

Index of Resource Consents

Table 1: Index of Resource Consents

Ref.	Details	Local Authority	Conditions	Lapse Period	Duration
RC1	Land use consent Waipā District Plan and NES-CS	WDC	Parts A – E	5 years	7 years
RC2	Land use consent Waikato Regional Plan	WRC	Parts F – I	5 years	7 years
RC3	Discharge Permit Waikato Regional Plan	WRC	Parts F – I	5 years	7 years
RC4	Water Permit Waikato Regional Plan	WRC	Parts F – I	5 years	7 years
RC5	Water Permit Waikato Regional Plan	WRC	Parts F – I	5 years	7 years
RC6	Land use consent NES-F	WRC	Parts F – I	5 years	7 years



Abbreviations

The following abbreviations and definitions are relevant to all draft consent conditions.

Table 2: Abbreviations

Abbreviation	Meaning
BMP	Bat Management Plan
CTMP	Chemical Treatment Management Plan
DDRMP	Demolition, Deconstruction and Remediation Management Plan
ESCP	Erosion and Sediment Control Plan
FMP	Fish Management Plan
FTPH	Former Tokanui Psychiatric Hospital (legally described as Section 1 SO 44852)
HNZPT	Heritage New Zealand Pouhere Taonga
NES-CS	Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
NES-F	Resource Management (National Environmental Standard for Freshwater) Regulations 2020
PMP	Planting and Management Plan
RAP	Remedial Action Plan
RMA	Resource Management Act 1991
SQEP	Suitably Qualified and Experienced Practitioner
SVR	Site Validation Report
WDC	Waipā District Council
Working Days	"Working days" as per section 2(1) of the RMA.
WRC	Waikato Regional Council



Condition Structure

Proposed conditions of consent are structured as follows:

Table 3: Condition Structure

Relevant to RC1 (Waipā District Council)	
Part A	General Conditions
Part B	Management Plan Conditions
Part C	Pre-Construction Conditions
Part D	Construction Conditions.
Part E	Post Construction Conditions
Relevant to RC2 – RC6 (Waikato Regional Council)	
Part F	General Conditions
Part G	Management Plan Conditions
Part H	Pre-Construction Conditions
Part I	Specific Regional Consent Conditions



Part A – General Conditions

These conditions relate to RC1 – Waipā District Council

- A1. Except as modified by the conditions in this consent, the Project must be undertaken in accordance with the application documentation lodged on 22 November 2024 and the approved plans and documents as detailed in Table 4 below:

Table 4: Approved Plans and Documents that relate to RC1 – Waipā District Council

Documents	Author	Revision	Date
Horizontal Infrastructure Demolition Drawing Series (ref 33205)	Fraser Thomas Limited	6	8 November 2024
Remedial Action Plan – Contaminated soil plans (ref 33097/R01-R59)	Fraser Thomas Limited	A	13 November 2024
Coal tar investigation report – Contaminated roading plans (ref 33205/CT01-26)	Fraser Thomas Limited	A	25 September 2024
Culvert 3 Works Plans (ref 33097/LF310-390)	Fraser Thomas Limited	A	21 November 2024
PL Series – Pipe Lining Works (Ref 33205/P001-109)	Fraser Thomas Limited	2	7 November 2024
Erosion and Sediment Control Plans – Demolition Works – Drawings set (ref 33205/3000 series)	Fraser Thomas Limited	1	5 November 2024
Planting Plan (Culvert 2)	SLR Consulting New Zealand Ltd	-	11 November 2024
Plan showing the relocation of entrance gates	Toitū Te Whenua LINZ	00	8 August 2024
Draft Demolition, Deconstruction and Remediation Management Plan	Fraser Thomas Limited	5	11 November 2024
Planting and Maintenance Plan: Tokanui Hospital Remediation	SLR Consulting New Zealand Ltd	1.0	18 November 2024
Tokanui Hospital Remediation Fish Management Plan	SLR Consulting New Zealand Ltd	-	18 November 2024
Remedial Action Plan	Fraser Thomas	4	12 November 2024
Draft Erosion and Sediment Control Plan – Demolition Works	Fraser Thomas	3	8 November 2024



Where there is any inconsistency between this documentation and the conditions of consent, the conditions of consent prevail.

Lapse

- A2. The consent lapses 5 years after the date on which it commences unless given effect to before that date.

Charges

- A3. That pursuant to Section 36(1)(c) of the Resource Management Act 1991, the Consent Holder must pay WDC all actual and reasonable costs associated with monitoring this consent, including but not limited to costs associated with:
- a. Site visits;
 - b. Review and certification of Management Plans;
 - c. Monitoring of works, and
 - d. Administration.

