard or MGC Yard must be monitored by a SQEP (ecologist/herpetologist) and any native lizards found during clearance must be salvaged in accordance with the LMP.
ECO.12.	In the event that 5 or more native lizards are discovered during construction of the Southern Seawall, then the Consent Holder shall manage these lizards in accordance with the accidental discovery protocol in the LMP.
ECO.13.	In the event that a native lizard species that is not listed in the LMP is found in the Project Area it must be retained in temporary captive management, and the Department of Conservation must be notified of the discovery.
ECO.14.	At such time as a cumulative total of 20 or more lizards are released into a relocation area, pest control and habitat enhancement must be undertaken in that relocation area in accordance with the LMP.
ECO.15.	The pest control required by Condition ECO.14 must as a minimum: (a) Include traps / bait stations targeting mice and hedgehogs and set at 25m spacing; (b) Be undertaken quarterly, with each control period being of 4 weeks' duration during which traps and bait stations are actively maintained; and (c) Be maintained for the duration of works up to completion of construction at the Southern Seawall and Eastern Bank Remediation Area and a period of 5 years thereafter.
ECO.16.	A report on bait take/replacement and trap captures is to be provided to the Manager WCC after each period specified in Condition ECO.15(b).
ECO.17.	In the event that a cumulative total of 20 or more lizards is released into a relocation area, a monitoring survey must be undertaken annually for the duration and for a period of works up to completion of construction at the Southern Seawall and Eastern Bank Remediation Area and a period of 5 years thereafter to determine the success of the relocation programme.
ECO.18.	The monitoring survey required by Condition ECO.17 must: (a) Be undertaken by a SQEP (ecologist/herpetologist); (b) Be undertaken in accordance with the LMP; (c) Record species, numbers and demography (assessed as male/female/juvenile) of native lizards found in the release area;

Ref	Conditions
	(d) Record the presence of any gravid females; and (e) Where possible using photograph ID, identify any relocated lizards.
ECO.19.	The annual monitoring survey required by Condition ECO.17 must include a report prepared by a SQEP (ecologist/herpetologist) and provided to the Manager WCC and the Department of Conservation Operations Manager for Wellington (wellington@doc.govt.nz) by 30 June each year. The report must include as a minimum: (a) The information required by Condition ECO.18(c) - (d); (b) Record any trends in numbers and species encountered within the release area; (c) Provide an assessment of the success of the relocation as set out in the LMP; and (d) Recommended actions for improvement (if any).
Avifauna	
Avifauna Management Plan Advice note: The management of effects on kororā / little blue penguin (<i>Eudyptula minor</i>) is addressed in conditions ECO.32 – ECO.63	
ECO.20.	All works involving earthworks or vegetation clearance at the Southern Seawall, Moa Point Yard and MGC Yard must be undertaken in accordance with the Avifauna Management Plan (AMP) listed in Condition GC.4. Advice note: It is an offence under the Wildlife Act 1953 to capture, liberate, mark, hunt or kill or be in possession of protected species, or to rob, disturb, destroy, or to be in possession of the nest of any protected species without lawful authority. The consent holder will need to obtain authority under the Wildlife Act prior to undertaking any such activities.
ECO.21.	Any amendment to the AMP made under Condition GC.9 or GC.10 must be undertaken by a SQEP (ecologist/ornithologist) and ensure that the amended AMP: (a) Includes actions, methods and monitoring programmes as appropriate to meet the objective in Condition ECO.22; and (b) Satisfies the requirements in Condition ECO.23.
ECO.22.	The objective of the AMP is to minimise potential adverse effects of construction activities, including disturbance, within the Project Area on the breeding success of native avifauna species other than kororā / little blue penguin (<i>Eudyptula minor</i>, which is the subject of a separate management plan).

Ref	Conditions
ECO.23.	To achieve the objective set out in Condition ECO.22, the AMP must include: (a) Identification of the SQEP (ecologist/ornithologist) who will be responsible for overseeing implementation of the AMP; (b) A summary of the affected habitats and avifauna species covered by the AMP; (c) Details of timing for when actions and protocols set out in the AMP are to be implemented; (d) Avifauna survey and monitoring protocols; and (e) Management actions and protocols to mitigate adverse effects on breeding birds.
Coastal Avifauna	
ECO.24.	No more than 24 hours prior to the initiation of any construction activity between 1st July to 31st March (inclusive) in the potential coastal avifauna breeding habitat identified in Attachment J to these conditions, a visual inspection of the site must be undertaken by a SQEP (ecologist/ornithologist) to determine if any nests of pohowera (banded dotterels) or variable oystercatchers are present in the area that is to be subject to the construction activity. For the purposes of this condition, a visual inspection will be repeated if construction activity ceases on site, during the pohowera breeding season (1st July to 31st January), for a period of more than 48 hours. If the visual inspection identifies any nests of pohowera or variable oystercatchers, the protocols in the certified AMP must be followed. If the nests have eggs or chicks in them, then the requirements of condition ECO.25 apply.
ECO.25.	If eggs (either within a nest or outside of a nest) or chicks of pohowera or variable oystercatchers are discovered within the area that will be subject to construction activities within the Project Area, then: (a) No works may commence within 50 metres of the egg or chick, and the SQEP (ecologist/ornithologist) identified in Condition ECO.23(a) must be consulted to determine the appropriate actions to be taken in accordance with the AMP; (b) If works have commenced, all works within 50 metres of the egg or chick must immediately cease, and the SQEP (ecologist/ornithologist) identified in Condition ECO.23(a) must be consulted to determine the appropriate actions to be taken in accordance with the AMP; and (c) Works within 50 metres of the eggs or chicks may only commence or recommence in accordance with the advice of the SQEP (ecologist/ornithologist).

Ref	Conditions
Terrestrial Avifauna	
ECO.26.	No more than 24 hours prior to the initiation of any construction activity between 1st August to 31st March (inclusive) in the MGC Yard, a visual inspection of potential kārearea breeding habitat identified in Attachment J to these conditions must be undertaken by a SQEP (ecologist/ornithologist) to determine if any nests of kārearea are present in the area. For the purposes of this condition, a visual inspection will be repeated if construction activity ceases on site, during the breeding season, for a period of more than 48 hours.
ECO.27.	If nesting kārearea are discovered within the MGC Yard or within 100m of the MGC Yard boundary, then: (a) The nest must not be physically disturbed; (b) The project SQEP (ecologist/ornithologist) must undertake weekly monitoring inspections of any nest and/or chicks; (c) A 100m buffer from the nest location must be demarcated using tape and markers; and (d) Works within the 100m buffer must be limited to machinery and groups of up to three people for no longer than 15 minutes; (e) until fledging or nest abandonment is confirmed by the project SQEP (ecologist/ornithologist).
ECO.28.	The buffer established in accordance with Condition ECO.27 may be reduced to 50m on the advice of the ecologist/ornithologist where there is likely to be no disturbance to kārearea.
ECO.29.	Additional activities may occur within the buffer established by Condition ECO.27 or amended by Condition ECO.28 on the advice of the project SQEP (ecologist/ornithologist) if ongoing monitoring indicates that no kārearea disturbance responses are recorded.
ECO.30.	No more than 24 hours prior to the initiation of any vegetation clearance or removal of trees within the Project Area during the bird breeding season (1 September to 28 February inclusive) a visual inspection must be undertaken by a SQEP (ecologist/ornithologist) to determine if any native bird species are nesting in any tree(s) to be felled.
ECO.31.	If nesting native bird species and / or their eggs are discovered within the area that will be subject to construction activities within the Project Area, then: (a) No works may commence within 20 metres of the nest, and the SQEP (ecologist/ornithologist) identified in Condition ECO.23(a) must be consulted to determine the appropriate actions to be taken;

Ref	Conditions
	(b) If works have commenced, all works must immediately cease within 20 metres of that nest, and the SQEP (ecologist/ornithologist) identified in Condition ECO.23(a) must be consulted to determine the appropriate actions to be taken; and (c) Works within 20 metres of the nest may only commence or recommence when the SQEP (ecologist/ornithologist) has confirmed that the nest has either failed or the chicks have fully fledged.
Kororā (Little Penguin) Management	
Kororā (Little Penguin) Management Plan	
ECO.32.	All site preparation and construction activities at the Southern Seawall, Eastern Bank Remediation Area and Moa Point Yard must be undertaken in accordance with the Kororā (Little Penguin) Management Plan (KPMP) listed in Condition GC.4.
ECO.33.	Any review of the KPMP made under Condition GC.9 or Condition GC.10 must be undertaken by a SQEP (kororā) with specialist knowledge of kororā and ensure that the reviewed KPMP: (a) Includes actions, methods and monitoring programmes as appropriate to meet the objectives in Condition ECO.34; and (b) Satisfies the requirements in Condition ECO.35.
ECO.34.	The objectives of the KPMP are to: (a) Minimise adverse effects to kororā during construction activities; (b) Describe measures to ensure the safety of kororā during construction; and (c) Provide for the establishment of new nesting habitat at the Stage 1 Kororā Colony and Stage 2 Kororā Colony.
ECO.35.	To achieve the objectives of the KPMP set out in Condition ECO.34, the KPMP must include: (a) Identification of the Project Penguin Biologist who will be responsible for overseeing implementation of the KPMP; (b) Identification of SQEP (kororā), including details of their experience in managing kororā, who will also implement the requirements of the KPMP; (c) Identification of persons authorised to handle kororā; (d) A map and description of all areas of existing potential kororā habitat within the Moa Point Yard, Southern Seawall and Eastern Bank Remediation Area; (e) Methods to exclude kororā from construction works areas and areas immediately adjacent to construction works areas;

Ref	Conditions
	(f) Procedures for creation of new kororā habitat at the Stage 1 and 2 Kororā Colonies; (g) Procedures for kororā survey, capture and relocation, including methods for the handling of kororā; (h) Procedures for actions to be taken if kororā are found during works; (i) Methods to measure construction noise effects on kororā; (j) Details of timing for when actions and protocols set out in the KPMP are to be implemented; and (k) Procedures for monitoring and reporting.
Kororā – Stage 1 Kororā Colony	
ECO.36.	No vegetation clearance, earthworks, or removal of rock may be undertaken at the Moa Point Yard, Southern Seawall or Eastern Bank Remediation Area until: (a) The Stage 1 Kororā Colony is established in accordance with the requirements of Conditions ECO.37 and LV.16; and (b) Written confirmation from the Project Penguin Biologist that the Stage 1 Kororā Colony is suitable and available for the release of kororā has been provided to the Manager WCC and Manager GWRC.
ECO.37.	The Stage 1 Kororā Colony must be established in accordance with the KPMP and comply with the following requirements: (a) The Stage 1 Kororā Colony must comprise at least 2060m² of new kororā habitat; (b) At least 100 nest boxes must be installed within the Stage 1 Kororā Colony; (c) Rocks, driftwood and branches must be placed around nestboxes and paths in a manner that ensures nest box entrances do not become blocked; (d) The Stage 1 Kororā Colony must be fully fenced with fencing which protects the colony from dogs; (e) Indigenous planting, inside and outside the fence, must be undertaken in general accordance with the Stage 1 Kororā Colony Landscape Concept Plan; (f) An underpass, with adjustable LED lighting, must be installed under Moa Point Road, connecting the Stage 1 Kororā Colony; and (g) Pest control stations for mustelids, rabbits, and rats must be installed.

Ref	Conditions
	Advice note: Any activities necessary to construct or maintain the Stage 1 Kororā Colony that are to be carried out on reserve land owned by WCC requires the written agreement of WCC to those activities.
ECO.38.	All indigenous planting and predator control stations established in accordance with Condition ECO.37 must be maintained for at least 20 years from the date that written confirmation that the Stage 1 Kororā Colony is suitable and available for the release of kororā has been provided under Condition ECO.36(b).
Kororā – Management of Construction Effects	
ECO.39.	The establishment of the Moa Point Yard ('Area E' on Attachment K) must be undertaken in accordance with the following restrictions and requirements: (a) Vegetation removal must not occur during the period 1 August to 31 December (inclusive); (b) Where practicable, vegetation removal should not occur between the period 1 January to 28 February (inclusive); (c) At least two kororā surveys must be undertaken in the 6 months prior to vegetation removal, using the methods described in the KPMP; (d) Immediately prior to vegetation removal, an inspection for the presence of kororā must be undertaken in accordance with the requirements of the KPMP and be overseen by a SQEP (kororā) identified in the KPMP; (e) If kororā are found at any time, the requirements of Condition ECO.52 apply; (f) If a kororā nest is found at any time, the requirements of Condition ECO.53 apply; and (g) Once the vegetation is removed, kororā exclusion fences, as set out in the KPMP, must be established prior to earthworks commencing.
ECO.40.	The removal of rock and concrete blocks from the rear slope bank beside Moa Point Road ('Area B' on Attachment K) must be undertaken in accordance with the following restrictions and requirements: (a) The removal of rock and concrete blocks must not occur during the period 1 August to 31 December (inclusive); (b) Where practicable, the removal of rock and concrete blocks should not be undertaken between the period 1 January to 28 February (inclusive); (c) At least two kororā surveys must be undertaken in the 6 months prior to the removal of rocks, using the methods described in the KPMP;

Ref	Conditions
	(d) One or more of the SQEP (kororā) identified in the KPMP must be present at all times when rocks and concrete blocks are being removed; (e) A SQEP (kororā) identified in the KPMP must inspect each rock or concrete block before it is removed in accordance with the KPMP; (f) The installation and maintenance of penguin exclusion measures must occur in accordance with the KPMP; (g) If kororā are found at any time, the requirements of Condition ECO.52 apply; and (h) If a kororā nest is found at any time, the requirements of Condition ECO.53 apply.
ECO.41.	The removal of rock and other materials from the rock area beside the Lyall Bay breakwater ('Area A' on Attachment K) must be undertaken in accordance with the following specific restrictions and requirements: (a) The removal of rock and other materials must not occur during the period 1 August to 31 December (inclusive); (b) Where practicable, the removal of rock and other materials should not be undertaken between the period 1 January to 28 February (inclusive). (c) At least two kororā surveys must be undertaken in the 6 months prior to the removal of rocks and other materials, using the methods described in the KPMP; (d) One or more of the SQEP (kororā) identified in in the KPMP must be present at all times when rocks and other materials are being removed; (e) A SQEP (kororā) identified in Condition ECO.49 must inspect each rock or other material before it is removed in accordance with the KPMP; (f) The installation and maintenance of penguin exclusion measures must occur in accordance with the KPMP; (g) If kororā are found at any time, the requirements of Condition ECO.52 apply; and (h) If a kororā nest is found at any time, the requirements of Condition ECO.53 apply.
ECO.42.	The removal of rock and other materials from the existing informal Eastern Area rubble seawall ('Area D' on Attachment K) must be undertaken in accordance with the following restrictions and requirements: (a) The removal of rock and other materials must not occur during the period 1 August to 31 December (inclusive);

