Appendix 29 – Proposed WRC Conditions

Proposed Draft Waikato Regional Council Conditions – 28 October 2026 version

Definitions of Terms and Abbreviations used in these Conditions

Term	Meaning
BMP	Bat Management Plan
BPO	Best Practicable Option
Construction Works	Means the physical works and related activities necessary to construct the Project.
Consent Holder	Means Te Awamutu Developments Limited
Contact Details	Means mobile phone number, land-line number (if any), postal address, and email address
CEMP	Cultural Effects Management Plan
CMP	Construction Management Plan
Discovery	Means the unearthing, dislodgement, uncovering, or otherwise finding or discovering during earthworks of any archaeological sites or remains, artefacts, taonga (Maaori artefacts), or kooiwi.
EMP	Ecological Management Plan
ESCP	Erosion and Sediment Control Plan
HNZPT	Heritage New Zealand Pouhere Taonga
LMP	Lizard Management Plan
Mana Whenua	Means Ngati Apakura, Ngati Mahanga and Maniapoto ki te Raki
RMA	Resource Management Act 1991
SQEP	Suitably Qualified and Experienced Practitioner/Person
Standard	Any reference in these conditions to an International or New Zealand Standard includes any later Standard that amends or replaces it.
Te Ture Whaimana	Means the Vision and Strategy for the Waikato River as set out in the Waikato-Tainui Raupatu (Waikato River) Settlement Act 2010
Unnamed tributary of the Mangapiko Stream	Means the existing watercourse that drains the site in a westerly direction.
WMEP	Wetland Management and Enhancement Plan

- **Rule 3.3.4.24 – Discretionary Activity**: for a temporary groundwater take associated with construction dewatering for the proposed stormwater ponds, wastewater infrastructure, and earthworks; and a temporary groundwater take for dust suppression from an existing bore (WRC ID 70_1237).
- **Rule 3.3.4.26 – Non-complying Activity**: for a temporary surface water take associated with construction dewatering for the proposed stormwater ponds, existing farm ponds, wastewater infrastructure, and earthworks.
- **Rule 3.5.11.8 – Discretionary Activity**: for the discharge of stormwater to surface water associated with the Project's operational stormwater management system.
- **Rule 3.6.4.13 – Discretionary Activity**: for temporary and permanent damming and diversion of water associated with interception with the proposed stormwater ponds, wastewater infrastructure, earthworks, permanent retaining walls and the proposed building platforms across the site.
- **Rule 4.2.4.4 – Discretionary Activity:** (for the installation of culverts in the bed of an unnamed tributary of the Mangapiko Stream).
- **Rule 5.1.4.15 – Discretionary Activity**: for soil disturbance, roading, tracking, vegetation clearance and riparian vegetation clearance within high-risk erosion areas.
- **Rule 5.2.5.5 – Discretionary Activity**: for the placement of cleanfill in areas outside the identified high risk erosion areas.
- **Rule 5.2.5.6 – Discretionary Activity**: for the placement of cleanfill located within high-risk erosion areas.
- **Consent under the National Environmental Standards for Freshwater 2020** – for restoration and maintenance of natural inland wetlands, vegetation clearance and earthworks within 10 m of a natural inland wetland and earthworks within a natural inland wetland that result in drainage of the wetland.[1]

[1] We note that this includes consent for earthworks within a natural inland wetland that results, or is likely to result, in the complete or partial drainage of all or part of a natural inland wetland which is a prohibited activity in accordance with Regulation 53 of the Resource Management (National Environmental Standards for Freshwater) Regulations 2020.

(General Conditions – The following general conditions apply to all resource consents granted by this decision)

General

1. The activities authorised under these consents shall be undertaken in general accordance with the information submitted as part of the [Substantive Application] as set out in Table 1 below: except where modified by the resource consent conditions below. Where there is any inconsistency between the application documents and the resource consent conditions, the resource consent conditions shall prevail.

Table 1: Technical Reports		
Location	**Title / Author**	
Appendix 1	Authors qualifications	
Appendix 2	Record of Title	
Appendix 3	Notice of Decision – Referral Application	
Appendix 4	Existing consents – s30 notice from WRC	
Appendix 5	Ineligible Activity Assessment	
Appendix 6	Site Layout and Architectural Plans	
Appendix 7	Subdivision Scheme Plans	
Appendix 8	Retirement Economic and Market Analysis	
Appendix 9	Growth Cell Capacity Report	
Appendix 10	Economic Assessment	
Appendix 11	Geotechnical Assessment	
Appendix 12	Groundwater Effects Assessment	
Appendix 13	Soil and Land Use Capability Classification Assessment	
Appendix 14	Highly Productive Land Report	
Appendix 15	Ēcological Assessment Report	
Appendix15a	Ecological Management Plan	
Appendix 15b	Lizard Management Plan	
Appendix 15c	Wetland Management and Enhancement Plan	
Appendix 16	Integrated Transportation Assessment	

Appendix 17	Specified Matters	
Appendix 18	Civil Engineering Plans	
Appendix 19	Infrastructure Report	
Appendix 19a	Stormwater Management Plan	
Appendix 19b	Earthworks Management Plan	
Appendix 19c	Construction Management Plan	
Appendix 20	Archaeological Assessment	
Appendix 21	Detailed Site Investigation	
Appendix 22	Landscape and Urban Design Assessment	
Appendix 23	Cultural Values Assessment – Ngati Apakura	
Appendix 24	Schedule of Owners and Occupiers of Adjacent Land	
Appendix 25	Rule Assessment	
Appendix 26	Assessment of Relevant Objectives and Policies	
Appendix 27	Treaty Settlement Provisions	
Appendix 28	Draft WDC conditions	
Appendix 29	Draft WRC conditions	

2. The consent holder shall be responsible for all contracted operations related to the exercise of this resource consent and shall ensure contractors are made aware of the conditions of this resource consent and ensure compliance with those conditions.

3. A copy of this consent shall be kept onsite at all times that physical works authorised by this consent are being undertaken and shall be produced without unreasonable delay upon request for an agent of the Waikato Regional Council. After construction a copy of this consent shall be held by the consent holder for the duration of the term of consent.

Pre Start

4. The consent holder shall appoint a representative(s) prior to commencement of construction works authorised by this resource consent, who shall be the Waikato Regional Council's principal contact person regarding matters relating to this consent. The consent holder shall inform the Waikato Regional Council of the representative's name and how they can be contacted prior to this consent being exercised. Should that person(s) change during the term of this resource consent, the consent holder shall immediately inform the Waikato Regional Council and shall also give written notice to the Waikato Regional Council of the new representative's name and how they can be contacted.

5. Prior to commencement of this resource consent, the consent holder shall arrange and conduct a pre-construction site meeting and invite, with a minimum of 10 working days' notice, the Waikato Regional Council, the site representative(s) nominated under [Condition x], the contractor and any other party representing the consent holder prior to any work authorised by this consent commencing on site.

   Advice Note: *In the case that any of the invited parties, other than the site representative does not attend this meeting, the consent holder will have* ***complied*** *with this condition, provided the invitation requirement is met.*

6. The consent holder shall provide the Waikato Regional Council with a Construction Management Plan (CMP) at least 20 working days prior to the commencement of activities authorised by this consent. The objective of the CMP is to document the measures by which the consent holder intends to comply with all conditions of this resource consent during the construction phase and shall include but is not limited to the following:
   a. The proposed start date of the works authorised by this resource consent,
   b. Location of proposed works,
   c. Type and description of the proposed works,
   d. Construction and design details,
   e. A schedule of construction activities,
   f. The commencement date and expected duration of the major cut and fill operations,
   g. The location of the major cut and fill operations,
   h. The location of topsoil or cleanfill stockpiles,
   i. The proposed construction methodology, including staging of earthworks,
   j. The Erosion and Sediment Control Plan required in condition XX,
   k. Proposed dust management and mitigation measures,
   l. Proposed spill prevention and response measures,
   m. Monitoring procedures and responsibilities.