Subcontractors

- A4. The Consent Holder is responsible for all sub-contracted operations relating to the exercise of this consent, and must ensure staff and sub-contractors are made aware of the conditions of this consent and ensure compliance with those conditions.



Part B – Management Plan Conditions

These conditions relate to RC1 – Waipā District Council

Management Plan Certification

- B1. The Consent Holder must prepare the following Management Plans for certification by WDC as specified in Table 5. The Consent Holder must prepare the Management Plans in accordance with the requirements of the relevant conditions.
- B2. The Consent Holder must ensure the Management Plans:
- Provide the overarching principles, methodologies and procedures for managing the effects of the project to achieve the environmental outcomes and performance standards required by these conditions.
 - Are implemented by the Consent Holder in accordance with the conditions of consent and timeframes in Table 5.
- B3. All Management Plans must be prepared by a SQEP.

Table 5: Management Plans to be certified that relate to RC1 – Waipā District Council

Management Plan	Regulatory Authority	Condition Reference	Documents to Council for Certification – Minimum Timeframe
Demolition, Deconstruction and Remediation Management Plan (DDRMP)	WDC	B12-B13	20 working days prior to commencement of works authorised by this consent (excluding enabling works)
Bat Management Plan (BMP)	WDC	B14	20 working days prior to commencement of works authorised by this consent.

- B4. The Consent Holder must submit the above Management Plans to WDC for certification in a technical capacity, in accordance with the timeframes specified in Table 5.
- B5. The certification process must be limited to confirming that the Management Plan has been prepared in accordance with the relevant condition(s) and will achieve the objectives of the Management Plan.
- B6. If WDC refuses to certify the Management Plan, the Consent Holder must submit a revised Management Plan for certification as soon as practicable.
- B7. Works authorised by this consent must not commence until all Management Plans identified in Table 5 which are required to be submitted prior to works authorised by this consent have been certified by WDC as appropriate.



- B8. All personnel involved with the works authorised by this consent of the project must be made aware of, and have access to, all conditions and Management Plans applicable to the works authorised by this consent, including any amendments to the management plans. Copies of these documents must be kept on site at all times.

Amendments to Management Plans

- B9. The Consent Holder may make amendments to a certified Management Plan before the relevant works (or relevant portion of works) are undertaken, subject to certification by the WDC, prior to an amendment taking effect. Any such amendment must be consistent with the objectives, performance requirements and technical requirements of the Management Plan and relevant consent conditions. The existing certified plan will continue to apply until a revised plan has been certified.
- B10. If WDC's response is that it is not able to certify the proposed amendments, the Consent Holder must consider any reasons and recommendations of WDC and resubmit an amended Management Plan for certification, or revert to the previously certified Management Plan.

Implementation / Compliance

- B11. The Consent Holder must implement and comply with the certified Management Plans at all times.

Demolition, Deconstruction and Remediation Management Plan

- B12. In accordance with the timeframe set out in Table 5, the Consent Holder must prepare a final Demolition, Deconstruction & Remediation Management Plan (DDRMP) in general accordance with the draft Demolition, Deconstruction & Remediation Management Plan dated 11 November 2024 identified in Condition A1. The objectives of the DDRMP are to:
- a. Provide relevant background information on the Site and the nature of the proposed demolition works;
 - b. Describe the proposed demolition works scope; and
 - c. Set out the requirements contractors need to follow in relation to the specified demolition works in order to avoid, remedy or mitigate environmental effects.
- B13. The DDRMP must include (but not be limited to):
- a. Scope and methodologies for the demolition, deconstruction and remediation works.
 - b. Details of current site constraints.
 - c. Details of the existing infrastructure to be protected on-site.
 - d. Specific requirements for the works to adhere to, including:



- i. Relevant standards, codes, regulations and guidelines for contractors.
 - ii. Site supervision and health and safety.
 - iii. Quality assurance/control.
 - iv. Cultural and archaeological requirements, including, but not limited to cultural monitoring and an accidental discovery protocol.
 - v. Compliance with final consent conditions, including the construction conditions in Part D – Construction Conditions.
- e. Communication requirements between contractors and iwi, hapu and neighbours, in accordance with the official communications plan for this project.
 - f. Requirement for a complaints register to be developed and maintained by the Contractor, in accordance with Condition D22.
 - g. Environment and site management measures, including in relation to: dust; noise and vibration; vegetation removal; temporary storage / stockpiling; and traffic management.