Ref	Conditions
	(b) Where practicable, the removal of rock and other materials should not be undertaken between the period 1 January to 28 February (inclusive). (c) At least two kororā surveys must be undertaken in 6 months prior to the removal of rocks and other materials, using the methods described in the KPMP; (d) One or more of the SQEP (kororā) identified in in the KPMP be present at all times when rocks are being removed; (e) A SQEP (kororā) identified in Condition ECO.49 must inspect each rock or other material before it is removed in accordance with the KPMP; (f) The installation and maintenance of penguin exclusion measures must occur in accordance with the KPMP; (g) If kororā are found at any time, the requirements of Condition ECO.52 apply; and (h) If a kororā nest is found at any time, the requirements of Condition ECO.53 apply.
ECO.43.	The relocation and exclusion of kororā from the Southern Seawall ('Area C' on Attachment K), must be undertaken in accordance with the following specific restrictions and requirements: (a) The relocation of kororā must not be undertaken during the period 1 August to 31 December (inclusive); (b) Where practicable, the relocation of kororā should not be undertaken during the period 1 January to 28 February (inclusive); (c) Once kororā have been relocated from the Southern Seawall, the installation and maintenance of penguin exclusion measures must occur in accordance with the KPMP; (d) At least two kororā surveys must be undertaken in the 6 months prior to the removal of rocks and other materials, using the methods described in the KPMP; (e) The inspection of cavities in the Southern Seawall and underneath gabion baskets, and the installation and maintenance of penguin exclusion measures must occur in accordance with the KPMP; (f) One or more of the SQEP (kororā) identified in in the KPMP must be present at all times when gabion baskets, rocks and concrete blocks are being removed; (g) A SQEP (kororā) identified in Condition ECO.49 must inspect each rock, concrete block or gabion basket before it is removed, and inspect voids before the placement of material into voids, accordance with the KPMP;

Ref	Conditions
	(h) If kororā are found at any time, the requirements of Condition ECO.52 apply; and (i) If a kororā nest is found at any time, the requirements of Condition ECO.53 apply.
ECO.44.	The reconstruction of the Southern Seawall ('Area C' on Attachment K) must be undertaken in accordance with the following restrictions and requirements: (a) Reconstruction activities must not commence until penguin exclusion measures have been established in accordance with Condition ECO.43; (b) If a kororā site with eggs or chicks, or a presumed breeding site, is found from 1 August to 31 December (inclusive), then the requirements of Condition ECO.53 apply; and (c) If a kororā is discovered, then the requirements of ECO.52 apply.
ECO.45.	The construction of the Eastern Bank Remediation Area ('Area D' on Attachment K) must be undertaken in accordance with the following restrictions and requirements: (a) Construction activities must not commence until penguin exclusion measures have been established in accordance with the KPMP; and (b) If a kororā is discovered, then the requirements of ECO.52 apply.
Kororā – Stage 2 Kororā Colony	
ECO.46.	The Stage 2 Kororā Colony must be established as soon as practicable, but within 1 year, after the completion of the construction works at the Southern Seawall and Eastern Bank Remediation Area. The Stage 2 Kororā Colony will be deemed to be established at such time as: (a) The Stage 2 Kororā Colony is established in accordance the requirements of Condition ECO. 47 and Conditions LV.9 – LV.13. (b) Written confirmation from the Project Penguin Biologist is provided to the Manager WCC and Manager GWRC confirming the Stage 2 Kororā Colony has been constructed in accordance with the KPMP.
ECO.47.	The Stage 2 Kororā Colony must be established in accordance with the KPMP and comply with the following requirements: (a) The Stage 2 Kororā Colony must comprise at least 860m2 of new kororā habitat; (b) At least 70 nest boxes must be installed within the Stage 2 Kororā Colony;

Ref	Conditions
	(c) Rocks, driftwood and branches must be placed around nestboxes and paths in a manner that ensures that nest box entrances do not become blocked; (d) The Stage 2 Kororā Colony must be fully fenced with fencing which protects the colony from dogs; (e) Indigenous planting must be undertaken in general accordance with the Moa Point Yard Landscape Concept Plan; (f) Pest control stations for mustelids, rabbits, and rats must be installed. Advice note: Reserves Act approvals have been granted to authorise activities on reserve land associated with the establishment and maintenance of this Colony. Those approvals may include additional requirements that WIAL will also need to comply with.
ECO.48.	All indigenous planting and predator control stations established in accordance with Condition ECO.47 must be maintained in accordance with the KPMP for at least 20 years from the date that written confirmation that the Stage 2 Kororā Colony is suitable and available for the release of kororā has been provided under Condition ECO.46.
Kororā - General	
ECO.49.	Kororā must only be handled by the following SQEP (kororā), as identified in the KPMP: (a) Project Penguin Biologist; (b) Wellington Airport Wildlife Management Officer; (c) Penguin Management Officer; and (d) Taranaki Whānui representative who has been suitably trained to fulfill this role.
ECO.50.	A site inspection, undertaken by a person trained in site inspections for kororā, must be conducted at the start of each work shift to check: (a) For the presence of kororā within the exclusion fences required by Conditions ECO.39-ECO.45. If kororā presence is identified, the requirements of Condition ECO.49 apply; and (b) That the exclusion fences are closed, are in good condition with no holes or repairs required. The exclusion fences must be closed, and if repairs are required these must be undertaken prior to works commencing in the exclusion fence area.
ECO.51.	A site inspection, undertaken by a person trained in site inspections for kororā, must be conducted at the end of each work shift to check:

Ref	Conditions
	(a) For the presence of kororā within the exclusion fences. If kororā presence is identified, the requirements of Condition ECO.52 or ECO.53 apply; (b) All machinery and equipment are stored within the exclusion fences. If machinery or equipment is not within the exclusion fences, the consent holder must ensure that these are moved to within the exclusion fences; and (c) That the exclusion fences are closed, are in good condition with no holes or repairs required. The exclusion fences must be closed, and if repairs are required these must be undertaken prior to works for the following work shift commencing.
ECO.52.	If a kororā is discovered in accordance with Conditions ECO.39-45 and ECO.50-51, works within 10 metres of the kororā must immediately cease until a SQEP (kororā) has captured and relocated the kororā to the Stage 1 Kororā Colony, in accordance with the requirements of the KPMP.
ECO.53.	If a kororā nest site or kororā presence is discovered in accordance with Conditions ECO.39-45 and ECO.50-51, all works within 10 m of the nest must immediately cease, and a 10 metre setback must be maintained around that site. No works may recommence within this 10 m area until either: (a) The site has been checked and found to be empty by a SQEP (kororā) identified in in the KPMP; or (b) The period 1 August to 31 December (inclusive) has ended.
ECO.54.	In the event of kororā injury or death, the Consent Holder must cease works at the site of the incident and notify the following parties: (a) The Project Penguin Biologist or Wellington Airport Wildlife Management Officer; (b) Taranaki Whānui representative; (c) Manager WCC and Manager GWRC; and (d) DOC. Notification is to be undertaken within 24-hours of the Consent Holder becoming aware of the injury or death, and the Consent Holder must investigate the cause of the injury or death and submit a report to the Manager WCC, Manager GWRC and DOC within 20 working days. Works may only resume when the persons listed in (a) and (b) advise the Consent Holder on how to proceed.
Kororā – Construction Noise	

Ref	Conditions
ECO.55.	Where construction activities occur within 20m of site where kororā are known or presumed to be present, construction noise levels must: (a) Be measured in accordance with the KPMP and as close as possible to the kororā site at the exterior face of the seawall where the kororā or kororā nest is located; and (b) Not exceed 75 dB LAeq (15 min).
ECO.56.	Where noise measured in accordance with Condition ECO.55 exceeds 75 DB LAeq (15 min): (a) The works that are the source of the construction noise must cease; and (b) Noise barriers must be installed between the source of the construction noise and the kororā or kororā nest; and (c) Works may not recommence until the works comply with ECO.55.
Kororā – Monitoring and reporting in relation to construction works	
ECO.57.	In addition to surveys required in accordance with Conditions ECO.39 – ECO.43, during preparation and construction works, at least 1 penguin dog survey must be undertaken between 1 August and 28 February (inclusive) each year until a SQEP (kororā) identified in the KPMP confirms that kororā habitat is no longer present in the Project area. The penguin dog survey must be carried out with a DOC approved penguin detector dog. Written notice must be provided to the Manager WCC and Manager GWRC confirming kororā habitat is no longer present in the Project area. Written notice must include the advice provided by the SQEP (kororā).
ECO.58.	Records of all kororā surveys and all relocation of kororā must be kept for the duration of the site establishment and construction works at the Stage 1 Kororā Colony, Moa Point Yard, and Southern Seawall in accordance with the KPMP.
ECO.59.	The Consent Holder must: (a) Prepare annual summary reports of all kororā surveys and relocations; and (b) Provide annual summary reports to the Manager WCC, Manager GWRC and DOC upon request.
ECO.60.	The Consent Holder must:

Ref	Conditions
	(a) Install, maintain, and replace if needed cameras at the Stage 1 Kororā Colony underpass for the purpose of observing kororā behaviour under different light intensities; (b) Ensure camera footage is reviewed at least 4 times per year by a SQEP (kororā) for at least 10 years from the date that written confirmation is provided under Condition ECO.36(b) to observe kororā behaviour and, if appropriate, adjust light intensity in order to attract penguins to the underpass; and (c) Provide an annual summary of kororā observations and any changes to lighting to the Manager WCC and Manager GWRC.
Kororā – monitoring, maintenance and reporting	
ECO.61.	The Consent Holder must undertake the following monitoring, maintenance, and reporting for a minimum of 20 years from the date that written confirmation is provided under Condition ECO.36(b) at the Stage 1 Kororā Colony: (a) The underpass must be monitored and cleared of debris that obstructs kororā movement annually; (b) Nest boxes must be checked at least every 3 months; (c) Any nest boxes that are blocked by debris must be cleared and any nest boxes that are damaged or dilapidated must be repaired or replaced; and (d) Monitoring reports must be prepared by the Project Penguin Biologist and submitted to the Manager WCC, Manager GWRC, the Department of Conservation Operations Manager for Wellington (wellington@doc.govt.nz) and the mana whenua advisory group annually. The reports must record, as a minimum, the number of breeding pairs that have successfully taken up habitat within the colony within the 12-month period covered by the report. The monitoring report shall cover the period from 1 June to 31 May. Advice note: in circumstances where a monitoring report is required under this condition and Condition ECO.62 within the same year, then the reports may be provided as a single report.
ECO.62.	The Consent Holder must undertake the following monitoring, maintenance, and reporting for a minimum of 20 years from the date that written confirmation is provided under Condition ECO.46(b) at the Stage 2 Kororā Colony: (a) Nest boxes must be checked at least once every 3 months;

Ref	Conditions
	(b) Any nest boxes that are blocked by debris must be cleared and any nest boxes that are damaged or dilapidated must be repaired or replaced; Monitoring reports must be prepared by the Project Penguin Biologist and submitted to the Manager WCC, Manager GWRC, and the mana whenua advisory group annually. (c) The reports must record, as a minimum, the number of unique breeding pairs that have successfully taken up habitat within the colony within the 12-month period covered by the report. The monitoring report shall cover the period from 1 June to 31 May. Advice note: in circumstances where a monitoring report is required under this condition and Condition ECO.61 within the same year, then the reports may be provided as a single report.
ECO.63	The Consent Holder must arrange post-establishment meetings with appropriate representation from WIAL, the Councils (WCC and GWRC) and the Department of Conservation to discuss the progress and uptake of the Korora Colonies. These meetings must be held every two years from the date that notice is given under Condition ECO.36(b) that the Stage 1 Colony has been established, for a period of ten years, then five yearly thereafter for a period of ten years.
Marine Ecology	
Marine Mammal Management Plan	
ECO.64	All works undertaken within the CMA must be undertaken in accordance with the Marine Mammal Management Plan (MMMP) listed in Condition GC.4.
ECO.65	The objective of the MMMP is to set out the methods and procedures that will be implemented to avoid or minimise the adverse effects of underwater noise on marine mammals (in particular, threatened or at-risk indigenous marine mammals).
ECO.66	To achieve the objective set out in Condition ECO.65, the MMMP must include: (a) Identification of the SQEP (marine ecologist) who will be responsible for overseeing implementation of the MMMP; (b) A summary of the affected habitats and species covered by the MMMP; (c) Management actions and protocols to mitigate adverse construction noise effects on marine mammals; (d) Details of timing for when actions and protocols set out in the MMMP are to be implemented; and

Ref	Conditions
	(e) Observation, survey and monitoring protocols and associated reporting requirements.
ECO.67	Observations of marine mammals and mitigation measures undertaken must be summarised and submitted to the Manager GWRC and DOC annually from the date that works commence in the CMA. This condition shall cease to apply after works within the CMA to construct the Southern Seawall have ceased.
ECO.68	If a marine mammal is observed with the Marine Mammal Observation Zone (as defined in the MMMP) during rock milling on the Southern Seawall, rock milling will cease and will not recommence until the SQEP (marine ecology) identified in ECO.66(a) has confirmed rock milling can recommence.
Biota growth survey	
ECO.69	The Consent Holder must undertake marine ecology surveys of the Southern Seawall for 3 years following completion of construction works at the Southern Seawall. The survey must be undertaken by or under the direction of a SQEP (marine ecologist) in accordance with the Subtidal Habitat Monitoring Plan (SHMP) prepared in accordance with Condition ECO.70.
ECO.70	At least 20 working days prior to the commencement of construction works at the Southern Seawall, the Consent Holder must submit a SHMP to the Manager GWRC for certification under Condition GC.5. Certification is required to verify that SHMP meets the objective and requirements set out in condition ECO.71 and ECO.72.
ECO.71	The objective of the SHMP is to: (a) Detail how the Project proposes to monitor the rate of recolonisation of biota at the Southern Seawall and its toe; (b) Assess the rate of recolonisation of biota to contribute to understanding of biota colonisation of artificial structures; and (c) Assess whether subsequent monitoring is required.
ECO.72	The SHMP must be prepared by a SQEP (marine ecologist) and must include the following: (a) Identification of specific measures or indicators to be monitored; (b) Identification of the SQEP (marine ecologist) who will undertake or oversee the monitoring; (c) Details of the timing and frequency of monitoring;

Ref	Conditions
	(d) Details of monitoring methods, including control monitoring; and (e) Details of reporting requirements to the Manager GWRC.