   The CMP shall be certified in writing by the Waikato Regional Council acting in a technical certification capacity prior to any works authorised by this consent commencing. The consent holder shall undertake all activities authorised by this consent in accordance with the certified CMP.

   Advice Note: *If the works authorised by this consent are undertaken in stages, then compliance with condition XX must be undertaken for each stage.*

7. Any changes proposed to the CMP shall be Agreed to in writing by the consent holder and the Waikato Regional Council, acting in a technical certification capacity, prior to the implementation of any changes proposed.

8. The construction of the works associated with this resource consent shall be carried out under the supervision of a person who has experience and qualifications appropriate to supervise the design and construction of such works.

9. The consent holder shall ensure that a copy of the certified CMP, including any confirmed amendments, is kept onsite and this copy is updated within 5 working days of any amendments being confirmed.

Certification

10. Where any condition of this resource consent requires the consent holder to submit a document to the WRC for 'certification' the process set out in clauses (a) to (e) shall be followed by the consent holder:

    a) The consent holder shall supply the document to the Waikato Regional Council (WRC) who will assess the documentation submitted to ensure that it achieves the requirements of the relevant condition(s) of consent;
    b) Should the document(s) supplied in accordance with clause (a) of this condition, in the opinion of the WRC meet the requirements of the relevant condition(s), the WRC will issue a written confirmation (which shall constitute 'the certificate') to the consent holder that the requirements of the relevant condition(s) have been satisfied;
    c) If the WRC is not satisfied that the document(s) supplied in accordance with clause (a) achieves the requirements of the relevant condition(s), the WRC shall advise the consent holder in writing of the changes, including additional information or measures, it considers necessary to meet the requirements of the relevant condition(s) and ask that the document(s) be modified so as to address the concerns, and then be resubmitted;
    d) This process shall be repeated until the WRC is able to certify that the requirements of the applicable condition(s) have been satisfied; and

11. The consent holder shall exercise this resource consent in accordance with:
    a) The conditions of this resource consent; and
    b) A certified version of all documents required by the conditions of this resource consent.

Wetland Management and Enhancement Plan (WMEP)

12. At least 20 working days prior to the date construction work (including earthworks) is commenced on site, a Wetland Management and Enhancement Plan (WMEP) shall be provided to Waikato Regional Council's Chief Executive or nominee for certification that the plan meets the objectives in Condition 14 (a) to (g). The WMEP shall be based on the draft Wetland Management and Enhancement Plan (v2) dated September 2026 prepared by Phoenix Ecology and provided with the Substantive Application.

13. The objective of the WMEP shall be to enhance biodiversity values across the site by setting out protocols to achieve the following:
    a. Restore and enhance existing wetland habitat across the site.
    b. Improve the condition of the existing Kahikatea remnant (SNA ID WP312) through infill planting, weed and predator control.
    c. Increase wetland area on site.
    d. Increase terrestrial fauna habitat, including insect rich bat foraging habitat through wetland and terrestrial planting, weed and predator control and the planting of future roost trees.
    e. Improve aquatic habitat through the restoration (weed control and infill planting) of the riparian corridor across the site.

f. Riparian planting along the entire length of the retained watercourse.

14. The WMEP shall, as a minimum, address the following matters:
    a. Restoration and planting objectives across the site for wetland restoration, terrestrial restoration and infill planting areas including the staged implementation of the wetland restoration, terrestrial restoration and infill planting so as to align with the staging shown on the Restoration Plan included as **Schedule One**.
    b. Creation of open water habitat within Stormwater Pond B with the connection of the pond to groundwater as well as the watercourse sufficient to maintain a permanent water level. The WMEP shall contained a detailed design of Stormwater Pond B that is consistent with the details contained in section 5.6 of the Ecological Assessment Report prepared by Phoenix Ecology and contained in Appendix XX.
    c. Site preparation.
    d. Planting specifications and areas.
    e. Maintenance requirements.
    f. Weed control measures.
    g. A Predator control programme for a minimum of 15 years across all restoration areas targeting possums, mustelids and rats with a monitoring programme consistent with section 4.2 of the draft WMEP and with the monitoring reported to the Waikato Regional Council annually on the first anniversary of the commencement of the consent.

Fish Management Plan

15. At least 20 working days prior to the date construction work (including earthworks) is commenced on site, an indigenous Fish Management Plan (FMP) shall be provided to Waikato Regional Council's Chief Executive or nominee for certification that the plan meets the objectives in condition XX (a) to (C). The FMP shall be based on the draft Ecological Management Plan (v2) dated September 2026 prepared by Phoenix Ecology and provided with the Substantive Application.
16. The objectives of the FMP shall be to:
    a. Provide clear guidance on measures to avoid injury and mortality to fish during instream works and effects management measures to minimise indirect effects and habitat loss.

17. The FMP shall, as a minimum, address the following matters:
    a. The capture and relocation of as many indigenous fish as possible prior to physical site works commencing, by isolating the section of waterway prior to culvert installation and through trapping and overnight netting and electric fishing where appropriate.
    b. Isolation of the working area to prevent reinvasion of indigenous fish into the work area.
    c. Supervision of any instream works and the following of accidental discovery protocols for any indigenous fish found after the commencement of works.
    d. Fish capture and relocation methods to be in general accordance with the New Zealand Freshwater Fish Sampling Protocol.
    e. Indigenous fish transfer protocols to be consistent with section 5.3 of the draft Ecological Management Plan submitted with the Substantive Application.

Archaeology

18. The consent holder shall ensure that the exercise of this resource consent does not disturb any sites of archaeological value or of cultural significance to tangata whenua other than those sites for which specific archaeological authorities have been granted by Heritage New Zealand Pouhere Taonga. In the event of any archaeological artefacts being discovered the works shall, in the vicinity of the discovery, cease immediately and the Waikato Regional Council, Heritage New Zealand Pouhere Taonga and representatives of local iwi (where artefacts are of Māori origin) shall be notified within 24 hours. Works may recommence on the written approval of the Waikato Regional Council after considering:
    a. Tangata whenua interests and values,
    b. Protocols agreed upon by tangata whenua and the consent holder,
    c. The consent holder's interests,
    d. Any Heritage New Zealand Pouhere Taonga authorisations; and
    e. Any archaeological or scientific evidence.

Administration

19. The consent holder shall pay the Waikato Regional Council any administrative charge fixed in accordance with section 36 of the Resource Management Act (1991), or any charge prescribed in accordance with regulations made under section 360 of the Resource Management Act (1991).

Land Use Consent – Land Disturbance

General

1. This consent shall lapse ten years (10) after the date on which it was granted unless it has been given effect to before the end of that period.
   Duration: 20 years

Earthworks Management Plan

2. At least 20 working days prior to the commencement of earthworks authorised by this consent, the Consent Holder shall submit a finalised Earthworks Management Plan (EWMP) to Waikato Regional Council for certification. The EWMP shall be generally consistent with the draft EWMP prepared by Maven Waikato Ltd dated October 2026 and submitted in support of the application and shall be updated as necessary to:
    a. Reflect the final engineering design, earthworks methodology and staging;
    b. Identify the geotechnical management measures to be implemented, including compliance with the Earthworks Specification prepared by Titus, or any subsequent earthworks specification prepared by a suitably qualified and experienced engineer;
    c. Identify the environmental management measures to be implemented during earthworks activities, including erosion and sediment control, dust management, stabilisation, monitoring and maintenance requirements, taking into account the conditions of this consent; and
    d. Incorporate any amendments required by the conditions of this consent.
    e. Where earthworks are undertaken in stages, a separate EWMP may be submitted for certification for each stage. Any staged EWMP shall identify the extent of works to which it applies and include the indicative staging and sequencing of the remaining earthworks anticipated at the time of submission.