Bat Management Plan

- B14. In accordance with the timeframe set out in Table 5, the Consent Holder must prepare a Bat Management Plan (BMP). The objective of the BMP is to minimise effects on bats during works authorised by this consent and minimise any permanent effects on bat habitat. To achieve this objective the BMP must provide details of bat management measures, that include:
- a. implementation of tree felling protocols before vegetation with roosting potential is disturbed or removed;
 - b. mitigation measures and specific procedures to be employed in the event that active bat roosts are discovered either during pre-construction surveys and monitoring or works authorised by this consent;
 - c. procedures to be employed in the event that dead or injured bats are discovered during tree felling; and
 - d. mitigation options for effects on bat habitat.

Erosion and Sediment Control Plan

- B15. The Consent Holder must provide WDC with a copy of the final ESCP certified by WRC, including a copy of any certified CTMP.



Part C – Pre-Construction Conditions

These conditions relate to RC1 – Waipā District Council

Pre-Start Meeting

- C1. Prior to the commencement of works that are authorised by this consent, the Consent Holder must hold a pre-start meeting that:
- a. is located on the subject site;
 - b. is scheduled not less than ten (10) working days prior to the commencement of activities;
 - c. Te Nehenehenui Trust representative(s) are invited to attend;
 - d. includes WDC; and
 - e. includes representation from the contractors who will undertake the works and any suitably qualified professionals if required by other conditions.
- C2. The pre-start meeting must ensure all relevant parties are aware of cultural monitoring protocols, consent conditions and certified management plans, and other regulatory processes applicable to the site, including Archaeological Authorities issued by the HNZPT and the Accidental Discovery Protocol as advised by the project archaeologist.

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.

Various references are made in these conditions to Ngāti Maniapoto, represented by Te Nehenehenui Trust. However, Te Nehenehenui Trust may choose to defer the role(s) to iwi / hapū.

Cultural Monitoring

- C3. The Consent Holder must invite Te Nehenehenui Trust to appoint a cultural monitor to undertake cultural monitoring as part of works authorised by this consent. The Consent Holder must cover reasonable costs associated with cultural monitoring.

Archaeological Authority

- C4. The Consent Holder must provide evidence to WDC that it has applied to HNZPT for an authority to modify or destroy previously unrecorded sites under Section 45 of the Heritage New Zealand Pouhere Taonga Act 2014 for works in areas indicated in Figure 24 of the *'Former Tokanui Psychiatric Hospital, demolition and remediation*



project: archaeological assessment, prepared by CFG Heritage, 22 July 2024 before earthworks commence in these areas.

Transport Network

- C5. The Consent Holder must undertake a survey of the road condition of Te Mawhai Road between the main site entrance and the State Highway 3 intersection prior to works authorised by this consent commencing (excluding enabling works). This survey is to be undertaken by a SQEP.
- C6. The Consent Holder must relocate the main entrance gate to allow sufficient space for two truck and trailer units to queue inside the site in accordance with the *'Plan showing the relocation of entrance gates'* dated 08/08/2024, prior to works authorised by this consent commencing (excluding enabling works).

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Part D – Construction Conditions

These conditions relate to RC1 – Waipā District Council

Cultural Monitoring

- D1. The Consent Holder must provide for any appointed cultural monitor to undertake cultural protocols and monitoring associated with the following activities:
- a. ground disturbance in the waahi tapu areas identified in the Waahi Tapu Investigation; and
 - b. removal of native trees over 4 metres in height.
- D2. The Consent Holder must provide a minimum of five (5) working days' notice to the appointed cultural monitor of the anticipated commencement / completion dates for works within the waahi tapu areas.

Accidental Discovery Protocols

- D3. In the event of the accidental or unexpected discovery of archaeological features, including human remains (kōiwi):
- a. All work within the vicinity of the discovery should cease immediately.
 - b. A buffer of at least 5m should be set up around the discovery and this should be marked on the ground, preferably with pegs and tape, or similar.
 - c. All machinery and plant should be removed from the buffer zone where this is possible.
 - d. The site archaeologist, or other qualified archaeologist, should be informed:
 - i. HNZPT should be informed.
 - ii. If the discovery is of Māori origin, the relevant tāngata whenua authorities should also be informed (i.e. the appointed Cultural Monitors/Kaitiaki). Appropriate protocols (tikanga) should be observed.
 - iii. If the discovery is of human remains, the New Zealand Police should also be informed.
 - e. The archaeologist should take relevant steps to secure the area of the discovery.
 - f. The archaeologist will assess the discovery and advise HNZPT and the Consent Holder on the relevant steps to be taken.
 - g. Works in the area of the discovery must not recommence until authorised in writing by the archaeologist in consultation with any identified affected parties or HNZPT.



Advice Note:

This protocol does not apply when an archaeological authority issued under the Heritage New Zealand Pouhere Taonga Act 2014 is in place. An Archaeological Authority issued under the Heritage New Zealand Pouhere Taonga Act 2014 is a legal document and supersedes the discovery protocols. These discovery protocols cannot override the legal conditions of an archaeological authority. It is an offence under s87 of the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site without an authority from Heritage New Zealand irrespective of whether the works are permitted or consent has been issued under the RMA.