MANAGING EFFECTS ON LANDSCAPE, VISUAL AND NATURAL CHARACTER

Ref	Conditions
MGC Yard	
LV.1.	All landscaping and planting in the MGC Yard must be undertaken in general accordance with the MGC Yard Landscape Concept Plan attached as Attachment L. Any amendments to the MGC Yard Landscape Concept Plan must be undertaken in accordance with the requirements of Condition LV.2.
LV.2.	Any review of the MGC Yard Landscape Concept Plan must be undertaken by a SQEP (landscape architecture) and ensure that the reviewed plan includes actions, methods and monitoring programmes as appropriate to meet the objectives in Condition LV.4.
LV.3.	If the MGC Yard Landscape Concept Plan is reviewed under Condition LV.2, the reviewed plan must be certified by the Manager WCC to verify that the revised MGC Yard Landscape Concept Plan: (a) Includes actions, methods and monitoring programmes as appropriate to meet the objectives in Condition LV.4; (b) Satisfies the requirements in Condition LV.2.
LV.4.	The objectives of the MGC Yard Landscape Concept Plan are to: (a) Ensure public safety from yard operations through the use of security fencing. (b) Require planting along the eastern boundary, which achieves a species mix that: (i) Is complementary to the species included within the adjoining Landscape Buffer Zone of the East Side Area Designation so as to achieve visual coherence; and (ii) Softens and integrates the visual appearance of the MGC Yard and its landscape elements if viewed from the adjoining residential areas to the east and southeast that may have views across the MGC Yard.

Ref	Conditions
	(c) Require planting along the southwest and southern end of the MGC Yard, which achieves a grassy battered slope and clusters of trees that: (i) Form a backdrop of the yard from views to the northeast; and (ii) Assist in integrating the workshop and office associated the MGC Yard into the site. (d) Ensure plant species do not increase risk to airport operations (through bird strike or other considerations).
LV.5.	A landscape planting plan must be prepared in general accordance with the MGC Yard Landscape Concept Plan by a SQEP (landscape architecture) and planting must be implemented as soon as practicable within the first available planting season following the creation of the MGC Yard.
LV.6.	Topsoil and battered slope areas must be grassed progressively to ensure that exposed soil is covered as soon as possible with a local grass seed mix.
LV.7.	Planting must be maintained for the duration of Project activities at the MGC Yard.
LV.8.	Following completion of construction and stockpiling activities at the MGC Yard, the Yard must be left in a clean and tidy condition.
Southern Seawall, Eastern Bank Remediation Area and Moa Point Yard Rehabilitation	
LV.9.	All landscaping and planting at the Moa Point Yard must be undertaken in general accordance with the Moa Point Yard Landscape Concept Plans, attached as Attachment M and comprising: (a) The Moa Point Yard Overall Landscape Concept Plan; (b) The Moa Point Yard Rehabilitation Area Landscape Concept Plan; and (c) The Moa Point Yard Stage 2 Kororā Colony Landscape Concept Plan. Any amendments to the Moa Point Yard Landscape Concept Plans must be undertaken in accordance with the requirements of Condition LV.10.
LV.10.	Any review of Moa Point Yard Concept Plan must be undertaken by a SQEP (landscape architecture) and ensure that the reviewed plan: (a) Include actions, methods and monitoring programmes as appropriate to meet the objectives in Condition LV.11;

Ref	Conditions
	(b) Is prepared in consultation with relevant representatives from Wellington City Council, Greater Wellington Regional Council and iwi representatives, with their feedback considered (as appropriate) within the final Plan; and (c) Has regard to ecological outcomes sought by the LMP, AMP and Kororā Management Plan.
LV.11.	The objectives of the Moa Point Yard Concept Plan are to: (a) Maintain and enhance coastal character through species selection that contributes to sense of place, are robust and tolerant of the extreme weather conditions (b) Ensure planting and features do not obstruct the Obstacle Limitation Surface or increase risk to airport operations (through bird strike or other considerations). (c) Rehabilitate Moa Point Yard in a way that contributes to the coastal amenity and natural character of the wider landscape, including by providing for habitat enhancement for lizards, kororā and dotterel as described in the LMP, AMP and Kororā Management Plan. (d) Recognise the location of services and ensure plant species in these locations can be dug up and either replanted or replaced without overall loss of coastal amenity or character, should the services under the planting need to be accessed. (e) Enable visual access to the coast and physical access into the site in a safe manner in appropriate areas while demarcating areas that are not safe for general public use. (f) Enhance amenity through planting, seating and signage that reflect the coastal amenity to enable and encourage appropriate public use of the site. (g) Provide for ongoing operational access to WIAL for seawall maintenance in accordance with the Moa Point Yard Concept Plan.
LV.12.	A landscape planting plan must be prepared in general accordance with the Moa Point Yard Concept Plan by a SQEP (landscape architecture) and planting must be implemented as soon as practicable within the first available planting season after the completion of Project activities at the Moa Point Yard.
LV.13.	The Moa Point Yard Rehabilitation Area and the Moa Point Yard Stage 2 Kororā Colony shown in Attachment M must be rehabilitated with at least 300 mm of topsoil before planting commences.
LV.14.	Planting undertaken at the Rehabilitation Area shown in Attachment M must be maintained for 5 years following initial planting.

Ref	Conditions
LV.15.	Planting undertaken at the Stage 2 Kororā Colony shown in Attachment M must be maintained for 20 years in accordance with Condition ECO.48.
Stage 1 Kororā Colony	
LV.16.	All landscaping and planting in the Stage 1 Kororā Colony area must be undertaken in general accordance with the Stage 1 Kororā Colony Concept Plan included in Attachment N. Any amendments to the Stage 1 Kororā Colony Concept Plan must be undertaken in accordance with the requirements of Condition LV.17.
LV.17.	Any review of the Stage 1 Kororā Colony Concept Plan must be undertaken by a SQEP (landscape architecture and ecologist) and ensure that the reviewed plan: (a) Include actions, methods and monitoring programmes as appropriate to meet the objectives in Condition LV.18; (b) Is prepared in consultation with relevant representatives from Wellington City Council, Greater Wellington Regional Council and iwi representatives, with their feedback considered (as appropriate) within the final Plan; and (c) Has regard to the ecological outcomes sought by the LMP and Kororā Management Plan.
LV.18.	The objectives of the Stage 1 Kororā Colony Landscape Concept Plan are to: (a) Implement the KPMP and LMP; (b) Maintain and enhance coastal character through species selection that contributes to sense of place, are robust and tolerant of the extreme weather conditions; (c) Contribute to the coastal amenity and natural character of the wider landscape, including by providing for habitat enhancement for lizards and kororā as described in the LMP and KPMP; and, (d) Maintain public walking access along the seaward side of Moa Point in a manner that protects kororā utilising the kororā access from disturbance by human activity.
LV.19.	A SQEP (landscape architecture) must be involved in the selection and placement of rocks on the seaward side of Moa Point Road to ensure landscape and natural character values within the coastal environment are protected.
LV.20.	A landscape planting plan must be prepared by a SQEP (landscape architecture) and planting must be implemented as soon as practicable within the first available planting season following consent being granted and maintained for 20 years thereafter.

Ref	Conditions
Lizard Enhancement Planting	
LV.21.	Where more than 20 lizards or any Threatened or At-Risk lizard are relocated from the Moa Point Yard in accordance with Condition ECO.14, the Consent Holder must: (a) Undertake planting at the location shown in Attachment O for the purposes of improving lizard habitat within the first available planting season following the release of lizards; and (b) Maintain any planting undertaken in accordance with (a) for at least 5 years.
LV.22.	Planting undertaken in accordance with Condition LV.21 must: (a) Maintain and enhance the coastal character of the area and contribute to a sense of place, including visual access to the coast and physical access through the site; (b) Consist of species that are eco sourced, robust, tolerant of the extreme weather conditions, and align with those species specified in the LMP; and (c) Be established in a manner that maintains and enhances the naturalness values and visual qualities of the area.
General - Planting and Maintenance	
LV.23.	All planting required by these conditions must be implemented by a Council approved contractor with proven restoration experience in accordance with the following best horticultural practices: (a) Plants must be of a good quality, sourced locally and hardened at the nursery prior to planting, following best horticultural practice. (b) Plants must be planted in accordance with best horticultural practice that relates to both site context and species.
LV.24.	Maintenance of plants, as required by Conditions LV.7, LV.11, and LV.21, must include replacement of plants that die, become diseased or are not thriving with the same or similar species.
General	
LV.25.	The exterior treatment of all buildings required to facilitate construction activities within the Project Area must use recessive colours of greys, browns and greens, with RV value no higher than 20%.

GEOTECHNICAL STABILITY AT THE MGC YARD

Ref	Conditions
GEO.1	The southwestern and southeastern cuts (at the locations shown in Attachment P) must not exceed: (a) For cut slopes in rock up to and including 10m in height, a slope angle of 1 vertical: 1 horizontal; (b) For cut slopes in rock greater than 10m in height, a slope angle of 1 vertical: 1.5 horizontal; (c) For cut slopes in overlying fill or colluvium up to and including 3m in height, a slope angle of 1 vertical:1.5 horizontal; (d) For cut slopes in overlying fill or colluvium greater than 3m in height, the fill or colluvium shall be benched with a minimum bench width of 3m.
GEO.2	The cut between the southwestern and southeastern cuts (between the locations shown in Attachment P) must not exceed a slope angle of 1V:2H.
GEO.3	An Engineering Geologist or Geotechnical Engineer must be on-site at all times during the excavations (cuts). The Engineering Geologist or Geotechnical Engineer shall have a minimum of two years' experience and shall be supervised by a suitably experienced Chartered Engineering Geologist (CMEngNZ (PEngGeol)) or Chartered Professional (Geotechnical) Engineer (CPEng) who may be based off-site.
GEO.4	Should actual ground conditions differ from those described in Appendix E of the Beca report titled "WIAL Southern Seawall Renewal, Option Assessment and Design Summary Report" and dated 29 August 2025, works may be paused and the Engineering Geologist or Geotechnical Engineer: (a) Must reassess the slope angles and benching; and (b) May advise cut requirements that replace those set out in Condition GEO.1.
GEO.5	Slopes must be hydroseeded as soon as practicable after each slope cut is completed.
GEO.6	Within 1 month of the earthworks being completed, a Geotechnical Completion Report prepared by a suitably experienced Chartered Professional (Geotechnical) Engineer (CPEng) or an Engineering Geologist (CMENG NZ (PEngGeol)) must be supplied to the Manager WCC. The Geotechnical Completion Report must include: (a) A summary of site observation reports; (b) The status of the interim works; and

Ref	Conditions
	(c) A statement of professional opinion regarding the risk of instability of the cut slopes being as low as reasonably practicable in the context of the interim works and the site's use as a construction yard.
GEO.7	Once complete, the MGC Yard cut slopes are to be inspected: (a) Quarterly; (b) Following all rainfall events greater than 7mm/hr or 20mm over 24 hours as measured at the Miramar at Miramar Bowling Club Wellington Regional Council rainfall monitoring site; and (c) Following seismic events.

EROSION MANAGEMENT AND SEDIMENT AND DUST CONTROL

Ref	Conditions
ESC.1.	Erosion, sediment and dust control measures must be implemented throughout Construction Works within the Project Area. Except as provided for under conditions ESC.2, all erosion and sediment control measures must be constructed and maintained to operate and perform in accordance with <i>Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Wellington Region (GWRC, 2021)</i>.
ESC.2.	The consent holder may design, construct and maintain sediment retention ponds in accordance with the <i>Erosion and Sediment Control Guidelines for State Highway Infrastructure, (NZTA, 2014)</i> .
ESC.3.	As-built drawings and/or checklists must be prepared for all erosion and sediment control measures undertaken within the Project Area to ensure that they have been installed as designed. Works within the catchment of an ESDC device must not commence until the as-built document for the device (or devices) has been certified by a SQEP (erosion, sediment and dust control) and submitted to the Manager GWRC and Manager WCC.
Erosion, Sediment and Dust Control Plans	
ESC.4.	At least 30 working days prior to the commencement of earthworks in the MGC Yard or the Moa Point Yard, the Consent Holder must submit a Site Specific Erosion, Sediment and Dust Control Plan (SSESDCP) for the relevant yard to the Manager GWRC and Manager WCC for certification under Condition GC.5.