3. Any changes proposed to the EWMP shall be Agreed to in writing by the consent holder and the Waikato Regional Council, acting in a technical certification capacity, prior to the implementation of any changes proposed.

4. The consent holder shall ensure that a copy of the certified EWMP, including any certified amendments, is kept onsite and this copy is updated within 10 working days of any amendments being certified.

Erosion and Sediment Control

5. The consent holder shall provide Waikato Regional Council with an Erosion and Sediment Control Plan (ESCP) for the activities authorised by this consent at least 20 working days prior to the commencement of activities authorised by this consent. The finalised ESCP may be embedded within the EWMP required by Condition 2 above.

   Advice Note: *If the earthworks activities are undertaken in stages, then compliance with this condition can be undertaken for each stage.*
   Advice Note: *The ESCP may be incorporated into the Earthworks Management Plan required by Condition x of this consent.*

6. The finalised ESCP shall as a minimum be based upon and incorporate those specific principles and practices which are appropriate for the activity authorised by this consent and contained within the Waikato Regional Council document titled *"Erosion and Sediment Control for Soil Disturbing Activities" (Technical report No. 2009/02 – dated January 2009)*, and shall include at least the following:
   a. Details of all principles, procedures and practices that will be implemented to undertake erosion and sediment control to minimise the potential for sediment and dust discharges from the site;
   b. The design criteria and dimensions of all key erosion and sediment control structures;
   c. A site plan of a suitable scale to identify:
      i. The location of waterways, including drains;
      ii. The extent of the soil disturbance and any vegetation removal;
      iii. Location of any topsoil stockpiles;
      iv. The boundaries and area of catchment contributing to all stormwater impounded structures;
      v. The locations of all specific points of discharges to the receiving environment; and
      vi. Any other relevant site information
   d. Construction timetables for erosion and sediment control works and the bulk earthworks proposed;
   e. Timetable and nature of progressive site rehabilitation and re-vegetation proposed;
   f. Maintenance, monitoring and reporting procedures;
   g. Rainfall response and contingency measures including procedures to minimise adverse effects in the event of extreme rainfall events and/or the failure of any key erosion and sediment control structures,
   h. Dry conditions response and contingency measures including dust suppression methods to minimise adverse effects in the event of dust creation from un-stablished areas,
   i. Procedures and timing for review and/or amendment to the ESCP, and

j. Identification and contact details of personnel responsible for the operation and maintenance of all key erosion and sediment control structures.

All earthworks authorised by this consent shall proceed in accordance with the certified ESCP.

7. The consent holder shall ensure that sediment losses to natural water arising from the exercise of this resource consent are minimised during the duration of the works and during the term of this consent.

8. The consent holder shall ensure that all erosion and sediment control control/structures are inspected on a weekly basis and within 24 hours of each rainstorm event that is likely to impair the function or performance of the controls. A record shall be maintained of the date and time of inspection undertaken, any maintenance requirements identified, and of maintenance undertaken to all erosion and sediment control structures shall be made available to the Waikato Regional Council at all reasonable times.

9. The consent holder shall, prior to commencing bulk earthworks on site, submit to the Waikato Regional Council "As Built Certification Statements" signed by an appropriately qualified and experienced professional certifying that all and any erosion and sediment control structures have been constructed and maintained in accordance with the certified ESCP. The As Built Certification Statements shall be supplied to the Waikato Regional Council within 5 working days of the completion of the construction or repair of those controls. Information contained in the certification statement shall include at least the following:
   a. Confirmation of contributing catchment areas,
   b. The location, capacity and design of each structure,
   c. Position of inlets and outlets,
   d. Stability of structures,
   e. Measures to control erosion, and
   f. Any other relevant matter.

   Advice Note: *An example template and the information required for the As Built Certification Statement can be found on the Waikato Regional Council website www.waikatoregion.govt.nz/earthworks.*

Flocculation Management (Chemical Treatment)

10. Prior to bulk earthworks commencing, the consent holder shall undertake flocculant bench testing to determine the reactivity of soils to chemical treatment within those areas for the site where runoff is proposed to be treated by sediment retention devices.
11. If the bench testing required under Condition x determines that that soils are conducive for the use of flocculent, the consent holder shall incorporate a suitable rain active dosing system unless otherwise agree to by the Waikato Regional Council.

12. Prior to the commissioning of any flocculation or chemical treatment system, as determined by Condition x and x, the consent holder shall provide the Waikato Regional Council with a Chemical Treatment Plan (CTP), for the written certification of the Waikato Regional Council. The CTP shall include as a minimum:
    a. An analysis identifying which devices require flocculation, this analysis taking into account,

i. The soil's reactivity to flocculants based on soil tests,
ii. The size of the contributing catchment that the device is treating,
iii. The likely duration of the device's use

b. Specific design details for the flocculation system
c. Monitoring, maintenance (include post-storm) and including a record system,
d. Details of optimum dosage (including assumptions),
e. Results of any initial flocculation trial,
f. A spill contingency plan, and
g. Contact details of the persons responsible for the operation and maintenance of the flocculation treatment system and the organisational structure to which this person shall report.

The CTP required by this Condition shall be approved in writing by the Waikato Regional Council acting in a technical certification capacity prior to any works authorised by this consent commencing.

13. Any changes proposed to the CTP required by Condition x shall be Agreed to in writing by the consent holder and approved in writing by the Waikato Regional Council acting in a technical certification capacity, prior to the implementation of any changes proposed.

14. The consent holder shall ensure that the soluble aluminium concentration of any discharge from a designed retention device flocculated in accordance with a CTP (approved in accordance with Condition x), shall not exceed 0.3 grams per cubic metre.

15. The concentration for suspended solids in the unnamed tributary of the Mangapiko Stream within the site shall not exceed 150 grams per cubic metre suspended solids concentration as a result of the exercise of this consent. This standard shall apply, except where the suspended solids concentration in the unnamed tributary of the Mangapiko Stream unaffected by the activity, exceeds 150 grams per cubic metre then there shall not be any increase in the suspended solids concentration in the unnamed tributary of the Mangapiko Stream as a result of activities authorised by this consent.

16. Unless site specific analysis provides evidence to the contrary, as detailed in the approved CTP (approved in accordance with Condition x), the consent holder shall ensure that the pH of any discharge from a sediment retention device discharge shall not be less than 5.5 or greater than 8.5pH units.

Water Sampling

17. If requested in writing by the Waikato Regional Council the consent holder shall take samples of the discharges from all sediment retention devices on the site a minimum of once per month and after all rainfall events greater than 15mm in one hour, and 50mm over 24 hours, except times when there are no discharges. The consent holder shall within 24 hours of the rainfall reading being taken, measure the suspended solids concentration and turbidity at the discharge points. Results shall be forwarded to the Waikato Regional Council within 7 days of analysis.

    Additionally, if flocculants are being used and if recommended in the CTP, water sampling at the respective sediment retention device/s shall include testing for pH, and soluble aluminium.

