

Appendix 1: WBOPDC Consent Conditions

RC13360L – TE PUNA INDUSTRIAL LIMITED, 297 TE PUNA STATION ROAD.

General Conditions

1. The activity must be carried out in general accordance with the following plans and reports, except where modified by conditions of this resource consent:

Document Title	Author	Reference/ Version	Date
Assessment of Environmental Effects: Industrial Activities – 297 Te Puna Station Road, Te Puna Business Park	Momentum Planning and Design	Version 4	12 th September 2023
Drawing No.004 – Alternative Workshop Plan (Concrete Wall/Steel Roof)	Momentum Planning and Design	Revision 1	6 th April 2023
Drawing Nos. 011 or 012 – Structure Plan or Alternative Storm and Floodwater Mitigation Plans	Momentum Planning and Design	Revision 2	21 st February 2025
Drawing Nos. 2313995-HG- ZZ-DR-C-000 through 2313995-HG- ZZ-DR-C-451, and 2313995-HG- ZZ-DR-C-480 through 2313995-HG- ZZ-DR-C-482 (Site Development Plans)	Harrison Grierson Consultants	Revision 3 (save for Drawings C-450, being Revision 2)	19 th February 2025
Geotechnical Assessment Report	WSP	Revision 0	2 nd December 2022
Geotechnical Memorandum: Response to Minute 5 Commissioners Request for Information	CMW	Revision 0	21 st February 2025
Floodplain Assessment	Golovin	Final	February 2025
Transportation Assessment Report	Harrison Transportation	Revision 5	September 2023
Traffic, Safety and Rooding Memorandum	Harrison Transportation	N/A	21 st February 2025
Detailed Site Investigation – 297 Te Puna Station Road	Pennan and Co	Revision B	13 th March 2023
Operational Noise and Vibration Assessment	Earcon Acoustics	Revision E	6 th April 2023
Construction Noise and Vibrations Management Plan	Earcon Acoustics	Revision B	19 th December 2022
Landscape Plan, Planting Palette, Outline Wetland Establishment Plan	Momentum Planning and Design	Revision 3	21 st February 2025
Site-wide Site Management Plan	Momentum Planning and Design	Revision 1	13 th April 2023

Appendix 1: WBOPDC Consent Conditions

Document Title	Author	Reference/ Version	Date
Drawing A2314643.00-200 (path upgrades); And Drawings A2314643.00-212-219, or A2314643.00-212-222-229 related to the Te Puna Station Road/Te Puna Road proposed intersection upgrade Or Alternative Te Puna Road / Te Puna Station Road intersection upgrades (roading and paths, cycling safety infrastructure) to be delivered by WBOPDC (see condition 2 below).	Harrison Grierson Consultants	Revision A (except Drawing D200 – Rev D)	17 th April 2025 (except Drawing D200 – Rev A)

Earthworks and Construction Traffic Management:

- No fill required for site earthworks is permitted to be trucked to or from the site until such time as the proposed upgrade of the Te Puna Station Road/Te Puna Road intersection (roading and paths, cycling safety infrastructure by the consent holder, or directly by WBOPDC) has been upgraded in accordance with the conditions of this consent. Prior to completion of the intersection upgrade the consent holder may transfer material within the site or between 245 and (the site) 297 Te Puna Station Road by road.

Advice Note:

WBOPDC have committed to design and construct the upgrade to the intersection, with works anticipated to commence in October 2025 and conclude late January 2026.

- In the event that WBOPDC has not awarded a contract for works to upgrade the Te Puna Road / Te Puna Station Road intersection (roading and paths, cycling safety infrastructure) prior to 1 November 2025 then the consent holder may undertake the upgrading of that intersection in accordance with the conditions of this consent.
- At least two months prior to commencement of earthworks and construction activities on-site (excluding site investigation excavations and enabling works), the consent holder must submit an Earthworks and Construction Traffic Management Plan (ECTMP) to the WBOPDC Environmental Consents Manager or nominee for written certification. ECTMP's may be submitted for individual or multiple stages of earthworks and construction works.

Advice Notes:

'Enabling Works' means the following and similar activities: demolition and/or removal of existing structures, fencing, power pole relocation, undertaking of tree felling, removal or alteration of private on-site under or above-ground services, the use, accommodation, storage and management of vehicles, equipment and staff at the site for the aforementioned purposes, and establishment of temporary boundary fencing/hoarding.

'Site Investigations' include geotechnical testing and incidental excavations, and walkovers, surveys and measurements of any kind as necessary to ensure compliance with conditions of consent.

- The objective of the ECTMP is to detail a framework to manage the construction activity in accordance with the construction related conditions of consent, and mitigate any potential adverse effects on the transport network during earthworks and construction periods and must include, but is not limited to:

Appendix 1: WBOPDC Consent Conditions

- a) Relevant matters in with the NZTA-published Code of Practice for Temporary Traffic Management (CoPTTM));
- b) Roles and responsibilities for managing construction activities and personnel contact details.
- c) Measures to maintain pedestrian, cycling and vehicle access to roads and property;
- d) Measures to maintain access for emergency vehicles, and methods to ensure that emergency service providers are regularly informed of the timing and sequencing of works, road closures and alternative routes;
- e) Methods to regularly informing service providers of the timing and sequencing of works, any road closures and alternative routes;
- f) The timing and sequencing of any road closures that will be required and the nature and duration of any traffic management measures that will result, including any temporary restrictions, detours or diversions;
- g) Particular measures to be in place during earthworks and construction works, including pre-loading, on Te Puna Station Road;
Advice Note: *Aggregate bags are expected to be utilised for pre-loading in order to minimise the obstruction of passing traffic;*
- h) Settlement monitoring to be undertaken in during earthworks affecting Te Puna Station Road in accordance with the Geotechnical Memorandum: Response to Minute 5 Commissioners Request for Information;
- i) Measures to ensure safe access to the development site;
- j) Management and sequencing of construction works or transport of earthworks and construction materials to minimise traffic-related adverse effects on individual property accesses by all earthworks and construction traffic, including any WBOPDC roadworks site;
- k) Implementation of Temporary Traffic Management (TTM) measures (during the proposed upgrade of the Te Puna Road/Te Puna Station Road intersection) consistent with the CoPTTM;
- l) Routes and timing of heavy vehicle movements during earthworks and construction periods;
- m) Requiring construction traffic to only to travel by the route of SH2-Te Puna Road-Te Puna Station Road to and from the site;
- n) Assessment and monitoring of road conditions and responses should earthworks or construction related heavy vehicle movements cause degradation of the road surface;
- o) Identification of parties (including Te Puna School) who may be affected by heavy vehicle movements, specification of heavy vehicle movement thresholds for notifying those parties, and methods by which those parties will be informed when the heavy vehicle movement thresholds are scheduled or estimated to be exceeded; and
- p) A copy of these consent conditions.