Ref	Conditions
ESC.5.	Earthworks authorised by this consent must be undertaken in accordance with the certified SSESDCP listed in Condition GC.5.
ESC.6.	Certification is required to verify that the SSESDCP: (a) Includes actions, methods and monitoring programmes as appropriate to meet the objectives in Condition ESC.7; and (b) Satisfies the requirements in Condition ESC.8.
ESC.7.	The objective of the SSESDCP is to avoid or minimise potential adverse effects on freshwater and marine environments within or beyond the Project Area that may arise from the discharge of sediment or flocculant during the construction of the Project.
ESC.8.	The SSESDCP must be prepared by a SQEP (erosion, sediment and dust control) include, as a minimum: (a) Identification of the person(s) who will be responsible for implementation of the SSESDCP and the oversight of maintenance monitoring and reporting requirements; (b) A description of the construction related project activities to be managed by the SSESDCP; (c) A plan drawing or drawings showing catchment boundaries and the location of all project activity areas and necessary erosion and sediment control measures; (d) Details of erosion and sediment controls necessary within the Project Area including supporting information (e.g. calculations and design drawings); (e) Details of the stabilisation methods proposed; (f) Details of contingency measures in the event of heavy rainfall; (g) Details of dust management measures; (h) Details describing the regular auditing, inspection, and maintenance of erosion and sediment control measures; (i) Details of the methodology for undertaking any monitoring required by conditions of this consent, including water quality monitoring locations, and installing and maintaining monitoring equipment; (j) The specific locations of all points of discharge to the receiving environment, including to the stormwater network; (k) Where relevant, details of erosion and sediment controls necessary for managing contaminated land; (l) Confirmation of whether earthworks will be undertaken during the winter works period, and if so:

Ref	Conditions
	(i) Staging of earthworks and methods of progressive stabilisation to minimise the area of land that is unstabilised during the winter works period; (ii) Any additional erosion and sediment control measures, and contingency measures, that may be necessary to achieve effective erosion and sediment control during the winter works period; (m) Confirmation that the erosion and sediment controls within the Project Area have been designed appropriately in accordance with the relevant guidance documents referred to in ESC.1 and ESC.2; and (n) Measures to be used to ensure that all relevant parties are aware of the requirements and obligations within the SSESDCP and are suitably trained to fulfil ESC requirements.
Chemical Treatment Management Plan	
ESC.9.	At least 20 working days prior to the commencement of earthworks within the Moa Point Yard or the MGC Yard, the Consent Holder must submit a Chemical Treatment Management Plan to the Manager GWRC for certification under Condition GC.5.
ESC.10.	Certification is required to verify that the Chemical Treatment Management Plan: (a) Includes actions, methods and monitoring programmes as appropriate to meet the objectives in Condition ESC.11; and (b) Satisfies the requirements in Condition ESC.12.
ESC.11.	The objective of the Chemical Treatment Management Plan is to demonstrate how chemical treatment (including flocculant) will be used, monitored and managed appropriately.
ESC.12.	The Chemical Treatment Management Plan must be prepared by a SQEP (erosion, sediment and dust control) in consultation with the contractor undertaking the works and party who will be responsible for the operation and maintenance of the system. The Chemical Treatment Management Plan must be in accordance with the relevant guidance documents referred to in ESC.1 and ESC.2. The Chemical Treatment Management Plan must include as a minimum: (a) Specific design details of the chemical treatment dosing system appropriate for the soil conditions, which may include a rainfall activated methodology or a flow activated methodology; (b) Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet); (c) Details of optimum dosage, including assumptions;

Ref	Conditions
	(d) Results of initial chemical treatment trials; (e) A spill contingency plan; and (f) Details of the person or bodies that are responsible for the operation and maintenance of the chemical treatment system and the organisational structure that will support this system.
Audits, Monitoring and Maintenance	
ESC.13.	At least 20 working days prior to the commencement of earthworks within the Moa Point Yard or MGC Yard, the Consent Holder must submit to the Manager GWRC and the Manager WCC an Erosion Sediment and Dust Control Monitoring Plan (ESDCMP) for certification under Condition GC.5.
ESC.14.	Certification is required to verify that the ESDCMP: (a) Includes actions, methods and monitoring programmes as appropriate to meet the objectives in Condition ESC.15; and (b) Satisfies the requirements in Condition ESC.16.
ESC.15.	The objectives of the ESDCMP are to: (a) Detail how the Project proposes to manage and monitor ESDC measures during construction and of the MGC Yard and Moa Point Yard; (b) Ensure the performance of erosion and sediment control measures; and (c) Provide rapid and real time information and control to the Project management team.
ESC.16.	The ESDCMP must be prepared by a SQEP (erosion, sediment and dust control) include, as a minimum: (a) Details of the site management structures, practices, and procedures; (b) The methods and frequency of weather monitoring, site inspections, and water quality monitoring; (c) Details of management responses; and (d) Details of reporting requirements.
ESC.17.	For the duration of construction related works within the Project Area, ESDC measures must be audited by a SQEP (erosion, sediment and dust control): (a) Weekly; and

Ref	Conditions				
	(b) Following all rainfall events greater than 7mm/hr or 20mm over 24 hours as measured at the Miramar at Miramar Bowling Club Wellington Regional Council rainfall monitoring site; (c) to ensure that all ESDC measures are installed and operating correctly in accordance with the ESDCMP and relevant SSESDCP. Each audit must be recorded in writing and submitted to the Manager GWRC and Manager WCC on request.				
ESC.18.	In the event that the audit required by Condition ESC.17 identifies that an erosion or sediment control measure is not installed or operating correctly or are not in accordance with the relevant SSESDCP and conditions of this consent, the Consent Holder must implement corrective action to remediate the erosion or sediment control measure as soon as practicable, but within 5 working days of becoming aware of the issue. Within 5 working days implementing the corrective action, the consent holder must provide written notice to the Manager (GWRC and WCC) that includes evidence to demonstrate corrective measures have been implemented and all erosion and sediment control measures are installed and operating correctly in accordance with the relevant SSESDCP.				
ESC.19.	The Consent Holder must sample and record the parameters set out in Table ESC.T1 as soon as practicable in the following instances as a minimum: (a) following any rainfall events greater than 7mm/hr or 20mm over 24 hours as measured at the <i>Miramar at Miramar Bowling Club</i> Wellington Regional Council rainfall monitoring site; and (b) following the commencement of the discharge from any sediment retention pond (SRP) or decanting earth bund (DEB). The sampling and recording required by this condition must be undertaken in accordance with the methodology set out in the ESDCMP and relevant SSESDCP. The Consent Holder must submit all monitoring data and information collected under this condition to the Manager GWRC within 5 working days of the date the sampling is undertaken. This condition will cease to apply to any sediment control measure where the catchment for that measure has been completely stabilised, and the sediment control measure has been decommissioned in accordance with Condition ESC.22. <i>Table ESC.T1: sampling parameters for SRPs and DEBs</i> <table border="1"> <tr> <th>Parameter</th><th>SRP or DEB outflow</th></tr> <tr> <td> </td><td> </td></tr> </table>	Parameter	SRP or DEB outflow		
Parameter	SRP or DEB outflow				

Ref	Conditions				
	<table border="1"> <tr> <td data-bbox="357 284 667 344">pH</td><td data-bbox="667 284 970 344">5.5-8.5</td></tr> <tr> <td data-bbox="357 344 667 405">NTU</td><td data-bbox="667 344 970 405">170 NTU</td></tr> </table>	pH	5.5-8.5	NTU	170 NTU
pH	5.5-8.5				
NTU	170 NTU				
ESC.20.	When any of the following events occur: (a) The monitoring required under Condition ESC.19 confirms that: (i) At the outflow of the device, the NTU value is 170 NTU or greater; or (ii) The pH at the outflow of the device 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 unauthorised discharge of contaminants, that has resulted in a discharge either directly or via land to a surface water body or the CMA; the Consent Holder must undertake the following actions: (c) The site manager must be contacted immediately and the Manager WCC and Manager GWRC must be notified within 24 hours; (d) The downstream receiving environment must be inspected immediately by a SQEP (ecologist) to determine if the failure may have had or is having an adverse effect on the receiving environment; (e) As soon as reasonably practicable any discharge will be stopped and, if possible, the contributing catchment area will be temporarily diverted to an appropriate ESDC device; (f) Action will be taken as soon as reasonably practicable to repair or replace the failed ESDC device; and (g) A written report of the event must be provided to the Manager WCC and Manager GWRC within 10 working days. The report must include a description of the event, a description of the remedial action undertaken, and a description of any modifications required to the ESCMP or SSESDCP to avoid the future failure of the device. If modifications are required to the ESDCMP or SSESDCP, these must be submitted as amendments to the ESDCMP or SSESDCP under Condition GC.10 at the same time as the written report required by this condition is submitted to the Manager WCC and Manager GWRC.				
ESC.21.	Where any of the following events occur: (a) The event described in ESC.20(a) occurs in two or more rounds of consecutive monitoring; or (b) there are three or more events described in ESC.20(b) within a 6 month period of monitoring				

Ref	Conditions
	the consent holder must submit an amendment to the ESCMP, SSESDCP or Chemical Treatment Plan under condition GC.10 that addresses poor performance of the ESDC devices. Poor performance may be addressed by the following: (a) Where devices are designed in accordance with the Erosion and Sediment Control Guidelines for State Highway Infrastructure (NZTA, 2014) as per ESC.2, amending the design of the device to be designed in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Wellington Region (GWRC, 2021); (b) Review of chemical treatment systems and methods; (c) Progressive stabilisation in sub-catchments; (d) Increased maintenance of controls; (e) Amendments to earthworks methodologies, staging and sequencing.
ESC.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 to the Manager GWRC and Manager WCC prior to the removal or decommissioning of each erosion or sediment control measure. Written notice must include evidence of stabilisation and be signed off by SQEP (erosion, sediment and dust control) confirming that the contributing catchment for the erosion or sediment control measure is completely stabilised.
ESC.23.	Earthworks may only be undertaken during the winter works period where the SSESDCP for those works includes the matters under Condition ESC.8(l).
Stormwater management during operation of the MGC Yard	
ESC.24.	Once the entire MGC Yard is stabilised, the Consent Holder must manage stormwater at the MGC Yard as follows: (a) Stormwater from the northeastern, eastern and southern slopes surrounding the yard must be diverted around the yard using the clean water cut-off drains provided under the SSESDCP for the MGC Yard; and (b) Stormwater from within the MGC Yard must drain either to the existing stormwater pond or to soakage within the yard.
ESC.25.	At least 20 working days prior to discharges of stormwater from the MGC Yard commencing, the Consent Holder must submit a review of the <i>WIAL Stormwater Management Plan</i> prepared by GHD Limited, dated 23 September 2024, certified under the requirements of

Ref	Conditions
	discharge permit WGN230119 [38649] that includes the proposed MGC Yard to the Manager GWRC for certification in accordance with Condition GC.5. Certification is required to demonstrate that the objective and requirements of the amendment to the site-wide Stormwater Management Plan in Conditions ESC.26 and ESC.27 are met. Advice note: any update to the site-wide Stormwater Management Plan under this condition does not alter the scope, conditions, or management plans certified under discharge permit WGN230119 [38649].
ESC.26.	The objective of the review of the site-wide Stormwater Management Plan is to provide for the management of stormwater discharges from the MCG Yard in accordance with the stormwater management framework set out in the site-wide Stormwater Management Plan.
ESC.27.	The review of the site-wide Stormwater Management Plan must include (as a minimum): (a) A risk assessment of the stormwater discharge (utilising the process described in the Stormwater Management Plan); (b) Amendments to Table 7 to provide for the new discharge; (c) Identification of appropriate stormwater management methods for the discharge under Table 8; (d) Amendments to Attachment 3 (Higher priority treatment assessment table and maps) to incorporate the new discharge; (e) Any other consequential amendments required to incorporate the discharge. Any updates to the site-wide Stormwater Management Plan submitted to the Manager GWRC must be clearly identified.
ESC.28	Stormwater discharges from the MCG Yard must be managed in accordance with the updated site-wide Stormwater Management Plan certified under Condition ESC.25, or any subsequent amendments certified under Conditions GC.9 or GC.10.
Discharge quality	
ESC.29	The Consent Holder must ensure that any discharges to the CMA do not give rise to any of the following, more than 15 m from the point of discharge: (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 of the water in the CMA;

Ref	Conditions
	(c) Any emission of objectionable odour; (d) Any significant adverse effects on aquatic life.

MANAGING EFFECTS FROM ACTIVITIES IN THE COASTAL ENVIRONMENT

Ref	Conditions
Scope	
CA.1.	The occupation of the common marine and coastal area during construction and maintenance is limited to the area identified in the design plan included in Part C of the documents listed in Condition GC.1 and titled "WIAL Sea Defence Structures Renewal, Existing and Proposed Seawall Toe and MHWS Locations, 3324338-Ca-SK105 Rev E".
CA.2.	The occupation of the common marine and coastal area after construction has been completed is limited to the areas and structures identified in the design plan included in Part C of the documents listed in Condition GC.1 and titled "WIAL Sea Defence Structures Renewal, Existing and Proposed Seawall Toe and MHWS Locations, 3324338-Ca-SK105 Rev E".
Detailed design	
CA.3.	At least 20 working days prior to the anticipated commencement of work in the CMA, the consent holder must provide detailed designs and drawings (including plans, cross sections, elevations, permanent and temporary structures) of the Southern Seawall and Eastern Bank Remediation area that are certified by a SQEP (Chartered Professional Engineer) to the Manager GWRC.
CA.4.	If the detailed designs and drawings provided to the Manager GWRC under Condition CA.3 change at any time, the Consent Holder must provide the changes, including certification of those changes by a SQEP (Chartered Professional Engineer), to the Manager GWRC at least 10 working days prior to implementing the change.
Notification	
CA.5.	At least 5 working days prior to the placement of navigational aids in the CMA, the Consent Holder must provide written notice detailing the scale and location of the structure and the timing of construction to:

Ref	Conditions
	(a) The Wellington Regional Council Harbourmaster; (b) Maritime New Zealand; (c) Land Information New Zealand.
CA.6.	At least 20 working days prior to the start of construction or maintenance activity in the CMA, the Consent Holder must provide notice to the Manager GWRC and the Wellington Regional Council Harbourmaster of the following: (a) Details of any construction or maintenance activities expected to occur below MHWS that do not involve construction from land; and (b) The proposed date of start of construction or maintenance activities in the CMA.
Construction - General	
CA.7.	Rock armour and armour units used in the Southern Seawall and Eastern Bank Remediation must be placed in a manner that ensures that gaps are present in the structure to provide suitable habitat for intertidal species.
CA.8.	Underwater rock milling must not take place during the 1 hour before sunrise or during the 1 hour following sunset.
CA.9.	All rock and concrete armour units must be clean and free of mud or other debris when they are placed in the CMA, and a photographic record of cleanliness of rock and concrete armour unit stockpiles must be taken before placement in the CMA and made available to the Manager GWRC on request.
CA.10.	Demolition materials must not be used for any purpose in the CMA.
CA.11.	No refuelling or cleaning of equipment must take place on the foreshore or seabed in the CMA, and fuel storage or refuelling must not occur at a location where fuel can enter coastal water.
CA.12.	The construction site must be maintained in good order and any damage and disturbance of the foreshore or seabed caused by plant and equipment during construction other than excavation of the seawall toe must be remedied as far as practicable.
CA.13.	The Consent Holder must ensure that all machinery and equipment is cleaned of contaminants and vegetation away from the CMA, prior to use in the CMA.