    Advice Note: *The purpose of this condition is to provide an opportunity for pond discharge sampling to be required if either flocculants are being used due to potential overdosing pH/Al issues, or where the discharge from a pond is not acceptable and actions are required (potentially including the use of flocculants) to resolve that situation. In the event that the sediment retention structures are not discharging when sampling is due, water sampling shall be undertaken at the next discharge event*

Site Stabilisation

18. The consent holder shall ensure those areas of the site where earthworks have been completed shall be stabilised against erosion as soon as practically possible and within a period not exceeding 14 days after completion of any works authorised by this consent. Stabilisation shall be undertaken by providing adequate measures (vegetative and/or structural) that will minimise sediment runoff and erosion to the satisfaction of the Waikato Regional Council acting in a technical certification capacity and in accordance with the measures detailed in the document titled "Erosion and Sediment Control – Guidelines for Soil Disturbing Activities" (*Technical Report No. 2009/02 – dated January 2009*) and the approved ESCP.

19. If required by the Waikato Regional Council, the consent holder shall carry out immediate stabilisation of any areas of earthworks exposed as a result of the development using instant stabilisation techniques to the satisfaction of the Waikato Regional Council. (i.e. straw mulching, pinned geotextile or similar).

20. The erosion and sediment controls specified in the Erosion and Sediment Control Plan, shall not be disestablished without the prior written approval of the Waikato Regional Council, acting in a technical certification capacity.

21. The consent holder shall monitor and maintain the site until vegetation is established to such an extent that it prevents erosion and prevents sediment from entering any water body.

Dust

22. All earthworks' activities carried out on site shall be conducted and managed in such a manner as to ensure that all dust and particulate emissions are kept to a practical minimum to the extent that there are no dust discharges beyond the boundary of the combined properties that cause an objectionable or offensive effect.

23. The consent holder shall manage the activities authorised by this consent in such a manner to ensure that dust emissions are kept to a minimum, including:
    a. The use of water carts or sprays to suppress dust from the earthworks activity, on an as required basis,
    b. The use of dust stabilisation systems (water or water plus additives),
    c. The revegetation or stabilisation of disturbed land, which is currently not being worked,
    d. The re-grassing or stabilisation of exposed areas including topsoil stockpiles, and
    e. Where practicable, locating topsoil stockpiles where they provide wind protection for exposed/excavated areas.

24. Should airborne particulate matter resulting from the exercise of this consent generate a complaint, the consent holder shall provide a written report to the Waikato Regional Council within five (5) working days of the complaint being made known to the consent holder. The report shall specify:
    a. The cause or likely cause of the event and any factors that influenced its severity,
    b. The nature and timing of any measures implemented by the consent holder to avoid, remedy or mitigate any adverse effects, and
    c. The steps to be taken in future to prevent recurrence of similar events.

    Advice Note: *Chapter 6.4 of the Waikato Regional Plan 2012 provides guidance on the assessment of the effect of odour and dust emissions.*

25. If required by the Waikato Regional Council, the consent holder shall carry out immediate sealing of any problematic dust generating surfaces within the site using hydro-seed/hydro-mulch, polymer soil stabilisers or a similar dust control product to provide instant remediation of dust effects to the satisfaction of the Waikato Regional Council.

26. The consent holder shall ensure that an adequate supply of water for dust control and an effective means for applying that quantity of water is available at all times during construction, and until such time as the site is fully stabilised unless otherwise agreed in writing with the Waikato Regional Council.

Machinery

27. The consent holder shall ensure that all machinery used in the exercise of this consent is cleaned prior to being transported to and from the site to ensure that all seed and/or plant matter has being removed and documented in accordance with the National Pest Control Agencies A series, best practice (Code A16) guidelines, available to download from Keep it clean - machinery cleaning guidelines and handbook | Waikato Regional Council.

    Advice Note: *For the purposes of this condition, 'containment' and 'eradication' plant pest species are those species that are listed as such in the Waikato Regional Pest Management Strategy 2014 - 2024, or any subsequent version of that publication that is published after the granting of this resource consent*

28. All machinery shall be operated in a manner which ensures that spillage of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities shall be carried out away from any water body such that any spillage can be contained so that it does not enter natural waters.

29. Any storage of fuel, oil or other hazardous substances shall be fully contained within areas where any accidental spillages are unable to discharge to any watercourse.

Winter Work

30. The consent holder shall ensure that exposed earthworks areas are appropriately stabilised by 30 April of each year unless otherwise approved in writing by the Waikato Regional Council. Stabilisation shall be undertaken by providing adequate measures that will minimise erosion of exposed soil to the extent practicable.

31. Earthworks shall not be conducted during the period 1 May to 30 September inclusive during any year that this consent is current, apart from necessary maintenance works, unless agreed to in writing by the Waikato Regional Council. Requests to undertake earthworks during the period 1 May to 30 September inclusive, for any year that this consent is current, shall be submitted in writing to the Waikato Regional Council by 1 April and shall be in the form of amendments to the certified ESCP as required by condition 7 of this consent. ***Advice Note:*** *In considering a request for the continuation of winter earthworks, the Waikato Regional Council will consider the following:*
    - *The nature of the site and the winter soil disturbance works proposed,*
    - *The quality of the existing/proposed erosion and sediment controls,*
    - *The compliance history of the site/operator,*
    - *Seasonal/local soil and weather conditions,*
    - *Sensitivity of the receiving environment, and*
    - *Any other relevant factor.*

Stormwater Diversion and Discharge

General

1. This consent shall lapse ten (10) years after the date on which it was granted unless it has been given effect to before the end of that period.
   Duration: 35 years

2. The stormwater diversion and discharge activities authorised by this resource consent relate to the development of the Te Awamutu Developments Ltd stormwater network. This includes but is not limited to rain gardens, wetlands, the piped reticulation network, swales, overland flow paths and various outlet structures. No alterations shall be made to the stormwater system (other than to meet the requirements of this resource consent) without the prior written approval of the Waikato Regional Council acting in a technical certification capacity.

   Advice Note: *Stormwater runoff from private lots will be managed at-source prior to discharge into the Te Awamutu Developments Limited stormwater network. These on-lot source*

controls will be mandated via consent notice to be registered against the Record of Title of all private lots, at the time of the subdivision.

3. The consent holder shall be responsible for the design, structural integrity and maintenance of the stormwater network, and shall operate and maintain the stormwater system to meet the requirements of this resource consent. Following construction, no alterations shall be made to the stormwater network (other than to meet the requirements of this resource consent) without first submitting detailed design drawings and report(s) to the Waikato Regional Council for technical certification prior to altering the stormwater network.

Stormwater Network Detailed Engineering Design

4. Prior to construction of the permanent stormwater infrastructure associated with each earthworks stage, the Consent Holder shall provide a Site Suitability Report (SSR) prepared by suitably qualified and experienced civil and geotechnical practitioners for certification by Waikato Regional Council acting in a technical certification capacity.

   The purpose of the SSR is to:

   a. Assess the suitability of the stage for stormwater retention, reuse, attenuation and infiltration measures;
   b. Identify measures proposed to minimise the residual stormwater runoff volume effects associated with the stage; and
   c. Identify assumptions relating to future on-lot stormwater management measures within the stage

   The SSR shall include, as a minimum:

   a. An assessment of the site geology, groundwater conditions and infiltration potential relevant to stormwater management;
   b. The stormwater retention, reuse, attenuation and infiltration measures proposed within the stage;
   c. An assessment of the residual stormwater runoff volume effects anticipated following implementation of the proposed measures;
   d. Identification of any additional practicable measures available within the stage to further reduce residual stormwater runoff volume effects;
   e. Identification of any future on-lot source control measures assumed in the assessment of the stage (noting these are not required to be designed and constructed under this resource consent and will be mandated via consent notices to be registered against the Record of Title of all private lots, at the time of the subdivision);
   f. A description of how the proposed measures give effect to the Draft Stormwater Management Plan prepared by Maven Waikato Ltd and submitted with the Substantive Application report as Appendix XX
   g. Recommendations for the detailed stormwater design of the stage

   The SSR shall be prepared on a staged basis. In preparing each subsequent SSR, the Consent Holder shall take into account the actual development outcomes and stormwater management measures implemented within preceding stages, where known.