Construction Standards

Construction Noise

- D4. Noise must be measured from the commencement of construction and for the duration of all construction work in accordance with NZS6803:1999 Acoustics-Construction Noise.
- D5. The consent holder must advise occupants of the immediate neighbouring dwellings, in writing, no less than three days prior to the works commencing on the site. The written advice must include a brief description of the works, the expected duration of the works, the mitigation to be implemented, the working hours, and contact details for any concerns regarding noise and vibration.
- D6. Noise arising from construction activity on site must not exceed the following limits when measured or assessed at any building on any other site that is occupied during the works (between 7:30 am and 6:00 pm Monday to Saturday), where affected party approval has not been obtained.

203 and 207 Te Mawhai Road

75 dB LAeq during tree removal works

Noise limits in Standard 4.4.2.19 of the Waipā District Plan at all other times.

All other receivers

Noise limits in Standard 4.4.2.19 of the Waipā District Plan at all times.

- D7. Verification noise monitoring must be undertaken at the first instance of tree removal works. The results of this monitoring is to be used to identify appropriate mitigation measures to ensure compliance with Condition D6 is achieved.
- D8. All machinery must be maintained in good working order.

Dust

- D9. Works authorised by this consent must not cause objectionable or offensive dust emissions beyond the boundary of the site.

Vibration



- D10. Construction vibration must comply with the limits in Tables 1 and 3 of the German Standard DIN 4150-3:1999 “Structural Vibration – Part 3: Effects of Vibration on Structures.

Maintenance of Access

- D11. During works authorised by this consent, the Consent Holder must maintain the entrance and internal access to the site to Council’s standards as follows:
- a. The sealed surface must be kept clean of debris spilled from vehicles carrying material tracked onto the surface from the internal unsealed roads;
 - b. The remainder of the internal accessway from the edge of the sealed access must be maintained to an all-weather surface.

Flood Mitigation Measures

- D12. Prior to the removal of ‘Culvert 2’ as identified on Plans 33205/EMB001-EMB004, the control panel for the Wastewater Pumping Station is to be vertically raised by at least 1,000mm.
- D13. Prior to, or within the same summer dry period as, the removal of ‘Culvert 2’ (as shown on Plans 33205/EMB001-EMB004), ‘Culvert 3’ is to be shortened and realigned, and the farm track embankment is to be raised (as shown on Plans 33097/LF310-390, or as amended and certified in a technical capacity by WDC).

Vegetation Removal

- D14. The removal of mature trees and substantial undergrowth must be minimised wherever practicable and only occur where it is necessary to undertake demolition or remediation works.

Construction Machinery

- D15. The Consent Holder must ensure that construction machinery operates from paved areas wherever practicable.

Contaminated Soils

- D16. The remediation of contaminated soils must be undertaken in accordance with the Remedial Action Plan (RAP) and associated Plans (ref 33097/RAP/001-048) submitted with the application.
- D17. If any previously unidentified contamination is discovered in any exposed or excavated soil during the development activities:
- a. Works in the area where contamination is identified must cease, the area is to be isolated and accidental discovery processes contained in the RAP must be implemented.



- b. The potential contamination must be investigated by a SQEP in contaminated land.
 - c. Should management outside the scope of methods provided in the RAP or remediation be required then a proposed method for its remediation/ management must be developed in accordance with current editions of the Ministry for the Environment guidelines *Contaminated land management guidelines No. 1 – Reporting on contaminated sites in New Zealand (Revised 2021)* and best practice.
 - d. In the event that the proposed method involves remediation of contamination to the site specific managed remediation standard within a 15% contiguous area on the subject site, the SQEP must provide a plan showing the proposed area and an Ongoing Site Management Plan to WDC for certification in a technical capacity, prior to implementation.
- D18. Any excavated material that is not re-used on site must be disposed of at a facility authorised to accept the levels of contamination identified.
- D19. The Consent Holder must ensure that any soil imported from outside the FTPH Site that is deposited during the exercising of this resource consent complies with the Waikato Regional Plan definition of cleanfill based on physical characteristics, and the more conservative of the site specific rural residential remedial criteria contained in Table 3 of the Remedial Action Plan and the WRC 'Cleanfill' acceptance criteria, as set out in the following table.