Ref	Conditions
CA.14.	The Consent Holder must immediately notify the Manager GWRC in the event of spillage of fuel into the CMA.
Monitoring	
CA.15.	During excavation of the below-water toe of the Southern Seawall the consent holder must undertake monitoring to confirm that TSS levels are within the limits set out in Condition CA.19. The results of monitoring undertaken under these conditions must be provided to the Manager GWRC on request.
CA.16.	The monitoring required by Condition CA.18 must include: (a) A photographic record taken at least once every 3 working days within 1 hour of sunrise of the water around any active below-water excavation; and (b) Sampling and analysis of TSS at near-seabed and near-surface depths at control and compliance monitoring locations, and mid flow in the existing storm water discharge outlet location in accordance with Condition CA.18.
CA.17.	The TSS sampling control and monitoring locations required by Condition CA.18 must be: (a) Established such that TSS monitoring is undertaken at depths of 1.5 m below-surface and 1 m above the seabed for control and compliance monitoring and at half the stormwater outfall flow depth at the existing storm water discharge outlet location; (b) For compliance monitoring site/s - located at the outer edge of the near-field zone of reasonable mixing, which must be 150m from each active below-water excavation; (c) For the control site - located at map reference NZTM 1750220E 5421400N. The control site location may be amended with the agreement of the Manager GWRC. (d) For the existing storm water discharge outlet at the eastern end of the Southern Seawall - located at the outlet.
CA.18.	Monitoring undertaken at the compliance site/s, the control site/s and the existing stormwater discharge outlet site must be undertaken such that: (a) Water samples must be taken at hourly intervals on one night every fortnight while the excavation activity is in progress.

Ref	Conditions
	(b) Composite surface and at depth sampling and mid flow sampling for TSS must be undertaken in accordance with AS/NZS 5667.1:1998. (c) The composite surface and at depth samples and mid flow samples must be analysed for TSS in accordance with APHA 2540 D.
CA.19.	The TSS trigger levels when undertaking below-water excavation must be: (a) When the suspended sediment concentration at the control site/s, averaged over the hourly samples for the sample period described in Condition CA.18(a), is less than 15 mg/L then the maximum suspended sediment concentration allowable at the compliance site/s must be 25 mg/L; (b) When the suspended sediment concentration at the control site/s, averaged over the hourly samples for the sample period, is equal or above 15 mg/L then the suspended sediment concentrations at the compliance site/s must not exceed the ambient concentrations by more than maximum of an additional 10 mg/L (ambient plus 10 mg/L) based on the average of the hourly samples for the sample period described in Condition CA.18(a).
CA.20.	In the event that the monitoring undertaken in accordance with Condition 18 identifies that either of the TSS trigger levels in Condition CA.19 have been exceeded, then the Consent Holder must undertake the following: (a) Within 24 hours of the exceedance being established by assessment of lab results in accordance with CA.19, carry out and record in writing a full audit of the excavation works and assess the causes of the exceedance; (b) Identify and, where practicable, remedy any causes attributable to under-water excavation that may have contributed to the exceedance, as soon as practicable and record what remedial measures were undertaken; (c) Assemble information and observations of wave, tide and weather (rainfall, wind) conditions over the 48-hours prior to the exceedance event as a background to possible alternative or contributing causes of the exceedance; (d) Notify the Manager GWRC within 1 working day of the exceedance being established as set out in (a) above, including providing details of the exceedance circumstances, and record what measures were undertaken; (e) If the monitored TSS levels exceed the limits set by Condition CA.19 and are attributed to the excavation activity, a further TSS sample must be taken during excavation within 48 hours of the exceedance being established or as soon as the further sample can be practicably taken. If the further TSS sample establishes that the limits set by Condition CA.19 are exceeded and can be

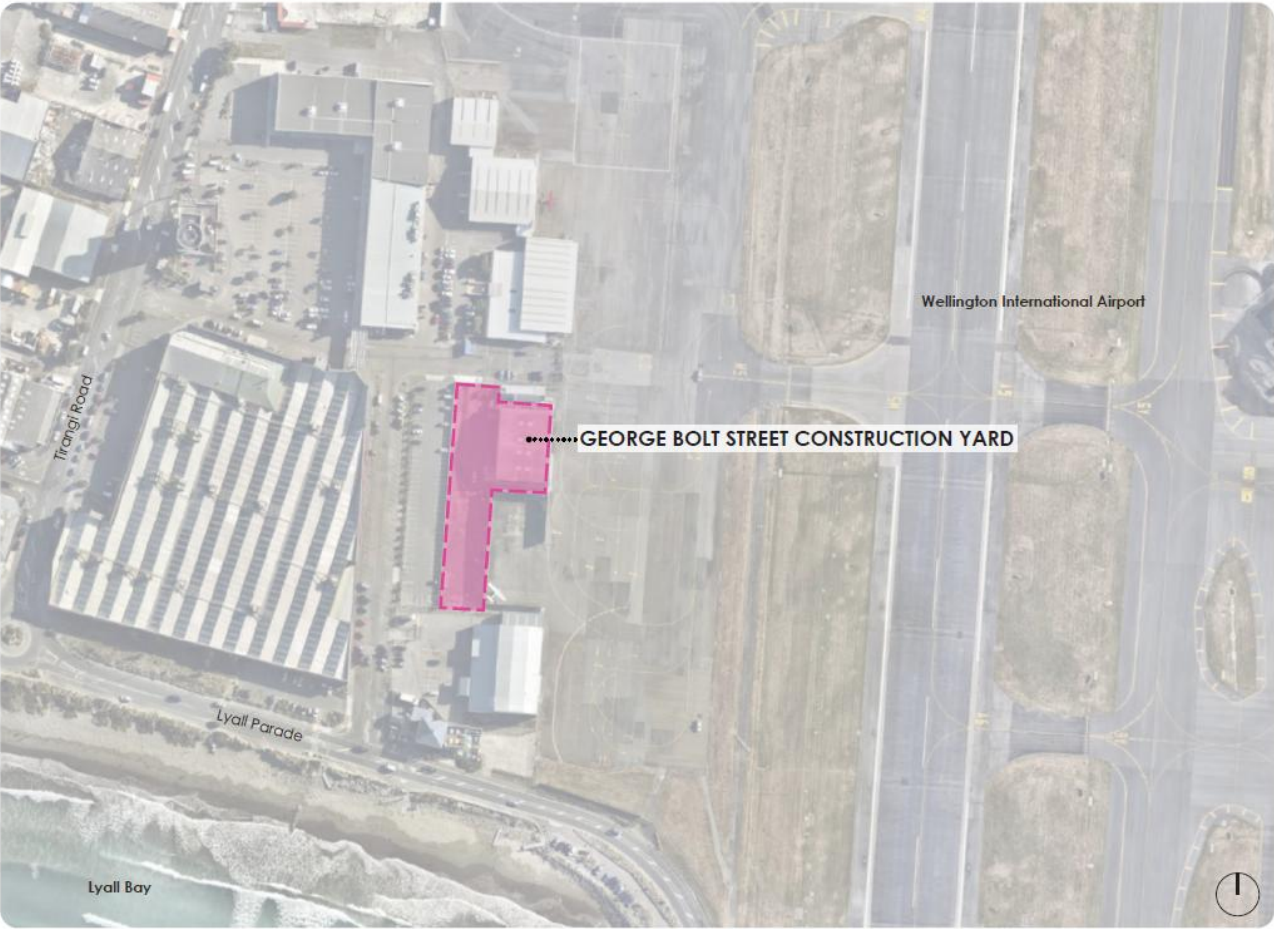
Ref	Conditions
	attributed to the construction works or discharges, then an investigation into the likely extent of any effects must be undertaken within 3 working days; (f) Within 10 working days of the investigation being undertaken in accordance with Condition CA.20(e), a report must be provided to the Manager GWRC which has been prepared by a SQEP (aquatic ecologist/coastal expert) and which includes the following: (i) An assessment of the extent of the plume produced which led to the exceedance. (ii) An assessment of the potential effects of the exceedance on soft-bottom and reef communities in the vicinity. (iii) Recommendations on actions/mitigation required to avoid future exceedances.
CA.21.	The monitoring requirements of Condition CA.18 may be reviewed and reduced with the agreement of the Manager GWRC if the results of monitoring undertaken in the first 2 weeks of below-water excavation show that recorded TSS levels are within the limits set out in Condition CA.19.
Completion	
CA.22.	Within 3 months following completion of construction in the CMA all machinery, equipment, unused construction materials and temporary staging must be removed from the CMA.
CA.23.	Within 40 working days following completion of construction in the CMA the consent holder must provide to the Manager GWRC: (a) as-built drawings of all permanent structures located within the CMA; (b) a survey plan prepared by a licensed surveyor that shows and defines the areas of the renewed Southern Seawall and Eastern Bank, including the location of MHWS and the location of the outer edge of the seawall toe.
Maintenance and repair - General	
CA.24.	The structures authorised to be placed in CMA by this consent must be maintained in good and sound condition, and any repairs and reinstatements that are necessary must be made, subject to obtaining any necessary resource consents or other approvals, if required, so that:

Ref	Conditions
	(a) The structural integrity of any structure remains sound in the opinion of a Chartered Professional Engineer; and (b) No materials are dumped or stored on any structure; (c) Public access to the CMA is not further impeded by the structure(s); (d) The structure(s) do not pose a hazard to navigation or public safety.
CA.25	There must be no material erosion, scour, or instability of land in the CMA that is attributable to the structures or works authorised by this consent.
CA.26	Maintenance and repair activities may include, but not be limited to: (a) Replacement and/or repair of the western crest gabions and reno mattresses; (b) Reprofiling and/or replacement of damaged, displaced, or eroded Cubipod units or rock; (c) Use of shore-based and marine equipment.
CA.27	Visual inspection of the structure and the adjacent beach must occur: (a) Annually for the first two years and five-yearly thereafter; and (b) Within 1 month of any significant storm event (being a 10% AEP event or greater) or significant earthquake event.
CA.28	Visual inspections required by Condition CA.27 must be undertaken by a SQEP (coastal/maritime engineer) and include: (a) A baseline inspection at the completion of construction; (b) Use of a checklist to assess each element of the structure for defects; and (c) Reference photographs from set locations.
CA.29	A record of each inspection and any maintenance works undertaken must be maintained, including: (a) Date of inspection and/or maintenance works; (b) Condition of the structure and surrounding area; (c) Description of maintenance works required and/or undertaken; (d) Photographic evidence of the condition of the structure and the adjacent beach; and

Ref	Conditions
	(e) A comparison of the inspection observations against the historic baseline data, including but not limited to aerial photographs, topographical surveys, and observations from any previous inspections.
CA.30	The inspection and maintenance record must be provided to the Manager GWRC upon request.

ATTACHMENT A

GEORGE BOLT STREET CONSTRUCTION YARD



KEY:
George Bolt Street Construction Yard

Note: Plans prepared for co-ordination purposes only. Refer to technical documentation for scope and extent of works.



SITE PLAN
Scale: NTS

LOCATION PLAN

ATTACHMENT B

MIRAMAR GOLF COURSE CONSTRUCTION YARD



KEY:
Miramar Golf Course Construction Yard

Note: Plans prepared for co-ordination purposes only. Refer to technical documentation for scope and extent of works.