5. Prior to construction of the permanent stormwater infrastructure associated with each earthworks stage, the Consent Holder shall provide detailed stormwater design plans and supporting calculations prepared by a suitably qualified and experienced stormwater engineer for certification by Waikato Regional Council acting in a technical certification capacity.

   The detailed design shall:

a) Be generally consistent with the draft Stormwater Management Plan prepared by Maven Waikato Ltd dated October 2026 and submitted with the [Substantive Application];
b) Give effect to the recommendations and findings of the certified Site Suitability Report for the relevant stage;
c) Incorporate the stormwater retention, reuse, attenuation, treatment and conveyance measures identified for the stage;
d) Demonstrate how residual stormwater runoff volume effects have been avoided, minimised, remedied or mitigated to the extent practicable;
e) Identify any assumptions regarding future stages or future on-lot stormwater management measures; and
f) Demonstrate that the stormwater network for the stage integrates with the existing and proposed stormwater infrastructure for the wider Te Awamutu Developments Ltd.

The stormwater infrastructure shall thereafter be constructed in accordance with the certified detailed design.

Stormwater Network Planting Plan

6. Prior to construction of any stormwater treatment device authorised by this consent, the consent holder shall provide the Waikato Regional Council with a Stormwater Network Planting Plan (SNPP) for certification.

7. The objective of the SNPP is to provide for the establishment, maintenance and long-term performance of vegetation associated with the stormwater network, including wetlands, rain gardens, swales and other stormwater treatment devices, in a manner that supports stormwater treatment, ecological enhancement and landscape outcomes.

8. The SNPP shall be prepared by a suitably qualified and experienced ecologist, landscape architect or other suitably qualified professional and shall include, as a minimum:
   a. The location and extent of all stormwater treatment devices and associated planting areas;
   b. Planting plans and drawings showing the proposed planting layout for each device;
   c. Plant species schedules, including species mixes, quantities, densities and planting zones;
   d. Plant sourcing requirements, including eco-sourcing where appropriate;
   e. Site preparation requirements, including weed control, pest management and ground preparation measures;
   f. Planting methodologies and timing of planting works;
   g. Irrigation, establishment and maintenance requirements;
   h. Monitoring, replacement planting and remedial action requirements;
   i. Success criteria and performance standards for vegetation establishment;
   j. Reporting requirements; and
   k. Identification of the person(s) responsible for implementation, monitoring and maintenance.

   The SNPP shall be certified in writing by the Waikato Regional Council acting in a technical certification capacity prior to construction of the relevant stormwater treatment device commencing.

   Advice Note: *Where the stormwater network is constructed in stages, a separate SNPP may be submitted for certification for each stage. Any staged SNPP shall identify the extent of works to which it applies and the relationship of the planting works to the overall stormwater network.*

9. The consent holder shall undertake all planting, maintenance, monitoring, replacement planting and remedial works in accordance with the certified SNPP.

10. Any changes proposed to the certified SNPP shall be submitted to Waikato Regional Council and Agreed to in writing by Waikato Regional Council, acting in a technical certification capacity, prior to implementation of the proposed changes.

11. The consent holder shall ensure that a copy of the certified SNPP, including any confirmed amendments, is retained as part of the Stormwater Operations, Monitoring and Maintenance Plan and updated within 5 working days of any amendment being confirmed.

Stormwater Quality and Receiving Environment

12. The consent holder shall manage the stormwater network to avoid the discharge of any substance that is likely to cause the production of conspicuous oil, or grease films, scums or foams, or floatable suspended materials in downstream waterbodies after reasonable mixing.

13. The consent holder shall manage the stormwater network to avoid the discharge of suspended solids and any other substances that are likely to cause the following effects in downstream waterbodies after reasonable mixing:
    a. Conspicuous changes in colour or visual clarity,
    b. Smothering of benthic organisms by sediment, or
    c. Increases in suspended solids concentrations by more than 10 percent or exceedance of 100 grams per cubic metre (whichever is the lesser),

    Advice Note: *For the purposes of this condition, the suspended solids discharge parameters referenced above shall only apply to the post development stormwater discharges authorised by this resource consent and do not apply to the earthworks activities either authorised separately or operating under permitted activities.*

14. The consent holder shall manage the stormwater network to avoid the discharge of hazardous substances in concentrations that are likely to adversely affect aquatic life, or the suitability of water for human consumption after treatment. Where a question arises as to whether the concentration of any particular hazardous substance is causing these effects, it shall be determined through the application of the United States Environmental Protection Agency National Recommended Water Quality Criteria (USEPA, 2009) – Criteria Maximum Concentration, or any other technical publication approved in advance by the Waikato Regional Council in a technical certification capacity.

15. The consent holder shall manage the stormwater network to avoid the discharge of micro-organisms in concentrations that are likely to adversely affect human health. Where a question arises as to whether the concentration of micro-organisms is adversely affecting human health, it shall be determined through the application of the Microbiological Water Quality Guidelines for Marine and Freshwater Recreational Areas (MfE, 2003), or any other technical publication technically certified in advance by the Waikato Regional Council.

16. The consent holder shall manage the stormwater network to avoid discharges that are likely to adversely affect aquatic ecosystems and cause the following effects in downstream waterbodies after reasonable mixing:
    a. Dissolved oxygen levels to fall below 80% of saturation,

b. pH to fall below 6 or exceed 9,
c. Suspended sediments to smother benthic organisms,
e. Water temperature to change by more than 3oC or exceed 23oC,
f. The turbidity shall not exceed 100 NTU, except during a rain event of greater than 90 millimetre in a 24 hour period,
g. Ammoniacal nitrogen concentrations to exceed 0.88 grams of nitrogen per cubic metre, and
h. Other contaminant concentrations to exceed the United States Environmental Protection
d. Undesirable biological growths,
i. Agency National Recommended Water Quality Criteria (USEPA, 2009) – Criteria Maximum Concentration.

As-built Certification Statements

17. The consent holder shall retain suitably qualified and experienced practitioners to prepare **As Built Certification Statements** which certify that the stormwater network and management system has been constructed in accordance with the approved detailed designs and drawings. The 'As Built Certification Statements' shall be submitted to the Waikato Regional Council within 20 working days of completion of the construction works.

Operation and Maintenance

18. The consent holder shall undertake routine inspections of the stormwater network and its management devices and is responsible for ensuring that these are operated and maintained to function as designed at all times.

19. The consent holder shall undertake routine inspections of all stormwater inlet and outlet structures and is responsible for any future protection or erosion control works that become necessary as a result of the site's stormwater discharge, to preserve the integrity and stability of land and downstream waterbodies. Refer to Waikato Regional Council's Stormwater Management Guideline (WRC Technical Report 2020/07 or any subsequent updated version) for details of what a routine inspection should entail and the frequency inspections should be undertaken.

20. The consent holder is responsible for maintaining all stormwater inlet and outlet structures clear of debris and other potential obstructions.

21. The diversion authorised by this consent must be undertaken in such a manner as to avoid flooding effects on adjacent land.

Stormwater Operations, Monitoring and Maintenance Plan

22. The consent holder shall retain suitably qualified and experienced practitioners to prepare a Stormwater Operations, Monitoring and Maintenance Plan (OMMP) for the stormwater network and provide this to Waikato Regional Council. The main objectives of the OMMP are to:
    - Describe the operation, monitoring and maintenance procedures that the consent holder will routinely implement,

- Ensure that the stormwater network is operated and maintained to function as designed with long term effectiveness,
- Demonstrate how the stormwater design will achieve treatment and attenuation functions, and
- Meet the overall requirements of this resource consent.