6. The ECTMP must be maintained and updated when consent holder contact personnel change, or when the intended timing or sequencing of earthworks or construction activities change. Any updated version must be provided to WBOPDC.

Advice Note: *The consent holder is entitled to undertake site works, and submit applications for any detailed Temporary Traffic Management Plans to the Roading Authority in accordance with the submitted ECTMP (and CopTTM) once written certification is obtained.*

7. The consent holder must implement and keep in good working order all mitigation measures specified in the ECTMP at all times for the duration of all earthworks and construction activities and related traffic movements.
8. Construction traffic and works on-site are limited to the following hours:
- a) Piling: Monday – Friday 8:30am - 5:00pm
 - b) All Other Works: Monday – Friday 7:30am to 6:00pm and Saturday 8.30am – 5pm.
 - c) No construction works can occur on Sundays or public holidays.

Appendix 1: WBOPDC Consent Conditions

9. The transport of all material generated by cutting and filling activities must only take place with an earthworks season (16 September to and 1 May each calendar year) and must be completed within three consecutive earthworks seasons.

Advice Note: Condition 9 relates to the transport of cut or fill material to complete the bulk site earthworks. Other incidental construction and finishing works, such as the construction and formation of infrastructure and drains (including forming of pond and swales), surfacing of the internal road, boundary and interior including wetland planting, workshop and reefer storage area construction, may occur outside of the three consecutive earthworks seasons.

Earthworks, Construction Noise and Vibration:

10. Prior to any construction or earthworks activities commencing on-site (except for any site investigations or enabling works), a final Earthworks and Construction Noise and Vibration Management Plan (ECNVMP) must be prepared by a suitably qualified and experienced person and submitted to the WBOPDC Environmental Consents Manager or delegated nominee for written certification. ECNVMP's may be submitted for individual or multiple stages of earthworks and construction works. The objective of the ECNVMP is to demonstrate how noise and vibration effects will be adequately mitigated during earthworks and construction activities.
11. The ECNVMP must specify restrictions on work hours, physical noise mitigation measures to be employed, limitations on the timing of specific activities, corresponding and responsive to scheduled earthworks and construction activities, including high noise generating activities. The ECNVMP must, at a minimum, address the relevant measures within:
 - a) Appendix E of NZS 6803:1999 "Acoustics – Construction Noise";
 - b) Appendix B of DIN 4150-3:1999 "Structural vibration – Part 3 Effects of vibration on structures",
 - c) BS 5228-2:2009 "Management of Vibration Effects on People".
12. Construction activities must not occur on Sundays or public holidays.
13. The consent holder must ensure that all construction activities comply with the long-term limits set out in Table 2 of NZS6803:1999 "Acoustics – Construction noise" as far as is practical. The ECNVMP must include measures for higher noise generating activities that cannot practically comply with NZS6803:1999.

Advice Note: The consent holder is entitled to undertake site works in accordance with the ECNVMP once it has been certified.

14. The consent holder must implement and keep in good working order all mitigation measures specified within the ECNVMP at all times for the duration of all earthworks and construction activities and related traffic movements.

Construction Sequencing and Pre-Requisites:

15. Industrial land use activities must not commence on the site until all of the following infrastructure and development works have been certified as complete by WBOPDC in accordance with the approved plans and reports listed in Condition 1 and the financial contributions required under conditions 93-95 have been paid:
 - a) Upgrade of the intersection of Te Puna Road and Te Puna Station Road should TPIL undertake this upgrade;
 - b) Upgrade of the site accessway within Te Puna Station Road;
 - c) Construction of the internal site road;

Appendix 1: WBOPDC Consent Conditions

- d) On-site utilities and services (Conditions 35-41).
 - e) Implementation of the Archaeological/Ecological Constraint Area
 - f) Landscape planting and bunding (Conditions 58-67); and
 - g) Any relevant requirements for cultural mitigation (Conditions 71-821).
16. The Consent Holder is not required to construct the 'Fully Compliant' option for the upgrade of the intersection of Te Puna Station Road / Te Puna Road detailed in the Harrison Grierson Technical Memorandum authored by Jan Franta and dated 30 April 2025 unless:
- a) the land necessary to deliver that solution has been confirmed as being available by the WBOPDC; and
 - b) WBOPDC has not upgraded the intersection.

Stormwater and Flood Risk Management:

17. The site earthworks must achieve the finished site levels shown on the approved 'Proposed Contours Plan', Harrison Grierson Drawing A2313995-HG-ZZ-DR-C-210 Rev3 under Condition 1 above. The fill platforms as shown on that plan must be no less than RL 3.62m (Moturiki Datum 1953).
18. The workshop building must have a minimum finished floor level of no less than RL 3.92m (Moturiki Datum 1953).
19. Subject to Condition 15, the developed site as shown on approved 'Development Plan', Harrison Grierson Drawing A2313995-HG-ZZ-DR-C-100 Rev 3, may only be utilised for industrial or business purposes after the completion of all stormwater and floodwater management features within the plans approved under Condition 1, including:
- a) Permanent stormwater treatment pond at the eastern end of the site;
 - b) Wetland and overland flowpaths formed at the eastern edge of the site and traversing the adjoining land at 245 Te Puna Station Road;
 - c) Internal stormwater swales;
 - d) Replacement roadside drain parallel to Te Puna Station Road constructed inside the consent holder's property boundary;
 - e) Two separate culverts connecting the internal swale network, and replacement culvert connecting the replacement roadside drain, beneath the access road into the site; and
 - f) Construction of a third 1600mm-diameter culvert under Teihana Road (or an equivalent hydraulic functioning device such as a single box culvert under Teihana Road).
20. Prior to the commencement of industrial or business activity on the site, the consent holder must submit a Flood Risk Management and Adaptation Plan (FRMAP) responding to flood risks affected by sea level rise to WBOPDC for written certification. The FRMAP must provide for the following:
- a) Warning systems for tenants in respect of forecast storm events;
 - b) Evacuation routes for tenants in the event of flood events;
 - c) Monitoring of sea level rise (either by surveyor or monitoring station) and specification of an appropriate trigger point (degree of sea level rise) developed in consultation with WBOPDC and BOPRC for implementing adaptive management measures;
 - d) Following sea level rise exceeding the trigger point determined above, the implementation of flood resilience interventions as adaptive management measures including but not limited to:
 - i. Modifications to tenant activities to reduce vulnerability (such as locations of activities occurring on-site, or restricting vehicles on-site to those heavy enough to withstand the modelled flood risk at the time);
 - ii. Modifications to tenant buildings (such as raising electrical sockets and floor levels, defining improved evacuation routes);
 - iii. Modifications to the landform to reduce the flood risk; or

Appendix 1: WBOPDC Consent Conditions

- iv. Phasing out of vulnerable activities from the site as tenancies end.
- 21. The FRMAP must be adhered to on a continuous basis following its written certification by WBOPDC.