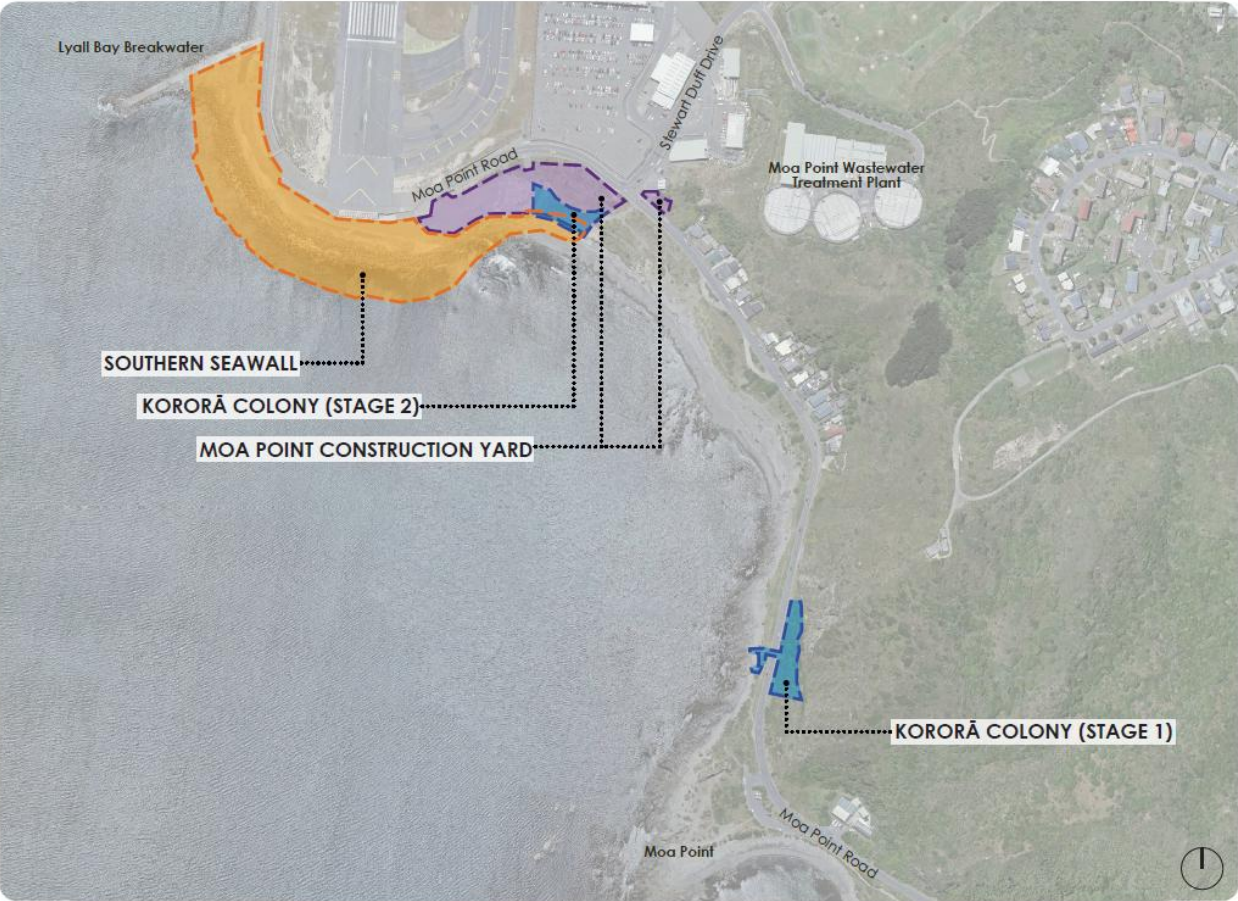


SITE PLAN
Scale: NTS

LOCATION PLAN

ATTACHMENT C

MOA POINT CONSTRUCTION YARD AND SOUTHERN SEAWALL



- KEY:
- Southern Seawall
 - Moa Point Construction Yard
 - Kororā Colony (Stages 1+2)

Note: Plans prepared for co-ordination purposes only. Refer to technical documentation for scope and extent of works.

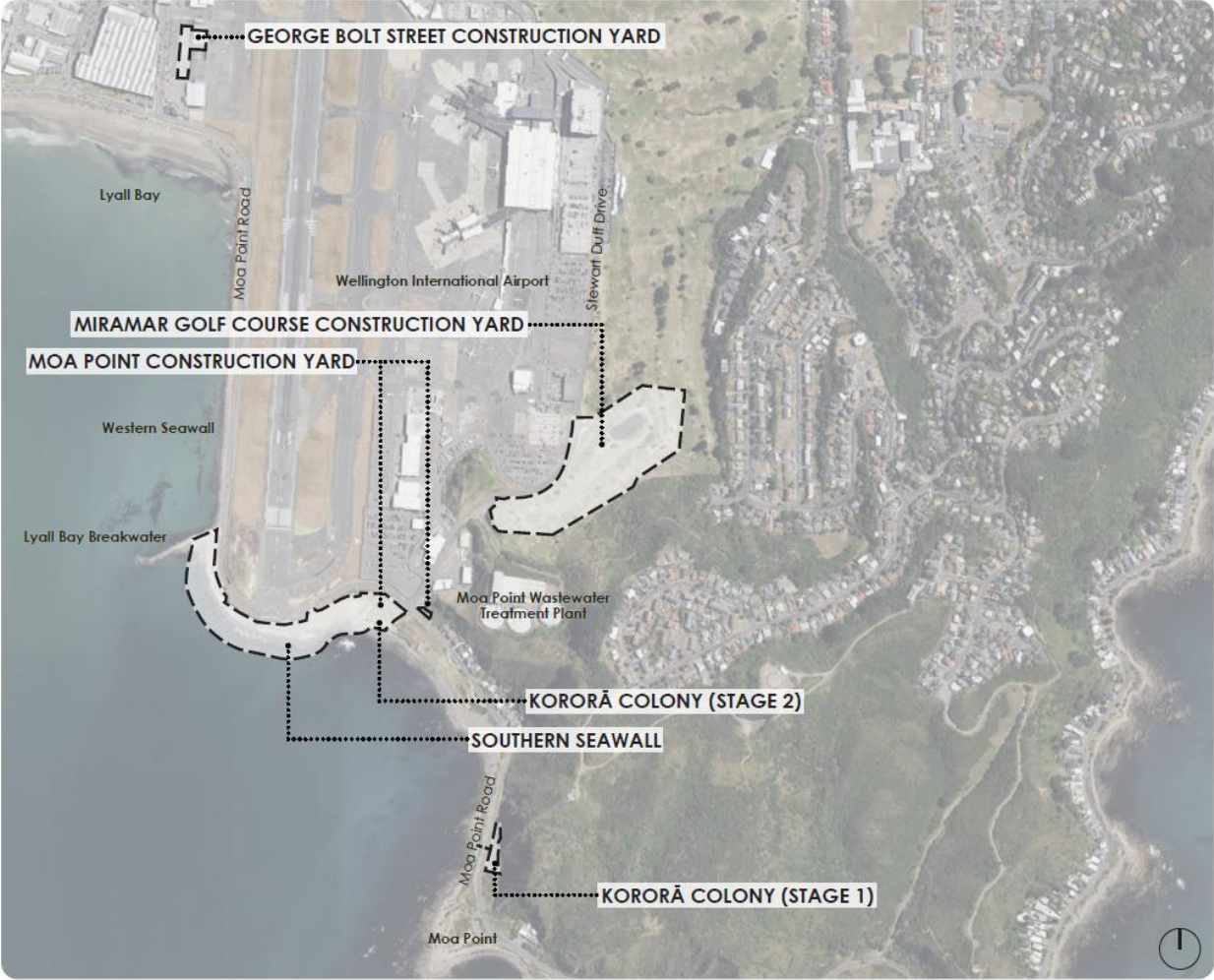


SITE PLAN
Scale: NTS

LOCATION PLAN

ATTACHMENT D

WELLINGTON INTERNATIONAL AIRPORT SOUTHERN SEAWALL RENEWAL PROJECT AREA

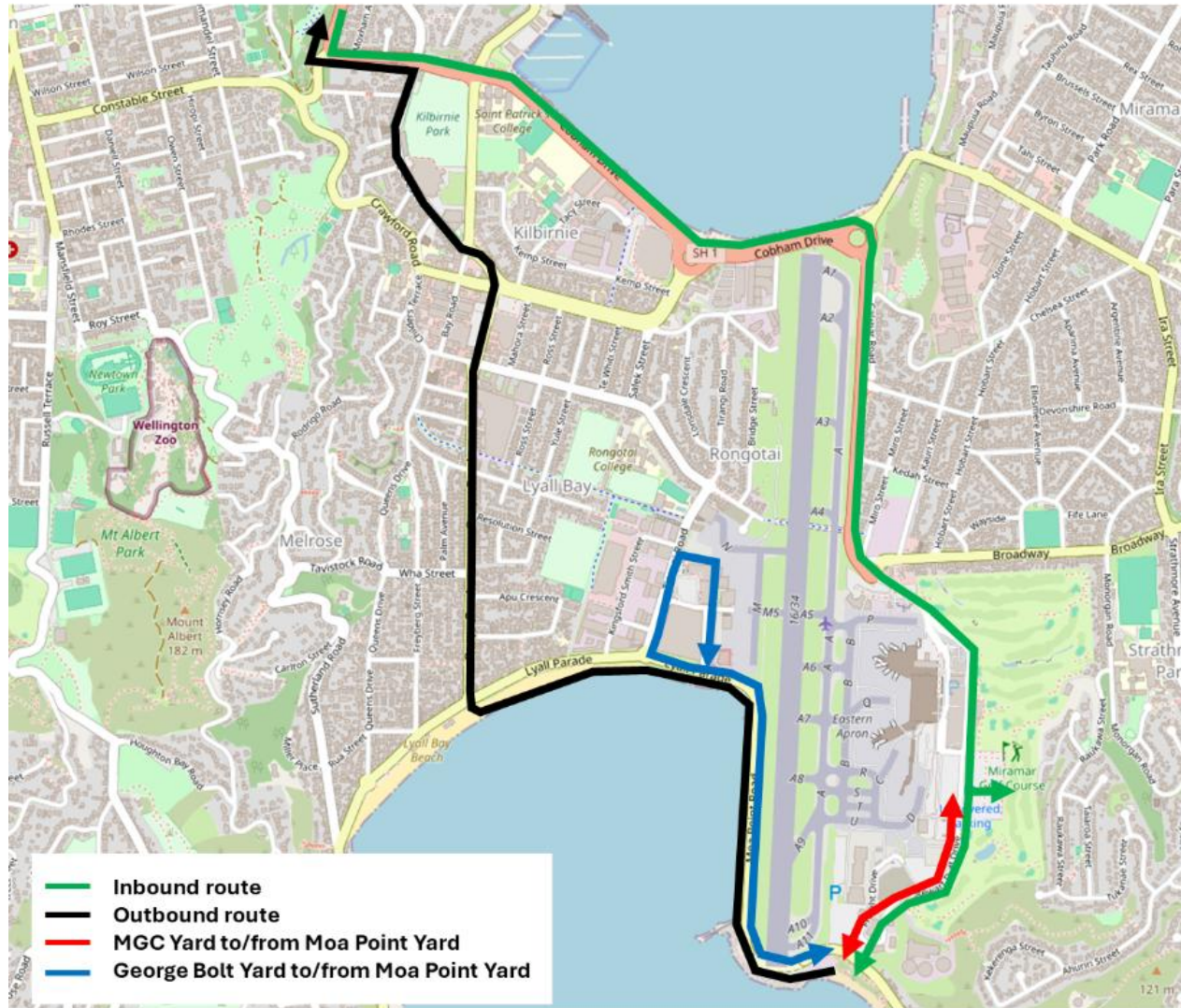


KEY:
[] Project Area

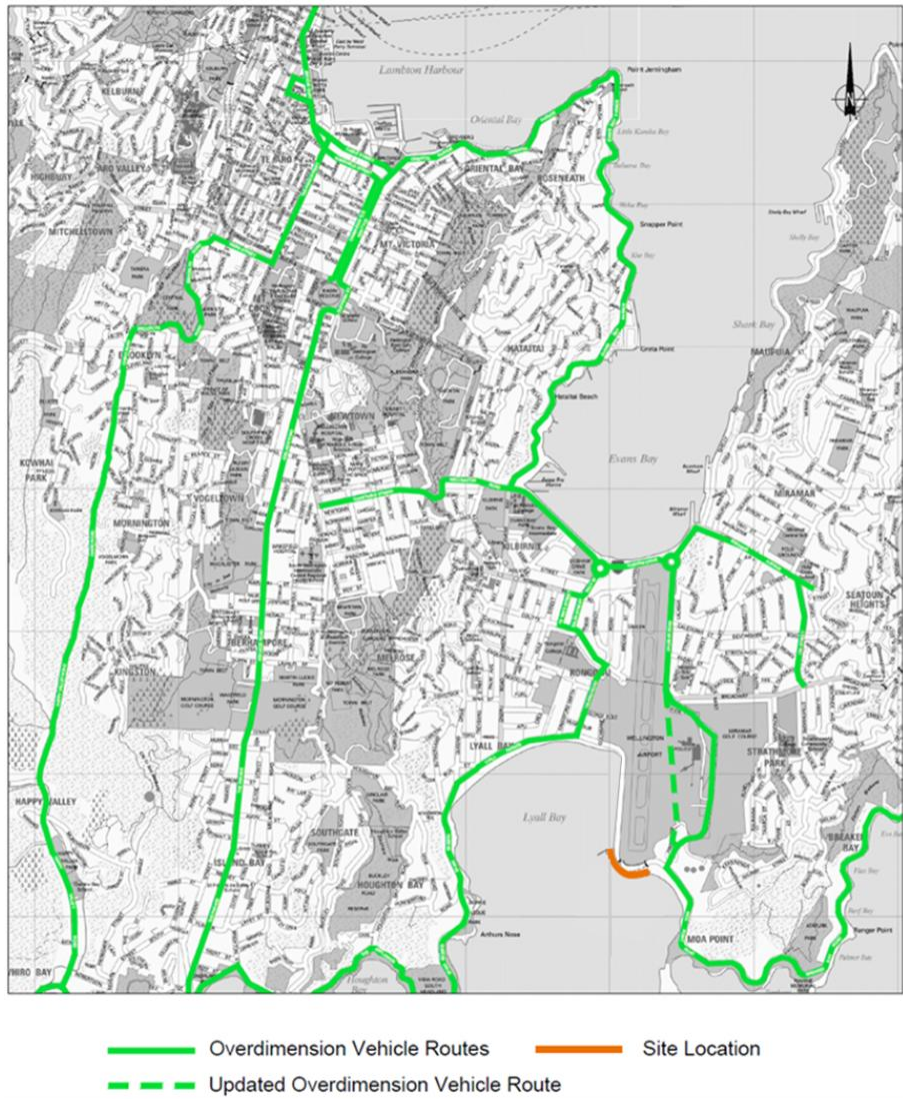
Note: Plans prepared for co-ordination purposes only. Refer to technical documentation for scope and extent of works.