23. The OMMP shall provide for all operation, monitoring and maintenance requirements and include, as a minimum, the following details:
    a. Design parameters of the stormwater network,
    b. Operation and maintenance procedures for the stormwater network, including the frequency of these procedures,
    c. Monitoring methods for the stormwater network and receiving environment downstream of the network, including the frequency of all monitoring procedures,
    d. Inspection checklists for all aspects and elements of the stormwater network,
    e. Inspection record keeping and processes to report OMMP activities to the Waikato Regional Council,
    f. Details of who will be responsible for overseeing the OMMP.
    g. The OMMP shall be based on the draft Operations and Maintenance Plan submitted as Appendix B to the draft Stormwater Management Plan prepared by Maven Waikato Ltd as part of the Substantive Application.

    The OMMP shall be prepared in general accordance with Waikato Regional Council's 'Waikato Stormwater Management Guideline' (WRC, TR20/07 or any subsequent updated version). It shall be submitted to the Waikato Regional Council for technical certification at least 20 working days prior to the commencement of activities authorised by this resource consent.

24. The consent holder shall implement all operations, monitoring and maintenance requirements in accordance with the technically certified OMMP.

25. The OMMP may be amended at any time at the written request of the consent holder. Any changes to the OMMP shall be subject to technical certification by the Waikato Regional Council prior to implementing these changes.

26. The consent holder shall submit to the Waikato Regional Council by 31 July each year records of monitoring and maintenance undertaken in accordance with the 'Stormwater Operations Monitoring and Maintenance Plan' during the previous 1 July to 30 June period.

Review Clause

27. The Waikato Regional Council may at any time two months either side of March in each of these years - 2029, 2034, 2039, 2044, 2049, 2054, serve notice on the consent holder under section 128(1) of the Resource Management Act (1991) and commence a review of the conditions of this resource consent for the following purposes:
    a. To review the effectiveness of the conditions of this resource consent in avoiding, remedying or mitigating any adverse effects on the environment and, if necessary, to address such effects by way of further or amended conditions,
    b. To require the consent holder to adopt the Best Practicable Option or other specific measures to avoid, remedy or mitigate any adverse effects on the environment,
    c. To review the adequacy and necessity for the monitoring and reporting undertaken by the consent holder and, if necessary, to amend or introduce new monitoring conditions.

    Costs associated with any review of the conditions of this resource consent will be recovered from the consent holder in accordance with the provisions of section 36 of the Resource Management Act (1991).

Land Use Consent – Culverts

General

1. This consent shall lapse ten (10) years after the date on which it was granted unless it has been given effect to before the end of that period.

   Duration: 35 years

Structural Integrity, Construction and Maintenance

2. The culverts installed on site under this consent shall be designed and constructed to allow for fish passage as set out in section 8.11 of the Maven Waikato Stormwater Management Plan dated 13/10/2026 Rev A as included in the Substantive Application.

3. There shall be no additional flooding effects on adjacent land as a result of the exercise of this consent.

4. The consent holder must ensure that any cement or similar contaminant used in the culvert embedment is not exposed to flowing water for at least 48 hours and the area is cleaned of sediment/contaminants including dust before the stream flow is reinstated.

5. The consent holder shall be responsible for the design, structural integrity, and maintenance of the structures and for any erosion control works that become necessary to preserve the integrity and stability of the downstream stream channel and/or to control erosion as a result of the exercise of this resource consent. The waterway channel in the immediate vicinity of the culverts shall be kept clear of debris and other obstructions.

6. The consent holder must ensure that an appropriately experienced and qualified engineer provides a statement or certificate demonstrating that the culvert has been constructed in accordance with [Condition x] of this resource consent and in accordance with sound engineering practice and certifying the structural integrity of the structure. A copy of that statement or certificate must be forwarded to the Waikato Regional Council within two months of the completion of construction of the structure.

7. The structures and channel stability in the vicinity of the culverts shall be inspected by the consent holder at regular intervals at least five yearly from the commencement date of this consent. Photos of the culvert inlet and outlet and the associated channels including commentary in respect to structural integrity shall be provided to Waikato Regional Council within two months after each inspection.

8. Should any channel erosion, roading subsidence, significant spillway scouring, or other potential signs of structural weakening become evident the consent holder shall engage a suitably qualified and experienced engineer to assess and report on the structural integrity of the culvert and channel and recommendations to address any structural defects observed.

   The consent holder shall undertake all repair works necessary to remedy any structural defects identified within the structural integrity report to ensure the culverts' ongoing structural integrity.

9. The information specified in National Environmental Standards for Freshwater (NES-F) Regulation 62 – information about structures and passage of fish, must be collected and provided to Waikato Regional Council, together with the time and date of its collection, within 20 working days after culverts within the unnamed tributary of the Mangapiko Stream are finished. The information required includes:
    a. the type of structure,
    b. the geographical co-ordinates of the structure,
    c. the flow of the river or connected area (whether none, low, normal, or high),
    d. whether the water is tidal at the structure's location,
    e. at the structure's location –
        i. the width of the river or connected area at the water's surface; and
        ii. the width of the bed of the river or connected area.
    f. whether there are improvements to the structure to mitigate any effects the structure may have on the passage of fish,
    g. whether the structure protects particular species, or prevents access by particular species to protect other species,
    h. the likelihood that the structure will impede the passage of fish;
    i. visual evidence (for example, photographs) that shows both ends of the structure, viewed upstream and downstream.

10. The information specified in National Environmental Standards for Freshwater Regulation (NES-F) 63 – culvert activities – information about culverts, must be collected and provided to Waikato Regional Council, together with the time and date of its collection, within 20 working days after culverts within the unnamed tributary of the Mangapiko Stream are finished. The information is:
    a. the culvert's asset identification number, if known,
    b. whether the culvert's ownership is –
        i. held by the Crown (for example, the Department of Conservation), a regional council, a territorial authority, the New Zealand Transport Agency, or KiwiRail Holdings Limited; or
        ii. held publicly by another person or organisation; or
        iii. held privately; or
        iv. unknown,
    c. the number of barrels that make up the culvert,
    d. the culvert's shape,
    e. the culvert's length,
    f. the culvert's diameter or its width and height,
    g. the height of the drop (if any) from the culvert's outlet,
    h. the length of the undercut or erosion (if any) from the culvert's outlet,
    i. the material from which the culvert is made,
    j. the mean depth of the water through the culvert,
    k. the mean water velocity in the culvert,
    l. whether there are low-velocity zones downstream of the culvert,
    m. the type of bed substrate that is in most of the culvert,
    n. whether there are any remediation features (for example, baffles or spat rope) in the culvert,
    o. whether the culvert has wetted margins,
    p. the slope of the culvert,

q. the alignment of the culvert
r. the numbers of each other type of structure to which this subpart applies, or of wingwalls or screens, on the culver
s. if there is any apron or ramp on the culvert, the information required by regulation 68 for each of them.