Trace elements	WRC Maximum Acceptance criteria (mg/kg)	Site Specific Remedial criteria
Arsenic	17	9
Boron	15	-
Cadmium	0.8	0.9
Chromium	56	150
Copper	120	280
Lead	78	120
Mercury	1	3
Nickel	33	-
Zinc	175	350



Organic compounds	Maximum Acceptance criteria (mg/kg)	
TPH C7-C9	110	-
TPH C10-C14	58	-
Benzene	0.11	0.11
Ethylbenzene	10	-
Toluene	19	-
Total Xylene	25	-
Benzo[a]pyrene (equivalent)	2.8	6
Dieldrin	0.1	-
Total DDT	2	2

D20. The Consent Holder must ensure that any soil sourced from within the FTPH Site that is deposited during the exercising of this resource consent complies with the site specific rural residential remedial criteria contained in the above table in condition D19.

D21. Any further sampling and testing of contamination on the site must be overseen by a SQEP. All sampling must be undertaken in accordance with the *Contaminated Land Management Guidelines No.5: Site Investigation and Analysis of Soils (Ministry for the Environment, revised 2011)*.

Complaints Register

D22. The Consent Holder must maintain and keep a complaints register for complaints regarding all aspects of the works authorised by this consent, received by the Consent Holder. The register must record:

- The date, time and duration of the event/incident that has resulted in a complaint;
- The location of the complainant when the event / incident (if possible, specify nature of incident e.g. dust nuisance) was detected;
- The possible cause of the event / incident;
- The weather conditions and wind direction at the site when the event / incident allegedly occurred;



- e. Any corrective action undertaken by the Consent Holder in response to the complaint; and
- f. Any other relevant information.

The register must be available to WDC at all reasonable times.

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Part E – Post Construction Conditions

These conditions relate to RC1 – Waipā District Council

Planting and Maintenance Plan (PMP)

- E1. In the next planting season following completion of the works authorised by this consent, the Consent Holder must undertake native planting in accordance with the PMP submitted with the application.
- E2. The Consent Holder must undertake ongoing maintenance of planted areas until native cover reaches 90%, in accordance with the PMP.

Post-works survey of road condition

- E3. Within three months of the completion of works authorised by this consent, the Consent Holder must undertake another survey of the road condition of Te Mawhai Road between the main site entrance and the State Highway 3 intersection. The Consent Holder will be responsible for any repairs required to the condition of Te Mawhai Road to a same standard as the survey undertaken under Condition C5. Provided that Te Mawhai road may be repaired to a better or alternative standard if agreed by the Consent Holder and Waipā District Council. All repair or remediation works must be undertaken as soon as practicable.

Site Validation Report

- E4. A Site Validation Report (SVR) must be provided to WDC as soon as practicable after remediation of the contaminated soils has been completed. The SVR must confirm that the remediation and management targets stated in the RAP and that relevant consenting requirements have been achieved. The SVR must be prepared in accordance with CLMG 1 and include the following:
 - Summary of the works undertaken.
 - Any changes or variations made to the approved RAP.
 - Log of accidental discoveries and how they were dealt with.
 - Records of the volume of materials disposed of to the onsite existing disposal site.
 - Records of the volumes of any contaminated materials disposed of off-site.
 - Validation sampling locations and results.
 - Test results and records of onsite soils used for backfilling excavation cavities.
 - Test results and dockets (quantities) of imported cleanfill (if any).
 - Plan showing locations of any soils remaining onsite with above background but within site specific risk assessment levels.

Earthworks Completion Report

- E5. The Consent Holder must submit an Earthworks Completion Report to WDC. The Report must be prepared by a suitability qualified geotechnical professional, and cover the following matters:



- a. The location, staging and depths of the respective final cut and fill areas; and
- b. Confirmation of compliance with relevant standards and technical specifications for the contract work, including any compaction testing and producer statement(s).

Stabilisation

- E6. The Consent Holder must plant and establish quick growing vegetation and/or use coir matting and hardfill to provide rapid and/or temporary stabilisation on exposed faces. An 80-90% per m² grass strike rate must be achieved and if necessary, re-seeding must be required where seed germination is unsatisfactory or where erosion occurs.

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Part F – General Conditions

These conditions relate to RC2 – RC6 – Waikato Regional Council

- F1. Except as modified by the conditions in this consent, the Project must be undertaken in accordance with the application lodged on 22 November 2024 and the approved plans and documents as detailed in Table 6 below:

Table 6: Approved plans and Documents that relate to RC2 – RC6 – Waikato Regional Council