Engineering General:

- 22. All roading, wastewater, stormwater, power and water supply infrastructure must be constructed to service the proposed development in accordance with WBOPDC's Development Code or to an alternative standard authorised by this consent.
- 23. All matters and works relating to servicing and accessing the proposed development must be designed, supervised, constructed, and certified in accordance with the requirements of the WBOPDC's Development Code or to an alternative standard authorised by this consent.
- 24. The consent holder's representative must submit all detailed engineering information for the proposed development to the WBOPDC for the purpose of obtaining Engineering Design Approval in accordance with the WBOPDC's Development Code (or to an alternative standard authorised by this consent), prior to any works commencing on site. Details to be provided in the Engineering Design Approval information must cover at least the following matters:
 - a) Potable water infrastructure supply;
 - b) Stormwater management;
 - c) Internal road design; and
 - d) Vehicular access provision from the internal road to yard spaces, including any vehicular access over or through any swale drain.

Advice Note: *The Engineering Design Approval application will be reviewed by a suitably qualified engineer and the Environmental Consents Manager or nominated representative to ensure that the designs meet the relevant performance criteria including relevant standards of the District Plan or alternative standards authorised by this consent.*

- 25. As-built information and drawings must be provided (in NZVD16 Datum) for all service connections, on-site infrastructure including stormwater, and earthworks (extent of cut and fill) in accordance with WBOPDC's Development Code.
- 26. The work required by Conditions 22-25 above must be supervised and certified as complete in accordance with the conditions of this consent by the developer's representative, prior to the industrial or business activities commencing on the site.

Geotechnical:

- 27. The Engineering Design Approval application required by Condition 24 must include a detailed settlement monitoring programme for all earthworks which may affect Te Puna Station Road, WBOPDC services, and the power lines. The programme must include survey locations, survey frequency and alert or trigger levels, with a description of mitigation or remedial measures to be undertaken to manage the risk of settlement. Any repairs required as a result of settlement must be at the consent holder's cost, and the consent holder must request the WBOPDC to inspect the repairs once they are completed. The consent holder must consult with WBOPDC regarding the nature and timing of any repairs.
- 28. Earthworks associated with the authorised borrow pit and other earthworks adjacent to the site's western and south-western boundaries must be overseen, supervised and certified by an accredited Category 1 Geo-Professional to ensure finished batters and debris protection measures are in accordance with the Geotechnical Assessment Report approved in Condition 1 (maximum of 1(v) : 2(h) batter slopes to boundaries).

Appendix 1: WBOPDC Consent Conditions

Transportation:

29. Prior to the commencement of industrial or business activities occurring on the site, the site access from Te Puna Station Road, and the internal road must be constructed in general accordance with the plans approved in Condition 1.
30. At least two months prior to the commencement of industrial use of the site, a Site Travel Management Plan (STMP) must be prepared and submitted to the WBOPDC Environmental Consents Manager or delegated nominee for written certification. The purpose of the STMP is to manage transport movements and it must include the following controls:
 - a) All operational heavy vehicle movements are to be controlled to ensure routes to and from the site are via Te Puna Road only (right in, left out of site and left out at Te Puna Road back to SH2); and
 - b) Limiting the maximum number of permitted vehicle movements of 774 movements per day (total – in and out counting as two movements) prior to the opening of Stage 1 of the Takitimu North Link Motorway project.
31. A road safety audit of the Te Puna / Te Puna Station Road intersection upgrade (if that upgrade is undertaken by the consent holder and not WBOPDC) and the new site access from Te Puna Station Road, must be undertaken to comply with New Zealand Transport Agency's guidelines. The audit and any design adjustments (with reasons supplied) and the final upgrade plan must be submitted to the WBOPDC for written certification, at the same time or prior to the engineering design approval process pursuant to Conditions 22 - 26.

Cyclist Safety:

32. Should the WBOPDC not upgrade the Te Puna Station Road/Te Puna Road intersection, and if that upgrade is undertaken by the consent holder, then a New Zealand Transport Agency Sign R5-6 'Cycles Must Exit' sign must be erected on the northern side of the road south of the entrance to the private right of way serving multiple properties at 159 Te Puna Road.
33. Should the WBOPDC not upgrade the Te Puna Station Road/Te Puna Road intersection, and if that upgrade is undertaken by the consent holder, New Zealand Transport Agency R4-11 'Shared Pedestrian and Cycle Path' signs must be erected (one at each end of the footpath adjacent to the upgrade works) to advise users of the shared path function. A 'Cyclists Must Dismount' sign must be erected at each end of the 75m section of shared path that is not intended to be widened to 2m by the consent holder.
34. Should the WBOPDC not upgrade the Te Puna Station Road/Te Puna Road intersection, and if that upgrade is undertaken by the consent holder, the shared path must be widened to 2m in the locations identified on Harrison Grierson Drawing A2314643.00-200, Rev A, approved in Condition 1.

Potable Water:

35. Potable water reticulation must be provided within the internal roadway as shown on the engineering drawings referenced in Condition 1 (extended from the existing supply in Te Puna Station Road, supplemented with tanks if needed) and connections made to each industrial tenancy area to meet the requirements of WBOPDC's Development Code.
36. Prior to commencement of industrial or business activity within each tenancy area, confirmation must be provided to WBOPDC's Environmental Consents Manager that the tenancy is adequately serviced with water for fire-fighting in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509.

Appendix 1: WBOPDC Consent Conditions

Wastewater:

37. Each tenancy at the site must be serviced with a prefabricated, containerised ablution facility (not port-a-loo type facility). The details of each facility, including location, capacity, treatment processes (if applicable) and disposal methods, must either be provided to the WBOPDC for written certification with any building consent application, or prior to the commencement of operation of the industrial or business activity on the tenancy site. Each ablution facility must not be commissioned until written certification is obtained.

Stormwater:

38. The site must be serviced with a stormwater system comprising primary and secondary elements in accordance with the Development Code or alternative standard approved by this consent. The overall system must be sized and designed to cater for a climate-adjusted (future) storm event of 1% Annual Exceedance Probability.