11. The consent holder must undertake monitoring and maintenance of the culvert as required by NES Freshwater Regulation 69. As a minimum this will include the following:
    a. Visually inspect the culvert at no greater than 12 monthly intervals to ensure that the provision for passage of fish has not been reduced since the culvert was installed,
    b. Detailing any steps taken to avoid any adverse effects on the passage of fish,
    c. Provision of the following information to demonstrate that fish passage has not reduced since the culvert was installed:
        i. The mean cross-sectional water velocity in the culvert must be no greater than that in the upstream river reach.
        ii. The bed substrate must be present over the full length of the culvert and stable at the flow rate at or below which the water flows for 80% of the time.
        iii. The culvert's outlet shall not show any signs of erosion or undercut.
    d. In addition to clause (a) visually inspect the culvert within 10 days following high flow events or events that may otherwise affect the stability of the culvert and provision for fish passage.
    e. If any of the inspections in (a) or (d) or the information provided in condition (c) indicates that the culvert has been damaged or the provision of fish passage has been diminished, the consent holder must undertake maintenance work as soon as practicable to remedy the issues identified.

12. The consent holder must maintain a record of all monitoring and maintenance works undertaken in accordance with [Condition x] including photographs and details of all maintenance works. The consent holder shall provide this record to the Waikato Regional Council within 10 working days of any inspection or maintenance works.
    Advice Note: *A separate resource consent may be required for any maintenance activities that do not comply with Waikato Regional Plan Rule 4.2.5.1 – "Permitted Activity Rule – Existing Lawfully Established Structures". Any such resource consent shall be obtained by the consent holder at their sole expense prior to any works being undertaken.*

13. The consent holder must update and resubmit the information required in [conditions x, x and x] at five (5) yearly intervals and each time a significant natural hazard affects the structure.
    Advice Note: *natural hazard means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.*

Site Restoration and Rehabilitation

14. The re-vegetation and/or stabilisation of all disturbed areas caused by the construction of the culverts is to be completed in accordance with the measures detailed in the document titled "Erosion and Sediment Control – Guidelines for Soil Disturbing Activities" *(Technical Report No. 2009/02 – dated January 2009).*

15. The consent holder shall monitor and maintain the site until vegetation is established to such an extent that it prevents erosion and prevents sediment from entering any water body.

Machinery

16. There shall be no vehicles or earthmoving machinery operating in the bed of any flowing water body at any time.

17. The consent holder shall ensure that all machinery used in the exercising of this consent is cleaned prior to being transported to/from the site to ensure that all seed and/or plant matter has been removed and documented in accordance with the National Pest Control Agencies A series, best practice (Code A16) guidelines, available to download from: Keep it clean - machinery cleaning guidelines and handbook | Waikato Regional Council.
    Advice Note: *For the purposes of this condition, 'containment' and 'eradication' plant pest species are those species that are listed as such in the Waikato Regional Pest Management Strategy 2014 - 2024, or any subsequent version of that publication that is published after the granting of this resource consent.*

18. All machinery, pumps and generators shall be operated in a manner which ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities shall be carried out away from any water body such that any spillage can be contained and does not enter any natural waters.

19. Any storage of fuel, oil or other hazardous substances shall be fully contained within areas where any accidental spillages are unable to discharge to any water course.

Land Use Consent – Land Well

General

1. This consent shall lapse ten (10) years after the date on which it was granted unless it has been given effect to before the end of that period.
   Duration: 20 years.
2. Every well shall be constructed and maintained and/or abandoned so that it will not cause cross-contamination between hydraulic units (aquifers) in any water (including ground water and geothermal water).
3. Every well shall be completed and sealed such that leakage of water or contaminants to or from the ground surface is prevented.
4. Materials used for well construction shall be of such quality and strength to enable the well to be completed without casing or seal leakage during construction or subsequent well operation.
5. If a well is to be used for water supply purposes, it must be located at least 50 metres horizontally from a lake or stream.

6. Upon completion of every well, wastes introduced to the well during drilling and construction shall be removed.
7. If artesian conditions are encountered, a conductor casing shall be grout sealed to ensure control of potential flowing artesian ground water and to prevent instability of the ground at the well head. Well head completion shall be such that ground water leakage under flowing artesian pressures is prevented.
8. The Waikato Regional Council shall be notified of the anticipated commencement date of drilling if any well is not to be drilled within three months of this consent being granted.
9. In the event dewatering activities on the site, associated with AUTHxxxxx and AUTHxxxxx, utilises spears, within 6 months of installation of any dewatering spear and every 6 months thereafter, until the completion of the project, unless otherwise agreed to in writing by Waikato Regional Council, Waikato Regional Council shall be provided with a short report that details the following:
    i. The number of dewatering spears that have been installed and their location
    ii. The depth they have been installed to
    iii. Details of any dewatering spears that have been removed and decommissioned
    iv. A site diagram of the dewatering works undertaken during the reporting period.
    v. Details of any drilling work undertaken that uses a method that is different to the dewatering wellpoint outlined in the application.
10. Abandoned or obsolete bores must be identified and decommissioned to prevent contamination. Advice of any decommissioning of bores should be provided to the Waikato Regional Council within 4 weeks of the work being completed.

Surface Water Take

General

1. This consent shall lapse ten (10) years after the date on which it was granted unless it has been given effect to before the end of that period.

   Duration: 20 years

2. The consent holder is required to advise Waikato Regional Council in writing of the date the activity will commence at least 10 days prior to the commencement of dewatering for each stage of works.

3. Surface water must only be taken from the existing farm ponds, trenches and excavations for construction dewatering purposes

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4. The instantaneous take rate must not exceed XXX litres per second.

5. The daily take volume must not exceed XXXX cubic metres.

6. The annual take volume for the year ending 31 December must not exceed XXXXX cubic metres.

7. The daily discharge-adjusted take volume – designated X in the formula below – must not exceed XXX cubic metres and must be calculated as follows:

X = Y – Z

Where:

- Y is the measured daily take volume;
- Z is the measured lawfully allowed daily discharge volume into a watercourse.

Synchronous take and discharge volumes – in units of cubic metres – must be used to calculate the daily discharge-adjusted take volume and if the calculation results in a value less than zero, the daily discharge-adjusted take volume is deemed to be zero for the purposes of this consent.

8. The annual discharge-adjusted take volume for the year ending 31 December must not exceed XXXXX cubic metres.

9. Within one month of the granting of this consent, the consent holder must implement a virtual surface water take measurement, recording and reporting system ("virtual system"). The virtual system must:

a. generate 96 virtual measurement values per day representing 96 15-minute periods; and

b. record a take volume of zero cubic metres on a continuous basis in units of cubic metres for each 15-minute period; and
c. be automated and auditable; and
d. be capable of electronic daily reporting to Waikato Regional Council in accordance with Waikato Regional Council data standards and protocols; and
e. continuously operate upon and from its implementation date; and
f. cease operating upon and from the implementation date of the physical system required by condition 9.

10. For the purposes of section 125 of the Resource Management Act 1991:
a. generating and reporting zero take values via the virtual system does not constitute giving effect to this consent; and
b. this consent shall be deemed to have been given effect to only upon physically taking water for the first time pursuant to this consent; and
c. this consent lapses 10 years after the date of commencement of this comment.

11. Prior to physically taking surface water pursuant to this consent for the first time, the consent holder must implement a physical surface water take measurement, recording and reporting system ("physical system"). The physical system must:
a. measure and record the take volume on a continuous basis in units of cubic metres for each 15-minute period; and
b. have a minimum accuracy of +/- 5 percent; and
c. be sealed and tamper-proof; and
d. be capable of electronic daily reporting to Waikato Regional Council in accordance with Waikato Regional Council data standards and protocols; and
e. continuously operate upon and from its implementation date.

12. The consent holder must ensure that the virtual system is verified as accurate by a suitably qualified person before the next 30 June following the granting of this consent, unless the physical system has been implemented and is operating, in which case virtual system verification is not required.

13. The consent holder must ensure that the virtual system is verified as accurate by a suitably qualified person at a frequency of no less than five yearly from the date of the first verification required by condition XX, unless the physical system has been implemented and is operating, in which case virtual system verification is not required.