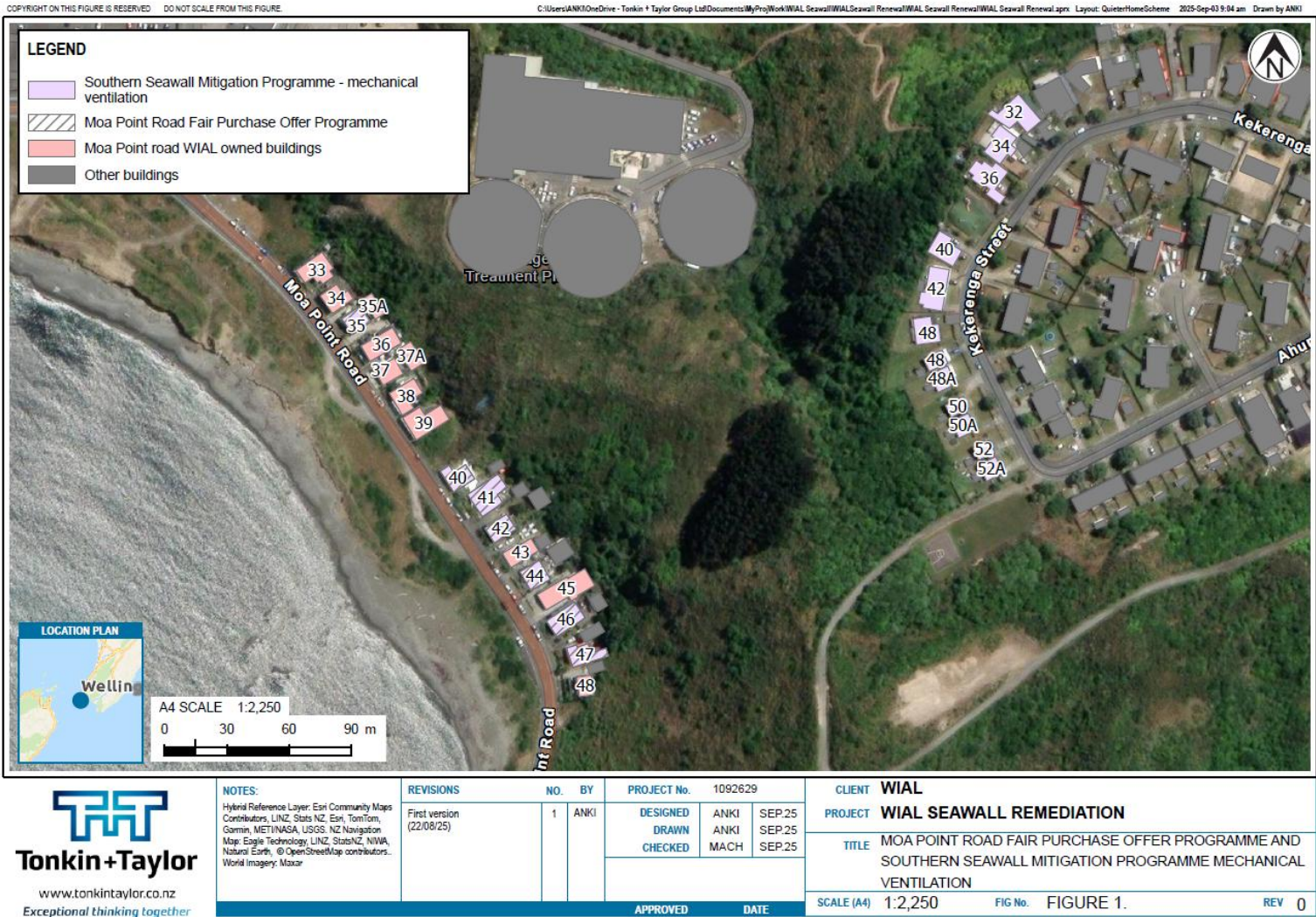
ATTACHMENT E



ATTACHMENT F



ATTACHMENT G



ATTACHMENT H

Moa Point Fair Valuation and Purchase Programme

WIAL and the property owner(s) agree that it is desirable to agree in advance the method for assessing value and compensation. WIAL and the property owner(s) also agree that the most appropriate way of achieving this is to agree to use the valuation and compensation intent of the Public Works Act, without invoking the formal procedures under that Act.

How is the value of the property to be determined?

WIAL and the property owner(s) will each employ a registered valuer acting on a common set of instructions which will include a LIM and current building inspection report.

WIAL and the property owner(s) agree that a reasonable difference between the valuers is 10% of the lower value:

- If the values arrived at are within 10%, the agreed value will be the average of the two valuations
- If values arrived at fall outside of the 10% range, then each party will obtain a further valuation. The agreed value will be the average of the second and third highest figures.

WIAL and the property owner(s) agree that the value will exclude the cost of any mechanical ventilation system installed by WIAL.

What other compensation will WIAL pay?

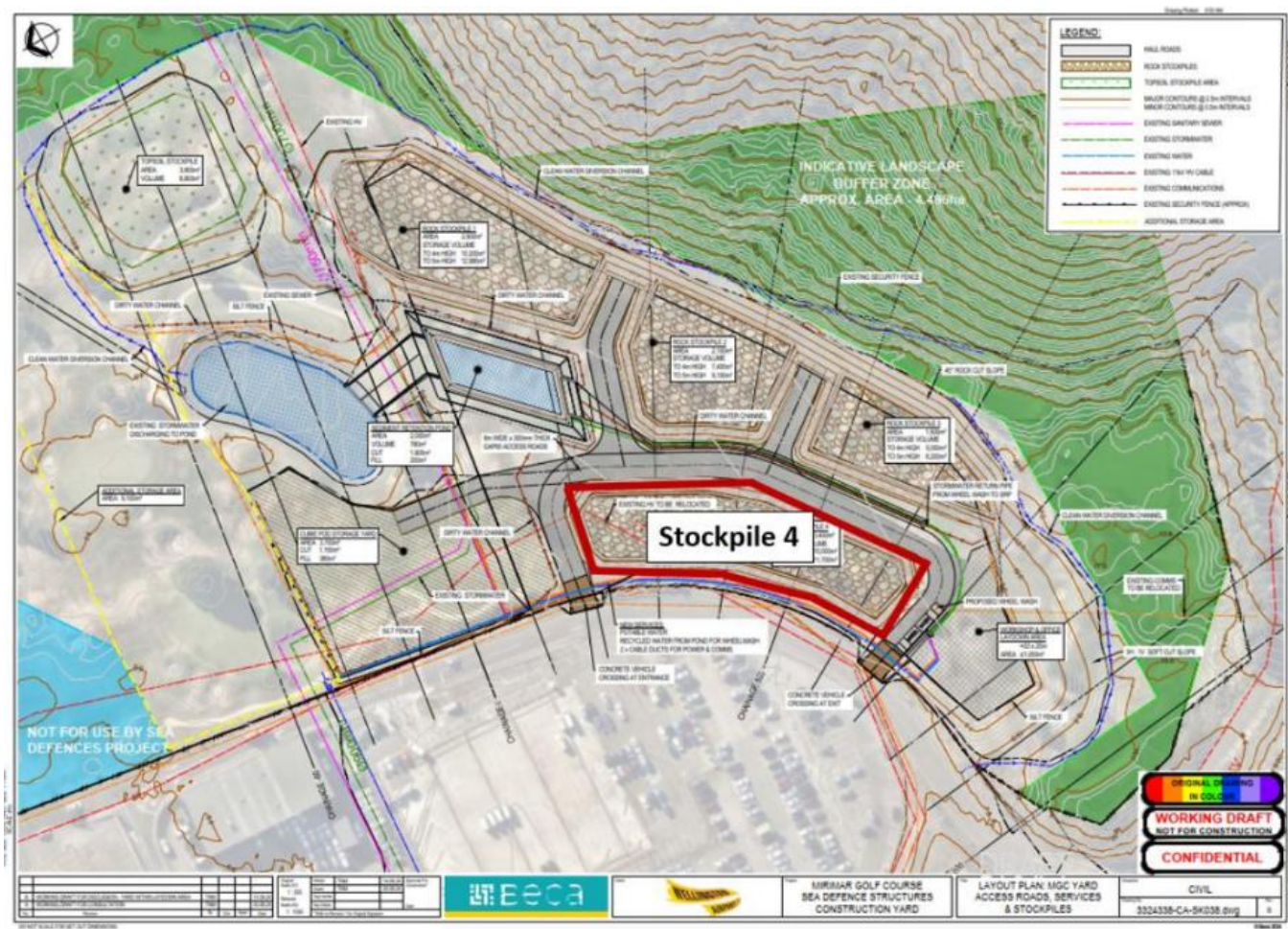
If the sale proceeds, WIAL will, consistent with the Public Works Act, meet the following costs:

- Solatium - being a one of payment of \$5,000
- Valuation expenses - being fees payable to registered valuers employed under this process
- Legal fees - being legal fees directly relation to the sale of the property up to a maximum of \$2,000
- Building inspection - report and LIM

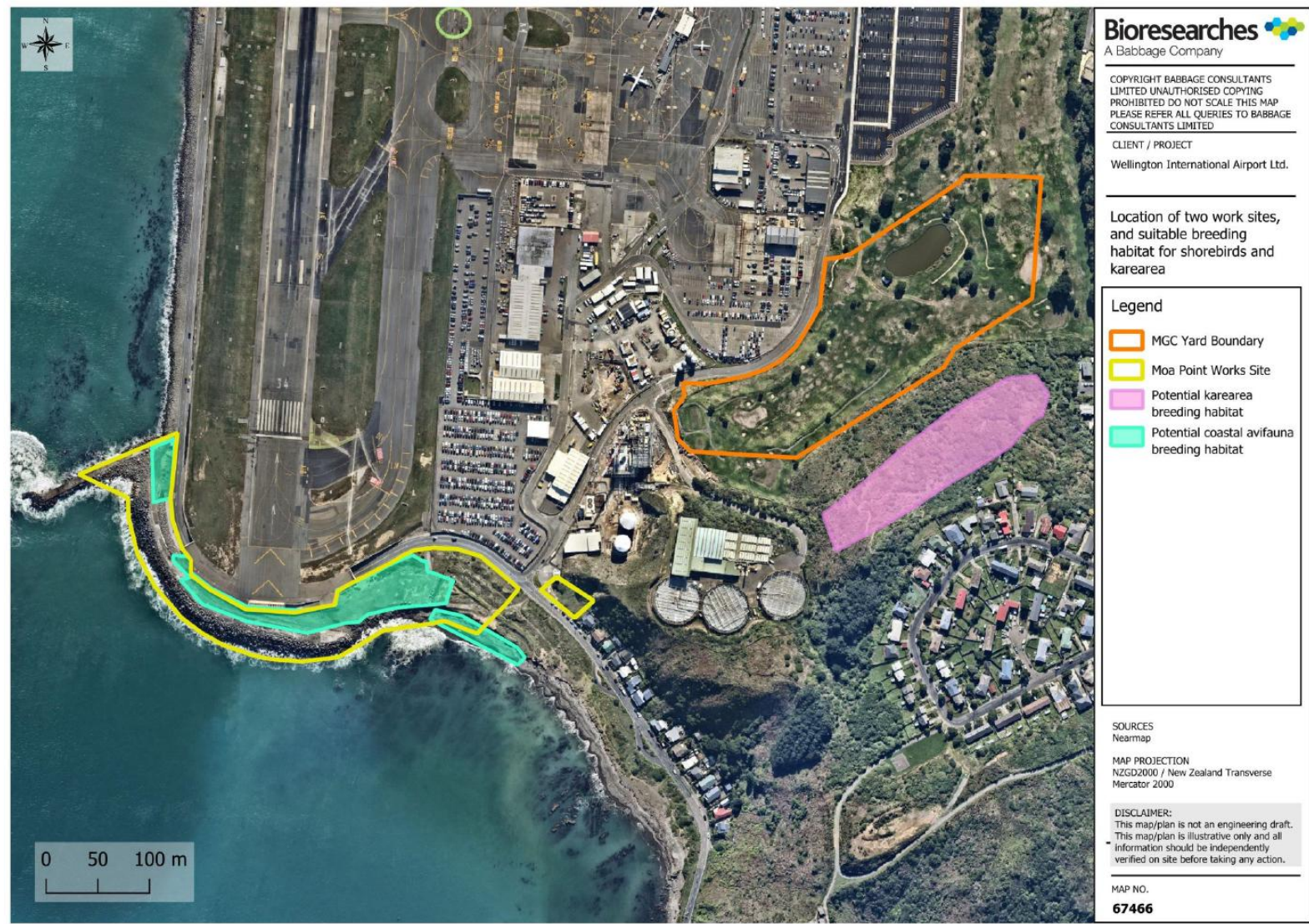
If the sale does not proceed, each party will meet its own costs and 50% of the building inspection and LIM.

Further compensation shall be negotiated by the parties in good faith where it is appropriate to acknowledge a legitimate activity that is not otherwise included in the valuation of the residential building on site.