Power:

39. Power reticulation must be provided within the internal road and stormwater swale corridors provided on the 'Development Plan', Harrison Grierson Drawing A2313995- HG-ZZ-DR-C-100 Rev 3 (extended from the existing supply in Te Puna Station Road) and connections made to each tenancy area to meet the requirements of the WBOPDC Development Code and the relevant utility provider.
40. Prior to commencement of industrial or business activity at the site, detailed power supply design plans must be provided to the WBOPDC for written certification, along with written confirmation from the utility provider that the design provides sufficient capacity including for times of high-power demand in the locality such as during the kiwifruit harvest season. The details provided must also confirm what (if any) upgrades to the existing network are required. Confirmation that capacity remains (or will be upgraded) to be adequate must be provided in each SMP update as required by Condition 56, and prior to commencement of industrial or business activity in the Future Development Area.
41. Relocation of power poles within Te Puna Station Road (if required) must be undertaken prior to commencement of any roading upgrade works, and written confirmation from the power utility provider that the works have been satisfactorily completed must be provided to WBOPDC prior to commencement of industrial activity.

Height Limits:

42. All buildings, immobile structures and permanent acoustic mitigation container walls must not exceed 9m above the ground level that existed prior to development, as shown on the existing contours plan Drawing A2313995-HG-ZZ-DR-C-200 Rev 3 prepared by Harrison Grierson approved at Condition 1.
43. Any gantry crane or similar container lifting equipment or mobile plant (when at rest), and mobile shipping containers must not exceed a maximum height of 9m above the finished ground level shown on the 'Proposed Contours Plan', Harrison Grierson Drawing A2313995-HG-ZZ-DR-C-210 Rev 3 under Condition 1.

Yard Setbacks:

44. Buildings and structures must be setback as follows:
 - a) 10m where adjacent to the Rural Zone; and
 - b) 20m from Te Puna Station Road.

Appendix 1: WBOPDC Consent Conditions

Visual Effects Management:

45. A set of plans detailing the design of the proposed workshop and any other building over 100m² in Ground Floor Area must be submitted to WBOPDC for written certification. The plans must include a dimensioned elevation and plan view and must identify the colour of the exterior walls and roof of the workshop or building.
46. The workshop, and permanent acoustic-barrier container stacks to the north, east and west of the refrigerated container storage area, as provided for on Drawing 002 Revision 4 – Landscape Concept Plan must be coloured and finished to not exceed a light reflectance value of 35% to exterior walls surfaces, and 25% to exterior roof surfaces, in accordance with Operative Rule 21.4.1.D of the WBOPDC District Plan.
47. All plant and equipment used to move containers around within the consented site must be coloured and finished to not exceed a light reflectance value of 35% to exterior surfaces.

Lighting and Welding:

48. Any lighting installed on site and any welding carried out on site must meet the permitted activity performance standards of Rule 4C.3.3 of the Operative District Plan and continue to comply on an enduring basis.
49. All exterior lighting must be shielded to prevent light spill beyond the boundaries of the site.

Signs:

50. Any signs installed on site must meet the performance standards of Rule 4D.5 of the Operative District Plan and continue to comply on an enduring basis.

Advice Note: Refer to 4C.3.4 of the Operative District Plan for permitted activity signs within Te Puna Business Park.

Hours of Operation:

51. The hours of operation for the site are:
 - a) 7:00am to 6:00pm Monday to Saturday.
 - b) No industrial or business activities are to occur on Sundays or Public Holidays.

Industrial Site Management:

52. All industrial activities must be carried out in accordance with the Site Management Plan referenced at Condition 1, as modified in accordance with Conditions 53-57.
53. The site operation for industrial or business activities must be managed in accordance with a final Site Management Plan (SMP), which must be provided to the WBOPDC for written certification 3 months prior to commencement of industrial or business activity at the site. The SMP must be prepared by a suitably qualified and experienced practitioner in environmental management of industrial sites (this may include ContainerCo's environmental site manager).
54. The SMP must detail the methods that will be implemented to mitigate the risk of non-compliance with conditions of this consent, or to achieve compliance with permitted activity rules in the Operative District Plan, and must address, but not be limited to, the following matters:
 - a) An overview of the purpose of the SMP;
 - b) Identification and allocation of on-site personnel responsibilities and contact details;

Appendix 1: WBOPDC Consent Conditions

- c) A process for ensuring that every person who carries out activities under this consent has read the SMP and will be adequately informed how to comply with the resource consent conditions;
 - d) An outline of permitted activities at the site and associated permitted activity standards of the Operative District Plan;
 - e) A copy of this resource consent certificate and conditions, including approved site, landscaping and engineering plans;
 - f) A clear description of the methods that will be implemented to monitor and manage:
 - i. Noise and Vibration (the MNMP and NMPs referenced in Conditions 83 to 90 must be attached as appendices to the SMP).
 - ii. Reflectivity for buildings and permanent structures.
 - iii. Landscaping and screening requirements.
 - iv. Traffic movements to and from the site, and within the site (the STMP referenced in Condition 30 must be appended to the SMP).
 - v. Waste storage and screening.
 - vi. Lighting and headlight glare, and strobe or flashing safety beacons.
 - vii. Contaminants/Hazardous Substances/High Risk Facilities (as defined in the Operative District Plan).
 - viii. Wastewater (in accordance with Condition 37).
 - ix. Power supply capacity.
 - x. Landscaping (the Landscape Management Plan referenced in Condition 58 must be appended to the SMP).
 - xi. Flooding and evacuation plans, including methods to secure any floatable objects or potential contaminants.
 - g) The response and investigation methods that will be used for complaints and for addressing any issues identified that generate adverse effects at and beyond the site boundary including noise, vibration and glare.
 - h) The methods that will be implemented to record, monitor, and report on any information required by the conditions of this consent.
 - i) A maintenance schedule for the private components of the wastewater, water supply and stormwater systems, and the private internal roadway seal.
 - j) The processes for advising relevant regulatory, emergency or affected parties of issues that result (or may result) in an objectionable effect or adverse environmental effect beyond the property boundary.
 - k) A clear description of the process for reviewing and updating the SMP;
 - l) Identification of relevant suitably qualified and experienced person(s) who will review and update the SMP.
55. The consent holder may make minor amendments to the SMP provided that the amendments will continue to achieve compliance with the conditions consent of this consent or permitted activity rules in the Operative District Plan.
56. The SMP must be reviewed and updated every two years. The SMP must also be reviewed and updated every time a new tenant moves to the site. The updated SMP must be provided to the WBOPDC no later than 30 April of each review year .
57. The SMP must be provided to the WBOPDC within 5 working days of any request for it to be provided.

Landscape Mitigation Plans:

58. The consent holder must prepare and submit a final Landscape Mitigation Plan (LMP) to the WBOPDC for written certification. The LMP must be prepared by a suitably qualified and experienced landscape architect and must detail the measures to mitigate the visual and landscape effects of the proposed activity identified in the Landscape [Concept Plan 002 Revision 4] prepared by Momentum Planning and Design Ltd.

Advice Note: *Written certification of the landscape and visual/screening mitigation component of the LMP is to be undertaken by the WBOPDC. Written certification of the Structure Plan wetland*

Appendix 1: WBOPDC Consent Conditions

planting is to be undertaken by the Bay of Plenty Regional Council. The Consent holder may submit a draft copy of the LMP to each Council for comment and feedback before submitting the final LMP.