Documents	Author	Revision	Date
Horizontal Infrastructure Demolition Drawing Series (ref 33205)	Fraser Thomas Limited	6	8 November 2024
Remedial Action Plan – Contaminated soil plans (ref 33097/R01-R59)	Fraser Thomas Limited	A	13 November 2024
Coal tar investigation report – Contaminated roading plans (ref 33205/CT01-26)	Fraser Thomas Limited	A	25 September 2024
Culvert 3 Works Plans (ref 33097/LF310-390)	Fraser Thomas Limited	A	21 November 2024
PL Series – Pipe Lining Works (Ref 33205/P001-109)	Fraser Thomas Limited	2	7 November 2024
Erosion and Sediment Control Plans – Demolition Works – Drawings set (ref 33205/3000 series)	Fraser Thomas Limited	1	5 November 2024
Planting Plan (Culvert 2)	SLR Consulting New Zealand Ltd	-	11 November 2024
Plan showing the relocation of entrance gates	Toitū Te Whenua LINZ	00	8 August 2024
Draft Demolition, Deconstruction and Remediation Management Plan	Fraser Thomas Limited	5	11 November 2024
Planting and Maintenance Plan: Tokanui Hospital Remediation	SLR Consulting New Zealand Ltd	1.0	18 November 2024
Tokanui Hospital Remediation Fish Management Plan	SLR Consulting New Zealand Ltd	N/A	18 November 2024
Remedial Action Plan	Fraser Thomas	4	12 November 2024
Draft Erosion and Sediment Control Plan – Demolition Works	Fraser Thomas	3	8 November 2024



Where there is any inconsistency between this documentation and the conditions of consent, the conditions of consent prevail.

Lapse

- F2. The consent lapses 5 years after the date on which it commences unless given effect to before that date.

Charges

- F3. That pursuant to Section 36(1)(c) of the Resource Management Act 1991, the Consent Holder must pay WRC all actual and reasonable costs associated with monitoring this consent, including but not limited to costs associated with:
- a. Site visits;
 - b. Review and certification of Management Plans;
 - c. Monitoring of works, and
 - d. Administration.

Common Conditions

- F4. The Consent Holder is responsible for all sub-contracted operations relating to the exercise of this consent, and must ensure staff and sub-contractors are made aware of the conditions of this consent and ensure compliance with those conditions.
- F5. All earthmoving machinery, pumps, generators, and ancillary equipment must be operated in a manner which ensures spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities must be carried out away from any water body, ephemeral water body, or overland flow path, such that any spillage can be contained so that it does not enter surface water.
- F6. The Consent Holder must ensure that all machinery used in the exercising of this consent is cleaned prior to being transported to/from site.



Part G – Management Plan Conditions

These conditions relate to RC2 – RC6 – Waikato Regional Council

Management Plan Certification

- G1. The Consent Holder must prepare the following Management Plans for certification by WRC as specified in Table 7. The Consent Holder must prepare the Management Plans in accordance with the requirements of the relevant conditions.
- G2. The Consent Holder must ensure the Management Plans:
- Provide the overarching principles, methodologies and procedures for managing the effects of the project to achieve the environmental outcomes and performance standards required by these conditions.
 - Are implemented by the Consent Holder in accordance with the conditions of consent and timeframes in Table 5.
- G3. All Management Plans must be prepared by a SQEP.

Table 7: Management Plans to be certified that relate to RC2 – RC6 – Waikato Regional Council

Management Plan	Regulatory Authority	Condition Reference	Documents to Council for Certification – Minimum Timeframe
Demolition, Deconstruction and Remediation Management Plan (DDRMP)	WDC / WRC	G16-G17	20 working days prior to commencement of works authorised by this consent (excluding enabling works).
Erosion and Sediment Control Plan (ESCP)	WRC	G12-G13	20 working days prior to commencement of works authorised by this consent (excluding enabling works).
Chemical Treatment Management Plan (CTMP)	WRC	G14-G15	10 working days prior to construction of any sediment retention pond / decanting earth bund requiring flocculation

- G4. The Consent Holder must submit, for certification, the above Management Plans to WRC in accordance with the timeframe specified in Table 7.
- G5. The certification process must be limited to confirming that the Management Plan has been prepared in accordance with the relevant condition(s) and will achieve the objectives of the management plan.
- G6. If WRC refuses to certify the Management Plan, the Consent Holder must submit a revised management plan for certification as soon as practicable.



- G7. Works authorised by this consent must not commence until all plans identified in Table 7 which are required to be submitted prior to works authorised by this consent have been certified by WRC as appropriate.
- G8. All personnel involved with the authorised by this consent of the project must be made aware of, and have access to, all conditions and Management Plans applicable to the works authorised by this consent, including any amendments to the management plans. Copies of these documents must be kept on site at all times.

Amendments to Management Plans

- G9. The Consent Holder may make amendments to a certified Management Plan before the relevant works (or relevant portion of works) are undertaken, subject to certification by WRC prior to an amendment taking effect. Any such amendment must be consistent with the objectives, performance requirements and technical requirements of the Management Plan and relevant consent conditions. The existing certified plan will continue to apply until a revised plan has been certified.
- G10. If WRC's response is that they are not able to certify the proposed amendments, the Consent Holder must consider any reasons and recommendations of WRC and resubmit an amended Management Plan for certification, or revert to the previously certified Management Plan.