ATTACHMENT I



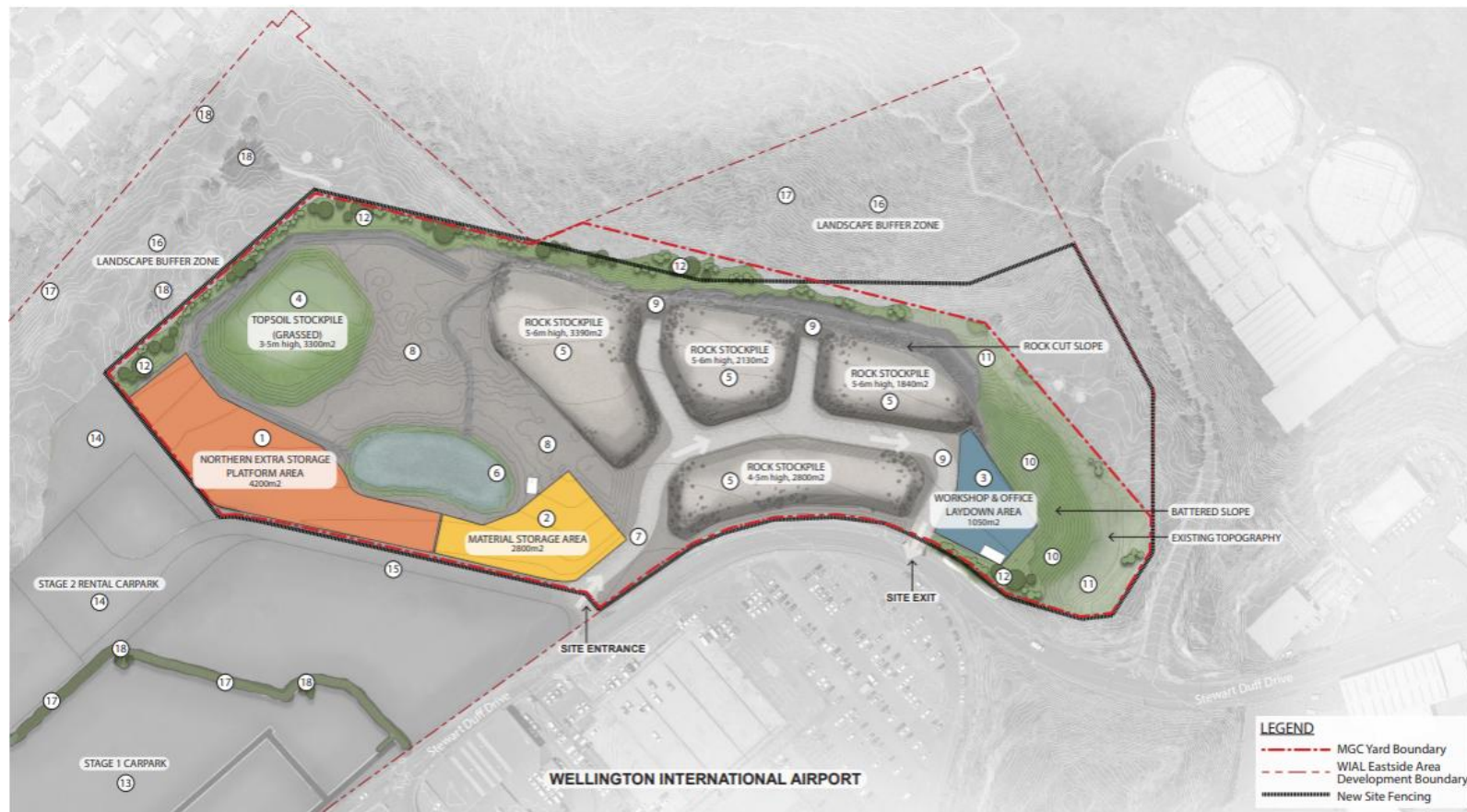
ATTACHMENT J



ATTACHMENT K



ATTACHMENT L



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MGC YARD

- ① Northern extra storage platform area
- ② Material storage area
- ③ Workshop & office laydown area
- ④ Topsoil stockpile
- ⑤ Rock stockpile

- ⑥ Existing stormwater pond and shed/ablutions building
- ⑦ Access road (hardfill)
- ⑧ Site yard / laydown yard (metal)
- ⑨ Rock cut slope
- ⑩ Soft cut slope (grassed)

MGC YARD MITIGATION TREATMENT

- ⑪ Grass
- ⑫ Mass planted grasses/small shrubs & pockets of small trees

EASTSIDE AREA DEVELOPMENT

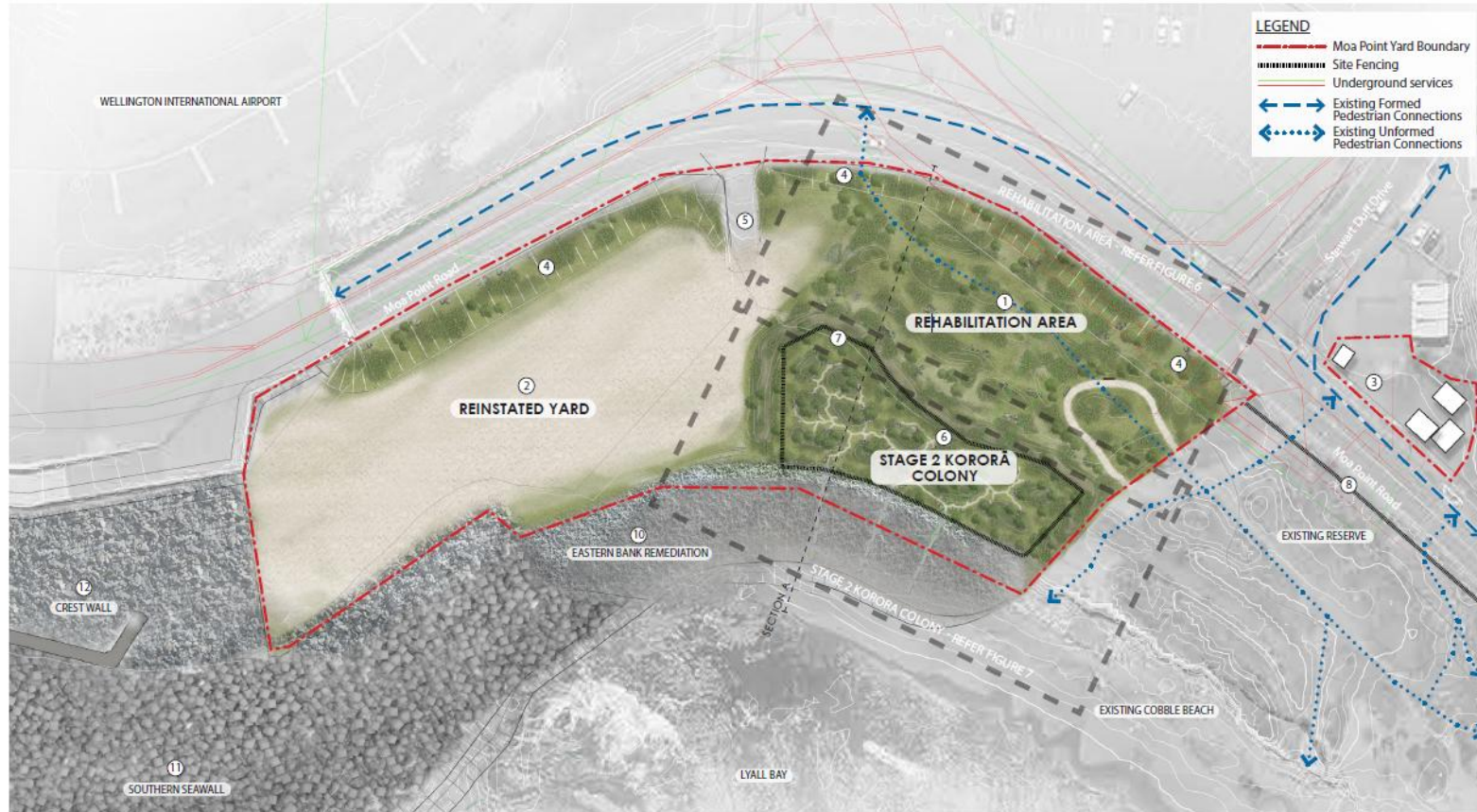
- ⑬ Stage 1 carpark
- ⑭ Stage 2 rental carpark
- ⑮ Stage 2 rental carpark area access road
- ⑯ Landscape buffer zone
- ⑰ Existing vegetation (low)
- ⑱ Existing trees

MGC Yard - Landscape Concept Plan
Scale 1:1500@A3 | Date: 21 October 2025 | Revision: 00
Plan prepared for Wellington International Airport Limited by Boffa Miskell Limited
Project Manager: Liz Gavin@boffamiskell.co.nz | Drawn: TGu | Checked: LGa

Figure 35

ATTACHMENT M

OVERALL LANDSCAPE CONCEPT PLAN



MOA POINT YARD

- ① Rehabilitation area - to be formed at completion of yard use
- ② Reinstated yard
- ③ Office buildings and site amenities with worker carparking
- ④ Planted sloped batter from road up to elevated level. Large rocks placed next to road edge to prevent cars parking with existing low timber post and rail fence removed
- ⑤ Site access with new gate
- ⑥ Stage 2 kororā colony - colony to be formed at completion of yard use
- ⑦ Stage 2 kororā colony perimeter fence
- ⑧ Existing low timber post and rail fence

SOUTHERN SEAWALL

- ⑩ Eastern bank remediation rock armour
- ⑪ Southern seawall
- ⑫ Crest wall

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Moa Point Yard - Overall Landscape Concept Plan

Scale 1:1500@A3 | Date: 16 March 2020 | Revision: 01
Plan prepared for Wellington International Airport Limited by Boffa Miskell Limited
Project Manager: Liz.Gaving@boffamiskell.co.nz | Drawn: TGU | Checked: LGA

Figure 23

LANDSCAPE CONCEPT PLAN



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REHABILITATION AREA

- | | |
|---|---|
| ① Undulating mounds to recreate natural landform | ⑤ Rock piles and driftwood logs to recreate natural landscape |
| ② Planted sloped batter from road up to elevated level. Large rocks placed next to road edge to prevent cars parking with existing low timber post and rail fence removed | ⑦ Seating |
| ③ Rehabilitation Area Planting | ⑧ Cultural interpretation panel |
| ④ Pedestrian entrance/exit via existing reserve pathway | ⑨ Wayfinding signage |
| ⑤ Compacted gravel path loop trail to join on existing reserve pathway | ⑩ Stage 2 kororā colony perimeter fence |

Rehabilitation Area - Landscape Concept Plan

Scale 1:200@A3 | Date: 10 March 2026 | Revision: 01
Plan prepared for Wellington International Airport Limited by Boffa Miskell Limited
Project Manager: Liz.Gavin@boffamiskell.co.nz | Drawn: TGu | Checked: LGa

Figure 24

LANDSCAPE CONCEPT PLAN



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STAGE 2 KORORĀ COLONY

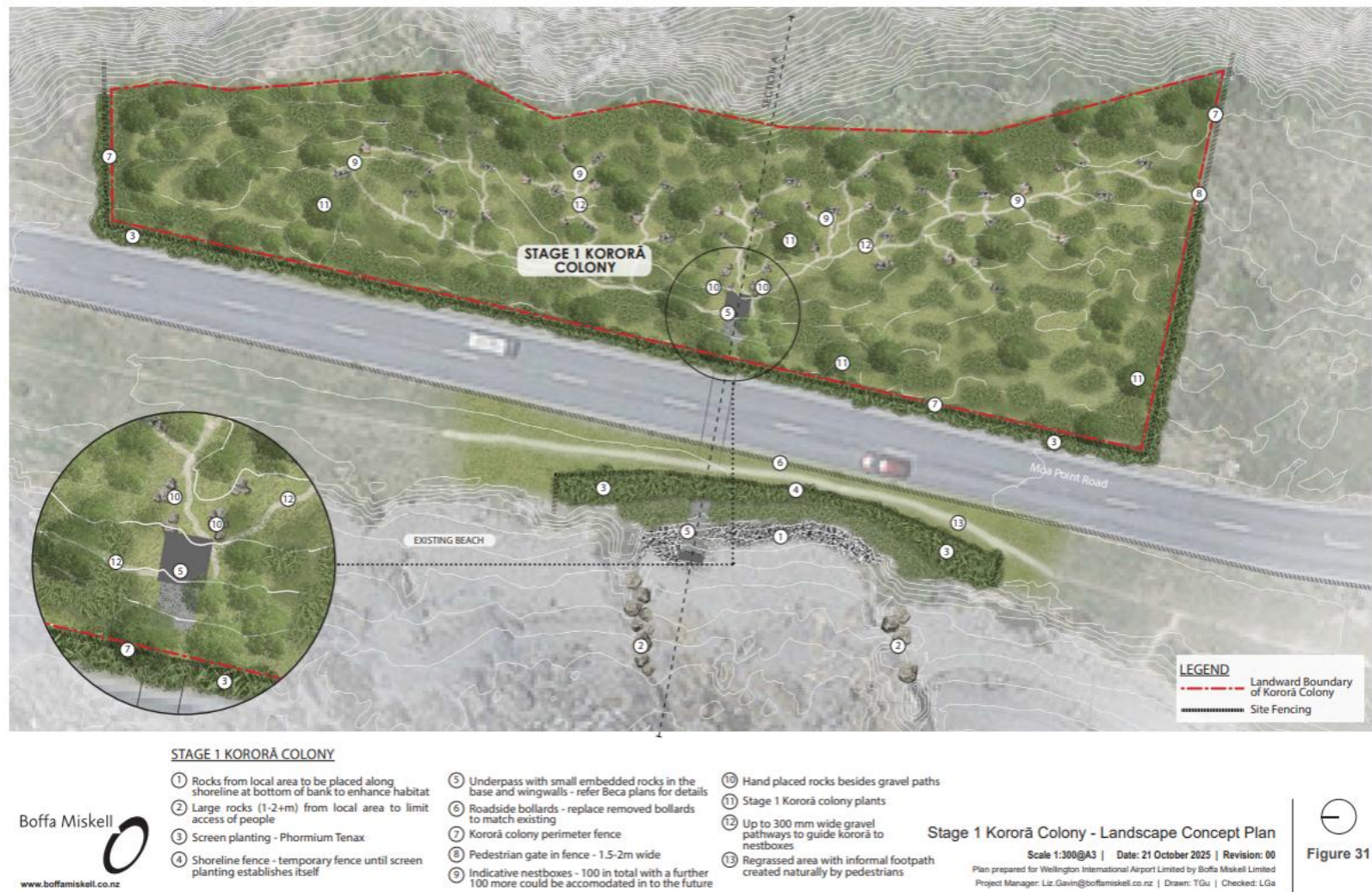
- | | | |
|--|--|--|
| ① Earth mounds 1 = 1-1.2m high, 4m wide (approx) | ⑥ Pedestrian gate in fence - 1.5-2m wide | ⑩ Up to 300 mm wide gravel pathways to guide kororā to nestboxes |
| ② Earth mounds 2 = 1.5m high, 5m wide | ⑦ Indicative nestboxes - approx 60 in total | ⑪ Eastern bank remediation rock armour |
| ③ Earth mounds 3 = 1.8-2m high, 5m wide | ⑧ Kororā path - concrete channels through revetment wall with openings inbetween | ⑫ Existing cobble beach |
| ④ Kororā colony plants | ⑨ Hand placed rocks besides gravel paths | ⑬ Subsoil pipes to allow for stormwater flows through |
| ⑤ Kororā colony perimeter fence - 1.5m high | | |

Stage 2 Kororā Colony - Landscape Concept Plan

Scale 1:200@A3 | Date: 21 October 2025 | Revision: 00
Plan prepared for Wellington International Airport Limited by Boffa Miskell Limited
Project Manager: Liz Gavin@boffamiskell.co.nz | Drawn: YGu | Checked: LGa

Figure 25

ATTACHMENT N



ATTACHMENT O



ATTACHMENT P