59. In addition to the planting identified in the Landscape Concept Plan referenced in Condition 58, the LMP must include additional internal screen (secondary) planting within each yard area. The additional planting must be capable of achieving a minimum height of 10m after 10 years and must be placed to ensure that views of a 9m high structure (measured from finished site level) are screened from view from elevated locations to the west and southwest.

Advice Note: *Screening is achieved when the proposed planting reaches a height of 10m and no more than 50% visual permeability. For the additional internal screen planting, fast-growing columnar species (e.g. Populus sp.) or species commonly used for horticultural shelterbelts (e.g. Chamaecyparis sp.) are appropriate.*

61. The LMP must include, but not be limited to:
- a) The objectives of the LMP and any performance standards that need to be met.
 - b) A site plan detailing the location, extent, and species composition of proposed perimeter planting, internal screen planting, secondary planting, wetland planting, wetland edge planting and areas of grass. All planting must be labelled on the LMP by either plant code and quantity or planting type and percentage mix (mass plantings only).
 - c) Hard surface finishes adjacent to planted areas;
 - d) A schedule of species detailing the plant code, botanical name, common name, size at time of planting, expected height after 10 years growth, expected growth rate, spacing and planting densities and total numbers. The planting must meet the following performance standards:
 - i) All trees to be planted along the Te Puna Station Road frontage and along the internal road must be a minimum height of 2.5m at the time of planting and must be planted at spacings that achieve 90% canopy closure at the time of planting and 100% canopy closure after 2 years.
 - ii) All other trees must be a minimum height of 1.2m at the time of planting and must be planted at spacings that achieve 50% canopy closure at the time of planting and 100% canopy closure after 5 years.
 - iii) All shrub planting must be planted at a spacing that achieves canopy closure after 2 years.
 - e) A detailed planting and maintenance plan (including soil requirements, planting, staking, fertiliser, watering, pest plant control, replacement planting, infill planting, pest animal control, frequency of maintenance, as required for each type of planting). All planting must be actively maintained for a minimum of 5 years or until 90% coverage is achieved, whichever is longer.

Advice Note: *For this condition, canopy closure means that adjacent plants grow together in a manner that ensures branch and foliage density obscures views into the site.*

62. The Consent Holder must not commence implementation of the LMP until the WBOPDC has certified the LMP in writing.
63. Staged LMP's may be submitted for certification to enable some planting to proceed ahead of others.
64. The certified LMP, or all LMP's if certified in stages, must be implemented before the commencement of any industrial or business activity within the site. The certified LMP(s) must be maintained for the duration of this consent. On completion of the planting, the Consent Holder must provide the WBOPDC with a producer statement, signed by a landscape architect, that the works have been undertaken in accordance with the certified LMP.
65. Secondary planting must be erected at the new boundary of any separate leased areas of the site should multiple leases eventuate in the future, prior to occupation of the newly created separate

Appendix 1: WBOPDC Consent Conditions

lease.

66. The southern-boundary acoustic bund must be formed with a crest height of RL 5.62m MVD 1953 (to be 2m above maximum parallel finished ground level of RL 3.62m MVD 1953) and planted in accordance with the certified LMP.
67. Protection must be provided to all planting to ensure accidental damage (including root damage and soil compaction) from activities (including traffic and machinery) within the site does not occur. Materials and/or products must not be stockpiled within 1.5m of any internal boundary planting and/or internal road planting or beneath their driplines (whichever is the greater).

Advice Note: *Protection devices such as barriers and/or bollards should be placed in high-risk areas to prevent damage or loss of the mitigation planting, soil compaction or root damage.*

Wetland Establishment and Maintenance:

68. The Consent Holder must provide the WBOPDC with proof of written certification of the Wetland Planting Plan within 5 working days of receipt of written certification of that Plan by the BOPRC.
69. Any wetland maintenance requirements imposed by the BOPRC must be incorporated into the SMP required by Conditions 52-57.

Cultural Effects Mitigation: Environmental and Cultural Management Committee

70. Within six months of granting of this consent, the consent holder must invite the Pirirākau Tribal Authority - Incorporated (PTAI) to appoint two representatives to form an Environmental and Cultural Management Committee (ECMC), including a Co-Chair, alongside two nominated representatives from the consent holder.
 - a) The purpose and function of the ECMC is to liaise and meet for the following purposes in relation to the activities authorised by this consent:
 - i. To provide a framework for collaboration between the consent holder and the PTAI on plans and monitoring required by conditions of this consent,
 - ii. To receive and distribute the results of monitoring required by conditions of this consent to the PTAI,
 - iii. To enable the ECMC to make recommendations to the consent holder regarding actions to be taken in response to monitoring results, and any section 128 Resource Management Act 1991 review matter, if appropriate; and
 - iv. To discuss any other relevant matters that may be agreed by the ECMC.
71. In the event the initial offer is not accepted by the PTAI, then the offer must be repeated every 6 months until it is accepted, or it is agreed with the PTAI that it is not the appropriate forum for ongoing engagement.
72. The consent holder must notify the WBOPDC of each invitation to form the ECMC, the processes undertaken to extend the offer, and the response the consent holder receives from the PTAI within 10 working days of the offer being made and any responses received.
73. The consent holder must invite the Co-Chairs of the ECMC to set the terms of reference for the ECMC upon establishment of the ECMC. The terms of reference may include:
 - a) meeting protocols, including any appropriate quorum; a process for resolving any disputes that cannot be resolved by direct negotiation;
 - b) A mechanism for the PTAI to maintain and enhance their relationship with the land (whenua), and waterways (awa) within and adjacent to the site;