Implementation / Compliance

- G11. The Consent Holder must implement and comply with the certified Management Plans at all times.

Erosion and Sediment Control Plan

- G12. In accordance with the timeframe set out in Table 7, the Consent Holder must prepare a final ESCP, in consultation with the assigned contractor and a SQEP. The objective of the ESCP is to provide a framework of controls for the earthworks to avoid, remedy and/or mitigate the potential effects of earthworks and associated works authorised by this consent on the receiving environment, including measures to ensure sediment generation is minimised and the works are conducted in accordance with best practice.
- G13. The ESCP must be prepared in general accordance with the ESCP Guidelines for the Waikato Region (TR2009/02) and must include, but not necessarily be limited to the following:
- a. Final erosion and sediment control details;
 - b. Earthworks staging;
 - c. Stabilisation methodologies (in accordance with Condition I3E6);
 - d. Dust control details;
 - e. Specific measures to protect stream corridors and wetlands;



- f. Monitoring and reporting; and
- g. A cut and fill plan.

Chemical Treatment Management Plan

- G14. In accordance with the timeframe set out in Table 7, prior to the commissioning of any sediment retention pond or decanting earth bund on the subject site, bench testing must be undertaken to determine whether flocculation is required. If flocculation is required, a Chemical Treatment Management Plan (CTMP) must be prepared. The objective of the CTMP is to ensure that runoff collected in sediment retention ponds and decanting earth bunds is treated to achieve satisfactory removal of suspended solids before it is discharged to the environment.
- G15. The CTMP must include as a minimum:
- a. Specific design details of chemical treatment system based on a rainfall activated dosing methodology for the site's decanting earth bunds and/or sediment retention ponds;
 - b. Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet);
 - c. Details of optimum dosage (including assumptions);
 - d. Results of initial chemical treatment trial;
 - e. A spill contingency plan; and
 - f. Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

Advice note:

In the case that the final certified Erosion and Sediment Control measures do not include any sediment retention pond or decanting earth bund, or if bench testing indicates flocculation is not necessary, a CTMP is not required.

Demolition, Deconstruction and Remediation Management Plan

- G16. In accordance with the timeframe set out in Table 7, the Consent Holder must prepare a final Demolition, Deconstruction & Remediation Management Plan (DDRMP) in general accordance with the draft Demolition, Deconstruction & Remediation Management Plan dated 11 November 2024 identified in Condition F1. The objectives of the DDRMP are to:
- a. Provide relevant background information on the Site and the nature of the proposed demolition works;
 - b. Describe the proposed demolition works scope; and



- c. Set out the requirements contractors need to follow in relation to the specified demolition works in order to avoid, remedy or mitigate environmental effects.

G17. The DDRMP must include (but not be limited to):

- a. Scope and methodologies for the demolition, deconstruction and remediation works.
- b. Details of current site constraints.
- c. Details of the existing infrastructure to be protected on-site.
- d. Specific requirements for the works to adhere to, including:
 - i. Relevant standards, codes, regulations and guidelines for contractors.
 - ii. Site supervision and health and safety.
 - iii. Quality assurance/control.
 - iv. Cultural and archaeological requirements, including, but not limited to cultural monitoring and an accidental discovery protocol.
 - v. Compliance with final consent conditions.
- e. Communication requirements between contractors and iwi, hapu and neighbours, in accordance with the official communications plan for this project.
- f. Requirement for a complaints register to be developed and maintained by the Contractor.
- g. Environment and site management measures, including in relation to: dust; noise and vibration; vegetation removal; temporary storage / stockpiling; and traffic management.



Part H – Pre-Construction Conditions

These conditions relate to RC2 – RC6 – Waikato Regional Council

Pre-Start Meeting

- H1. Prior to the commencement of works, the Consent Holder must hold a pre-start meeting that:
- a. is located on the subject site;
 - b. is scheduled not less than ten (10) working days prior to the commencement of activities;
 - c. Te Nehenehenui Trust representative(s) are invited to attend;
 - d. includes WRC; and
 - e. includes representation from the contractors who will undertake the works and any suitably qualified professionals if required by other conditions.
- H2. The pre-start meeting must ensure all relevant parties are aware of cultural monitoring protocols, consent conditions and certified management plans, and other regulatory processes applicable to the site, including Archaeological Authorities issued by the HNZPT and the Accidental Discovery Protocol as advised by the project archaeologist.

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.

Various references are made in these conditions to Ngāti Maniapoto, represented by Te Nehenehenui Trust. However, Te Nehenehenui Trust may choose to defer the role(s) to iwi / hapū.