14. The consent holder must ensure that the physical system is verified as accurate by a suitably qualified person:
a. within one month of water physically being taken pursuant to this consent for the first time; and
b. at a frequency of no less than five yearly from the date of the first verification required by condition XX(1).

15. The Waikato Regional Council may at any time request the consent holder to engage a suitably qualified person to undertake verification of the virtual system or physical system. The consent

holder must comply with any such request within the timeframe specified by Waikato Regional Council in the request.

16. The consent holder must submit to Waikato Regional Council evidence of any verification of the virtual system or physical system – including the name and qualifications of the verifier and the results of the verification – within one month of any verification being completed.

17. Upon and from the date of virtual system implementation and continuing upon and from the date of physical system implementation, the consent holder must report – via a telemetry system compatible with Waikato Regional Council data standards and protocols – the continuous values of recorded take volume in each 15-minute period. These data in units of cubic metres must be reported once daily to Waikato Regional Council via the telemetry system and must comply with the following requirements.

- There must be 96 values per daily report.
- When no water is being taken the data must specify the take volume as zero.

18. Prior to physically taking surface water pursuant to this consent for the first time, the consent holder must implement a discharge measurement, recording and reporting system ("discharge system"). The discharge system must:

a. measure and record the discharge volume into a waterbody ("discharge volume") on a continuous basis in units of cubic metres for each 15-minute period; and
b. have a minimum accuracy of +/- 5 percent; and
c. be sealed and tamper-proof; and
d. be capable of electronic daily reporting to Waikato Regional Council in accordance with Waikato Regional Council data standards and protocols; and
e. continuously operate upon and from its implementation date.

19. Upon and from the date of physically taking surface water pursuant to this consent for the first time, the consent holder must report – via a telemetry system compatible with Waikato Regional Council data standards and protocols – the continuous values of:

a. recorded discharge volume in each 15-minute period; and
b. calculated daily discharge-adjusted take volume in accordance with condition 6.

These data in units of cubic metres must be reported once daily to Waikato Regional Council via the telemetry system and must comply with the following requirements.

- For data (1) there must be 96 values per daily report.
- For data (1) when no water is being discharged the data must specify the discharge volume as zero.
- For data (2) there must be one value per daily report.
- For data (2) when no water is being taken the data must specify the discharge-adjusted take volume as zero.

20. At any time during the period July through September inclusive, Waikato Regional Council may, following service of notice on the consent holder, commence a review of the conditions of this consent pursuant to section 128(1) of the Resource Management Act 1991 for the following purposes:

a. To review the effectiveness of the conditions of this consent in avoiding or mitigating any adverse effects on the environment or persons from the exercise of this consent, and if necessary, to avoid, remedy or mitigate such effects by way of further or amended conditions;
b. To review the adequacy of and the necessity for monitoring undertaken by the consent holder and if necessary, to address any inadequacy by way of further or amended conditions;
c. To review the appropriateness of any rate and/or volume specified within this consent and, if necessary, to address any inappropriateness of any rate and/or volume by way of reducing any rate and/or volume;
d. To review the consistency of conditions of this consent with future changes to the Vision and Strategy set out in Schedule 2 of the Waikato-Tainui Raupatu (Waikato River) Settlement Claims Act 2010, and, if necessary, to address any inconsistency of the conditions of this consent with the changes to the Vision and Strategy by way of further or amended conditions.

21. The consent holder must pay to Waikato Regional Council any administrative charge fixed in accordance with section 36 of the Resource Management Act 1991, or any charge prescribed in accordance with regulations made under section 360 of the Resource Management Act 1991.

Advice Notes

1. The net take values assigned to this consent in the Waikato Regional Council consent database for the water allocation calculator parameters are as follows:
    - "maximum rate – derived net" is XXXXXX cubic metres per second;
    - "maximum daily quantity - derived net" is XXXXXX cubic metres per day;
    - "maximum annual quantity - derived net" is XXXXXX cubic metres per year.

   The rationale for this is set out in WRC document number XXXXXX stored in the WRC document management system.

2. The virtual system is required to ensure compliance with the Resource Management (Measurement and Reporting of Water Takes) Regulations 2010 during the period between the granting of consent and the commencement of taking water. During this period, physical system infrastructure may not yet be installed, but the regulations require continuous daily reporting of water take volumes, including zero values. The virtual system provides a structured, automated, and auditable method for recording factual virtually measured zero volumes in 15-minute intervals, ensuring that reporting obligations are met in a manner consistent with the requirements of the regulations until the physical system infrastructure is in place.

Groundwater Take

General

1. This consent shall lapse ten (10) years after the date on which it was granted unless it has been given effect to before the end of that period.

   Duration: 20 year

2. The consent holder is required to advise Waikato Regional Council in writing of the date the activity will commence at least 10 days prior to the commencement of dewatering for each stage of works.

3. Groundwater must only be taken from wellpoint spears during dewatering.

4. Volume controls of groundwater take TBC

5. A water measuring system must measure on a continuous basis the volume of water taken from the wellpoint spears. The system must have a reliable calibration and must be maintained to an accuracy of +/- 5 percent. Prior to commencement of this consent, evidence from a suitably qualified person showing that the water measuring system is verified as accurate to +/- 5 percent must be provided to the Waikato Regional Council.

6. The consent holder must engage a suitably qualified person to undertake additional verification of the accuracy of the system required by [Condition 9]:
   a. At the written request of Waikato Regional Council; and
   b. At a frequency of no less than five yearly from the date of the first verification required by condition 9,
   c. To the satisfaction of Waikato Regional Council.

   Evidence documenting each additional verification must be forwarded to the Waikato Regional Council within one month of the calibration being completed.

7. The consent holder must keep a continuous record of total water taken from the well point spears with continuous daily values of take volume (in units of cubic metres). This data must be reported within 7 days of the end of the month, every month, to the Waikato Regional Council in electronic format. When no water is being taken, the data must specify the daily take volume as zero. This data must be provided from the date of notification required by [Condition x] above, until the completion of each stage of works.

8. Notwithstanding [Condition x], water take records must be provided to Waikato Regional Council on request and at the following frequency:
   a. By 31 January in each year the consent is current for the period 1 July to 31 December.
   b. By 31 July in each year the consent is current for the period 1 January to 30 June.

   Advice Note: Records may be emailed to Waikato Regional Council at consent_data@waikatoregion.govt.nz

9. All excavation, dewatering systems, retaining structures and works associated with the taking of water, must be designed, constructed and maintained so as to avoid any damage to buildings, structures and services on the site and adjacent properties, unless otherwise agreed in writing with the asset owner.

10. Pursuant to sections 128 to 131 of the Resource Management Act 1991, the Waikato Regional Council may, during the period of July to September, serve notice on the consent holder of its intention to review any or all of the conditions of this resource consent for any of the following purposes:
    a. To review the effectiveness of the conditions of this consent in avoiding or mitigating any adverse effects on the environment from the exercise of this consent, and if necessary, to avoid, remedy or mitigate such effects by way of further or amended conditions;
    b. To review the adequacy of and the necessity for monitoring undertaken by the consent holder;
    c. To review the appropriateness of any volume specified within this consent, and, if necessary, to address any inappropriateness of any volume by way of reducing any volume.
    d. To review the consistency of conditions of this consent with future changes to the Vision and Strategy set out in Schedule 2 of the Waikato-Tainui Raupatu (Waikato River) Settlement Claims Act 2010, and, if necessary, to address any inconsistency of the conditions of this consent with the changes to the Vision and Strategy by way of further or amended conditions.

Schedule One

Restoration Planting Staging Plan



Schedule One – Restoration planting staging plan