Appendix 1: WBOPDC Consent Conditions

- c) a mechanism to provide recommendations as to how, through the implementation of consent holder obligations in WBOPDC consent conditions, the PTAI can exercise kaitiakitanga of affected whenua and awa;
 - d) a mechanism to provide recommendations to, and request responses from, the consent holder in respect of the matters listed above or other matters that the ECMC may raise from time-to-time; and
 - e) have in place measures that protect against the unintended or misuse (includes secondary use) of Pirirākau mātauranga.
74. The consent holder must ensure the following occurs in respect of the ECMC, the consent holder must:
- a) appoint a senior manager from within ContainerCo (or otherwise the current company forming the landowner or substantial occupier of the site) to sit on the ECMC and be Co-Chair.
 - b) invite the ECMC to hold regular meetings at least quarterly, provided that the frequency and duration of meetings may be reduced or increased where the PTAI representatives of the ECMC agree, with this reported back to WBOPDC.
 - c) ensure that the PTAI representatives are informed of the timing of any earthworks in proximity to the Archaeological/Ecological Constraint Area.
 - d) ensure that the results of any monitoring and copies of any reports required under conditions of this consent are provided to the ECMC at the same time it is provided to the WBOPDC.
 - e) ensure that tuna (eel) monitoring occurs during earthworks, overland flowpath and wetland formation. Where any tuna are discovered, works in the immediate vicinity of the discovery are to cease so that the Pirirākau Co-Chair of the ECMC can be notified and ECMC must be invited to provide advice on the safe removal and transfer of the tuna to a suitable alternative location.
 - f) The consent holder must provide a venue for the ECMC's meetings at the consent holder's cost;
 - g) provide remuneration for all appointed representatives and Co-Chairs;
Advice Note: *Remuneration is anticipated to be agreed between the consent holder and the Pirirākau Co-Chair*
 - h) resource any other needs or costs associated with the reasonable functioning of the ECMC upon the recommendation of the Co-Chairs;
 - i) consider and, if requested by the PTAI representatives of the ECMC, provide a written or other agreed appropriate response to all recommendations made by the ECMC, to the extent detailed in these conditions or otherwise agreed by the ECMC;
 - j) ensure its nominated ECMC representatives attend all ECMC meetings and ensure the attendance of the site manager at all ECMC meetings;
 - k) make available any staff members or independent experts engaged by the consent holder to appear before the ECMC, with the costs of the experts' attendances and any necessary preparation to be met by the consent holder;
 - l) Subject to any operational or health and safety constraints, provide ongoing opportunities for the PTAI, through the ECMC, to walk the site before works commence and for ongoing visits to the site over the life of the consented activities;
 - m) record the main points arising from each meeting of the ECMC and provide a copy of that record to the PTAI members of the ECMC within 5 working days following each meeting.
75. Within two months of the commencement of consent, the consent holder must request the Pirirākau Co-Chair of the ECMC appoint a representative of the PTAI to engage directly in the detailed design of the wetland and overland flowpath features of the proposed development as outlined in Drawing No. 002 – Landscape Concept Plan. In the event that this request is not responded to by the Pirirākau Co-Chair of the ECMC within 10 working days, this request must be repeated to both the Pirirākau Co-Chair of the ECMC and to the current Chair of the PTAI. Should no response be received within 10 working days of the further request being made, final design and formulation of a final wetland establishment plan may commence in compliance with this

Appendix 1: WBOPDC Consent Conditions

condition.

76. The consent holder must remunerate the PTAI representative a rate determined by the ECMC for their time spent in engaging on detailed design of the wetland and overland flowpath features of the proposed development.
77. In the event the detailed co-design of the wetland nominates areas of exclusive access required to be in favour of the PTAI (for example, for storage of cultural monitoring equipment), the consent holder must register easements in favour of the PTAI on the property title within six months of the establishment of the wetland.
78. The consent holder must provide opportunities to the Pirirākau Co-Chair of the ECMC to review, provide comments to, and request responses from, the consent holder on the following management plans to be prepared and submitted to WBOPDC or BOPRC as part of compliance with resource consents and governing ongoing operations as authorised by the consent:
 - a) Operational Master Noise Management Plan
 - b) Site Travel Management Plan; and
 - c) Landscape Mitigation Plan(s).
79. The consent holder must request comments from the Pirirākau Co-Chair of the ECMC on the above plans no less than 10 working days prior to submission of the plans for written certification to WBOPDC. Should no response be received from the Pirirākau Co-Chair of the ECMC within 10 working days, the consent holder may thereafter submit the relevant plan for written certification to WBOPDC.
80. Separate to any specific notification obligations in this consent or elsewhere, the consent holder must notify the ECMC of any non-compliance with the conditions of this consent within 5 working days of the consent holder confirming the non-compliance.

Cultural Effects Mitigation – ECMC Not Formed:

81. In the event the ECMC is not formed, the consent holder must comply with the following requirements:
 - a) The consent holder must request the current Chair of the PTAI, or their nominee, for a cultural effects commentary at least 10 working days prior to the submission of any plans for written certification to WBOPDC.
 - b) Any monitoring results or reports required under conditions of this consent must be provided to the current Chair of the PTAI, or their nominee, at the same time it is provided to the WBOPDC.
 - c) The consent holder must notify any non-compliance with the conditions of this consent to the current Chair of the PTAI, or their nominee, within 5 working days of the consent holder confirming the non-compliance.
 - d) The consent holder must request the current Chair of the PTAI, or their nominee, to undertake cultural inductions for employees / contractors of the consent holder, and karakia / blessing ceremonies of milestone events, including at the start of earthworks and construction activities, and opening of the site for permanent operations, at least 20 working days in advance of the events taking place.
 - e) The consent holder must inform the PTAI on timing of any earthworks in proximity to the Archaeological/Ecological Constraint Area.
 - f) The consent holder must request kaitiaki monitoring from the current Chair of the PTAI, or their nominee (and resource that monitoring if it is provided).
 - g) The consent holder must, subject to any operational or health and safety constraints, provide ongoing opportunities for the PTAI to walk the site before works commence and for ongoing visits to the site over the life of the consented activities, including for tuna or other cultural and

Appendix 1: WBOPDC Consent Conditions

environmental monitoring activities.

- h) Where any tuna are discovered, works in the immediate vicinity of the discovery are to cease so that the current Chair of PTAI, or their nominee, can be notified and be invited to provide advice on the safe removal and transfer of the tuna to a suitable alternative location.

Operational Noise:

82. A Master Noise Management Plan (MNMP) must be prepared by a suitably qualified and experienced person and be submitted to the WBOPDC Environmental Consents Manager or delegated nominee for written certification at least two months prior to any industrial or business activities commencing on the site.
83. The MNMP must be prepared in accordance with the recommendations of the Operational Noise and Vibration Assessment (section 10.2) prepared by Earcon Acoustics; and in particular it must allocate noise levels across the site to ensure compliance with the following noise limits at neighbouring receivers (as measured at notional boundary for Rural- zoned properties, and within the boundaries of Industrial properties):

All notional boundaries of dwellings within Rural-zoned properties:

Time Period		Sound Level Not To Be Exceeded	
Day	Hours	LAeq	LAmaz
Monday to Saturday	6am-10pm	55dB	N/A
Sunday	9am-6pm	55dB	N/A
At all other times and on public Holidays		45dB	70dB

Inside any Industrial-zoned property boundary:

Time Period		Sound Level Not To Be Exceeded	
Day / Hours		LAeq	LAmaz
Daytime 7am-10pm		65dB	N/A
Night time 10pm-7am		65dB	85dB

Sound levels are to be measured in accordance with the requirements of NZS 6801:2008 Measurement of Environmental Sound and assessed in accordance with the requirements of NZS 6802:2008 Assessment of Environmental Sound.

84. The MNMP must be complied with at all times.
85. The MNMP It must, at minimum:
- Require the operation of the site to comply with the relevant noise performance standards.
 - Provide a framework for the measurement, monitoring, assessment, and management of noise.
 - Identify noise mitigation measures required to ensure that the cumulative noise emissions from all activities on site do not exceed the limits in Condition 84, including, amongst other items, measures to avoid intermittent noise events such as bangs and crashes.
86. The consent holder must implement and keep in good working order at all times all mitigation measures specified in the MNMP. The MNMP must be made available to the WBOPDC upon request.
87. Individual Noise Management Plans (NMP) for each individual tenancy or separate activity operating in the site must be prepared by a suitably qualified and experienced person. The purpose

Appendix 1: WBOPDC Consent Conditions

of the individual NMP's is to demonstrate how the allocation detailed within the Master NMP will not be exceeded or compromised by an incoming tenant and must detail mechanisms specific to each operation that would result in compliance.

88. The individual NMP's must be prepared in accordance with the recommendations at section 10.4 the Operational Noise and Vibration Assessment prepared by Earcon Acoustics approved in Condition 1.
89. The individual NMP's must be updated at the same time as the SMP is updated to accommodate changes in tenancies or changes in the industrial or business activities occurring on the site, including any new machinery or other activity introduced to site that has potential to generate adverse noise and/or vibration during operation.
90. The individual NMP's must be held by the consent holder, and made available to the WBOPDC request.

Reserves:

91. Within four years of the establishment (including planting) of the wetland within the site, an application must be lodged with WBOPDC to subdivide the public path, eastern overland flowpath, the wetland area, and land adjoining the Hakao Stream from the remainder of the site (297 Te Puna Station Road) and once subdivided, those areas must be vested in WBOPDC.

Financial Contributions:

92. Prior to commencement of industrial or business activity on the site, and within 40 working days of confirmation being provided to WBOPDC of water supply in accordance with Conditions 35-36 the consent holder must make payment of a water FINCO on a pro-rata basis of net developable site area occupied as follows:
 - a) Water: \$205,965.80 + GST
 - b) Formula: $(\$20,052 * \text{net developable area (5.87ha)}, \text{adjusted from Q4 2002} - \text{Q1 2025})$
(35,087.87/ha)
93. Prior to commencement of industrial or business activity on the site, and within 40 working days of written certification of the Travel Management Plan required by Condition 30, the consent holder must make payment of a transportation FINCO on a pro-rata basis of net developable site area occupied as follows:
 - a) Transportation: \$302,878.32 + GST
 - b) Formula: $(\$29,545 * \text{net developable area (5.87ha)}, \text{adjusted from Q4 2002} - \text{Q1 2025})$
(51,597.67/ha)
94. Prior to the financial contributions being paid, the consent holder must advise WBOPDC of the net developable area used in the formula and the resultant financial contribution amounts.

Monitoring and Review:

95. Other than as provided for by Condition 97, the consent holder must reimburse WBOPDC for the installation of a monitoring camera at the intersection of Te Puna Station Road and Te Puna Road. The payment must be made upon receipt of an invoice for the works.
96. If WBOPDC does not install a camera at the intersection of Te Puna Station Road and Te Puna Road, as part of the upgrade works to the intersection the consent holder must install a camera at that site to monitor traffic using the intersection, with the details of the camera, including its location and height being finalised in consultation with WBOPDC's Transportation Director (or nominated representative)

Appendix 1: WBOPDC Consent Conditions

prior to installation.

97. Should an event occur that is likely to result in any conditions of this resource consent not being complied with, the consent holder must:
- take action to mitigate or remedy any adverse effects arising from the non-compliance as soon as practicable;
 - advise all potentially affected parties immediately (within 24 hours);
 - advise WBOPDC as soon as practicable (within 24 hours);
 - provide a written report to the WBOPDC within five days of the event occurring specifying:
 - the cause or likely cause of the event and any factors that influenced its severity; the nature and timing of any measures implemented by the consent holder to remedy or mitigate any adverse effects; and
 - the steps to be taken in future to prevent recurrence of similar events.
98. The consent holder must maintain a log of all complaints received, including those received from third parties and the WBOPDC or BOPRC, for any aspects of the activities authorised by this consent.
99. The consent holder must notify the WBOPDC as soon as practicable, and no later than 24 hours, of each complaint received. The consent holder must record the following details in the complaints log:
- time and type of complaint including details of the incident, its duration, location and any evident adverse environmental effects resulting from the incident;
 - name, address and contact phone number of the complainant (if provided);
 - where practicable, the weather conditions including rainfall at the time of incident;
 - the likely cause of the incident and the response made by the consent holder including any corrective action undertaken;
 - future actions proposed as a result of the incident, if applicable; and
 - the response from the consent holder to the complainant.
100. The complaint log must be made available to the WBOPDC upon request.
101. WBOPDC may serve notice on the consent holder under section 128 (1) of the RMA, of its intention to review the conditions of this resource consent for the following purposes:
- to review the effectiveness of the conditions of this resource consent in avoiding or mitigating any adverse noise effects on the environment from the exercise of this resource consent and if necessary to avoid, remedy or mitigate such effects by way of further conditions; or
 - to ensure that the best practicable option is utilised to minimise the effects of noise generated by the activity on the receiving environment; or
 - to review the adequacy of and /or the necessity for monitoring undertaken by the consent holder.
 - to review the effectiveness of the on-site stormwater and wastewater systems for managing effects.
 - to review the suitability of the site levels and minimum freeboard with regard to risk from inundation.

General Advice Notes

- Heritage New Zealand must also be contacted within 24 hours of any archaeological discovery. Evidence of archaeological sites may include burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Māori and European origin or human burials. Work affecting archaeological sites is subject to a consenting process under Heritage New Zealand Pouhere Taonga Act 2014. If*

Appendix 1: WBOPDC Consent Conditions

any activity associated with this proposal, such as earthworks, fencing or landscaping, may modify, damage or destroy any archaeological site(s), an authority (consent) from Heritage New Zealand Pouhere Taonga must be obtained for the work to proceed lawfully. The Heritage New Zealand Pouhere Taonga Act 2014 contains penalties for unauthorised site damage.

- b) Any soil disturbance, subdivision or change in land use that has not already been assessed as part of the application RC13360L [and RC xxx – contaminated land consent from WBOPDC if separate certificate issued] may be subject to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESC), and separate resource consent required.*
- c) The consent holder is advised that an approved “Working on Utilities Notice” is required to connect to WBOPDC’s live utilities assets. The application form may be obtained from WBOPDC’s Customer Service Department.*
- d) The consent holder is advised that an approved “Corridor Access Request” is required to undertake any physical works within the Road Corridor. The application can be made through WBOPDC’s Roading Service Providers, Westlink, via their online service submitica.*
- e) You may object to this decision, including any conditions of consent, by notifying WBOPDC within 15 working days of receipt of this decision. However, you are advised that you may not commence the activity as authorised by this consent until your Appeal is resolved as prescribed by section 116 of the Resource Management Act 1991.*
- f) Full compliance with the conditions of consent is necessary to carry out the activity to which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by a WBOPDC representative and failure to meet these conditions may result in enforcement action being taken in accordance with WBOPDC’s Monitoring, Compliance and Enforcement Strategy. This may involve the issuing of an Infringement Notice (instant fine) and/or additional monitoring fees.*
- g) This consent lapses 5 years after commencement unless s.125(1A) of the RMA (or successor legislation equivalent) applies.*

RC13360L 297 TE PUNA STATION ROAD - CONTAMINATED SOILS (NESCS):

1. The works must be carried out in accordance with the plans and information, including s92 responses, submitted as part of the application, except where modified by any conditions of this consent:
 - a) The Detailed Site Investigation prepared by Pennan and Co, entitled “*Detailed Site Investigation, 297 Te Puna Road, Te Puna, Tauranga*” (Rev B) and dated 13 March 2023.
2. At least 10 working days prior to any soil disturbance works subject to this consent, a Contaminated Site Management Plan (CSMP) must be provided to WBOPDC:
 - a) The CSMP must be prepared by a suitably qualified and experienced practitioner in site contamination, in accordance with the current edition of the Ministry for the Environment Contaminated Land Management Guidelines No.1 - Reporting on Contaminated Sites in New Zealand.
 - b) The CSMP must be provided for written certification at least 10 days before the start of any works. Contaminated soil(s) must not be disturbed until written certification has been received.
 - c) The consent holder must ensure that the disturbance of contaminated soils authorised by this consent is undertaken in accordance with the certified CSMP.

Advice Note: *The CSMP is to ensure any contaminated soil(s) above background concentrations and exceedances of zinc above the appropriate environmental guideline are managed during soil disturbance and appropriate mitigation / management controls are in place during the earthworks.*

3. At least 10 working days prior to the demolition of the dwelling and/or soil disturbance subject to this consent, additional soil sampling must be undertaken to determine if asbestos containing materials/lead from paint/zinc from roof materials has impacted the soils surrounding dwelling and curtilage area. The results of the soil sampling must be provided to WBOPDC within 5 working days of their receipt by the consent holder.
4. If the additional soil sampling required by condition 3 confirms remediation or management is required of the soil(s), a Remediation Action Plan/Management Plan must be provided to WBOPDC for review prior to undertaking soil remediation or management.
5. All contaminated material removed from site must be disposed of at an appropriate offsite disposal facility that holds a consent to accept the relevant level of contamination. Receipts must be obtained and provided to WBOPDC on request.
6. In the event of the discovery of unexpected contamination during soil disturbance which has not been previously identified, the consent holder must immediately cease the works in the vicinity of the contamination hotspot. The consent holder must notify WBOPDC within 24 hours and engage a Suitably Qualified Environmental Practitioner in accordance with the Contaminated Site Management Plan referenced in condition 2.
7. Excavation works must not result in any airborne and deposited dust beyond the property boundary of the site that is determined to be noxious, objectionable or offensive. During earthworks, all necessary action must be taken to prevent dust generation and sufficient water must be available to dampen exposed soil, and/or other dust suppressing measures must be available to avoid dust formation. The consent holder must ensure that at all times control dust generation is undertaken in accordance with the Good Practice Guide for Assessing and Managing Dust, Ministry for the Environment (2016).
8. Within two months of the completion of soil disturbance on the site, a Site Validation Report (SVR) must be submitted to WBOPDC for written certification. The SVR must be prepared by a Suitably Qualified Environmental Practitioner in accordance with the Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, 2021) and contain sufficient detail to address the following matters:
 - i) A summary of the works undertaken, including the location and dimensions of the excavations carried out and the volume of soil excavated;

Appendix 1: WBOPDC Consent Conditions

- ii) Details and results of the validation soil sampling and interpretation of the results in the context of the NES-CS;
- iii) Records/evidence of the appropriate disposal for any material removed from the site;
- iv) Records of any unexpected contamination encountered during the works and response actions, if applicable;
- v) Conditions of the final site ground surface and details of any sampling undertaken on materials imported to site;
- vi) Details of any complaints notices of non-compliance received; and
- vii) A statement certifying that all works have been carried out in accordance with the requirements of the consent.

Advice Notes:

1. *This consent lapses on the expiry of 5 years after the date of receiving this consent unless the consent is given effect to.*
2. *The consent holder must notify the WBOPDC, in writing, of their intention to begin works prior to commencement. Such notification should be sent to WBOPDC's Compliance and Monitoring Team (monitoring@westernbay.govt.nz) and include the following details:*
 - a) *Resource consent reference number (RC13360L).*
 - b) *Name and telephone number of the project manager and site owner.*
 - c) *Site address to which the consent relates.*
 - d) *Activity to which the consent relates.*
 - e) *Expected duration of works.*

Notifying the WBOPDC of the intended start date enables cost effective monitoring to take place. The consent holder is advised that additional site visits and administration required by WBOPDC officers to determine compliance with the consent conditions will be charged to the consent holder on an actual and reasonable basis.

3. *It is possible that archaeological sites may be affected by the proposed work. Evidence of archaeological sites may include burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and European origin or human burials. The applicant is advised to contact Heritage New Zealand Pouhere Taonga if the presence of an archaeological site is suspected. Work affecting archaeological sites is subject to a consenting process under Heritage New Zealand Pouhere Taonga Act 2014. If any activity associated with this proposal, such as earthworks, fencing or landscaping, may modify or destroy any archaeological site(s), an authority (consent) from Heritage New Zealand Pouhere Taonga must be obtained for the work to proceed lawfully. The Heritage New Zealand Pouhere Taonga Act 2014 contains penalties for unauthorised site damage. You can contact the Lower Northern Area Office of Heritage NZ on (07) 5774530 or infolowernorthern@heritage.org.nz.*
4. *Full compliance with the conditions of consent is necessary to carry out the activity to which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by a WBOPDC representative and failure to meet these conditions may result in enforcement action being taken in accordance with WBOPDC's Monitoring Compliance and Enforcement Strategy. This may involve the issuing of an Infringement Notice (instant fine) and/or a monitoring fee.*
5. *You may object to this decision, including any conditions of consent, by notifying WBOPDC within 15 working days of receipt of this decision. However, you are advised that you may not commence the activity as authorised by this consent until your appeal is resolved as prescribed by section 116 of the Resource Management Act 1991.*