Cultural Monitoring

- H3. The Consent Holder must invite Te Nehenehenui Trust to appoint a cultural monitor to undertake cultural monitoring as part of works authorised by this consent. The Consent Holder must cover reasonable costs associated with cultural monitoring.



Part I – Specific Conditions

LAND USE CONSENT – LAND DISTURBANCE (RC2 – WAIKATO REGIONAL COUNCIL)

Requested Term – 7 years

11. Prior to the commencement of any physical works, the Consent Holder must ensure that the final design plans for the new stream section in Wharekōrino Stream are reviewed by a suitably qualified and experienced ecologist. A copy of the final design plans must be provided to Council. The design must consider the following:
 - a. A variety of hard substrates (i.e., logs, rocks etc.,)
 - b. Varied flow regimes (i.e., pooled areas)
 - c. Contouring of banks;
 - d. Plant species to provide spawning sites for kokopu.
12. The Consent Holder must 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 resource consent. In this regard, erosion and sediment control measures must be established and maintained in accordance with the document titled “Erosion and Sediment Control – Guidelines for Soil Disturbing Activities” (Technical Report No. 2009/02 – dated January 2009) or the most recent update of that document, and the certified Erosion and Sediment Control Plan.
13. Re-vegetation and/or stabilisation of all disturbed areas is to be completed in accordance with the measures detailed in the document titled “Erosion and Sediment Control – Guidelines for Soil Disturbing Activities” (WRC Technical Report No. 2009/02 – dated January 2009) or the most recent update of that document.

Winter works

14. Earthworks within the High Risk Erosion Area, as defined in the Waikato Regional Plan, must not be carried out during the winter period (being 1st May to 30th September inclusive) in any year that this consent is current, unless authorised by the WRC.
15. The Consent Holder must ensure that earthworks and soil disturbance areas within the High Risk Erosion Area are appropriately stabilised by 30 April of each year unless otherwise approved in writing by the WRC. Stabilisation must be undertaken by providing adequate measures (vegetative and/or structural and including, metalling, hydroseeding, revegetating and mulching) that will minimise erosion of exposed soil to the extent practicable.
16. Requests to undertake works within the High Risk Erosion Area during the period 1st May to 30th September inclusive must be submitted in writing to the Waikato Regional Council at least 20 working days prior to the commencement of activities under this



resource consent (if works are programmed to start before 1 October) and by 1st April each year thereafter, and must be in the form of amendments to the approved ESCP.

Cultural Monitoring

17. The Consent Holder must provide for any appointed cultural monitor to undertake cultural protocols and monitoring associated with the following activities:
 - a. Ground disturbance in the waahi tapu areas identified in the Waahi Tapu Investigation; and
 - b. Removal of native trees over 4 metres in height.
18. The Consent Holder must provide a minimum of five (5) working days' notice to the cultural monitor of the anticipated commencement / completion dates for works within the waahi tapu areas.

Accidental Discovery Protocols

19. In the event of the accidental or unexpected discovery of archaeological features, including human remains (kōiwi):
 - a. All work within the vicinity of the discovery should cease immediately.
 - b. A buffer of at least 5m should be set up around the discovery and this should be marked on the ground, preferably with pegs and tape, or similar.
 - c. All machinery and plant should be removed from the buffer zone where this is possible.
 - d. The site archaeologist, or other qualified archaeologist, should be informed:
 - i. HNZPT should be informed.
 - ii. If the discovery is of Māori origin, the relevant tāngata whenua authorities should also be informed (i.e. the appointed Cultural Monitors/Kaitiaki). Appropriate protocols (tikanga) should be observed.
 - iii. If the discovery is of human remains, the New Zealand Police should also be informed.
 - e. The archaeologist should take relevant steps to secure the area of the discovery.
 - f. The archaeologist will assess the discovery and advise HNZPT and the Consent Holder on the relevant steps to be taken.
 - g. Works in the area of the discovery must not recommence until authorised in writing by the archaeologist in consultation with any identified affected parties or HNZPT.



Advice Note:

This protocol does not apply when an archaeological authority issued under the Heritage New Zealand Pouhere Taonga Act 2014 is in place. An Archaeological Authority issued under the Heritage New Zealand Pouhere Taonga Act 2014 is a legal document and supersedes the discovery protocols. These discovery protocols cannot override the legal conditions of an archaeological authority. It is an offence under s 87 of the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site without an authority from Heritage New Zealand irrespective of whether the works are permitted or consent has been issued under the RMA.

DISCHARGE PERMIT – DISCHARGE OF CLEANFILL TO LAND (RC3 – WAIKATO REGIONAL COUNCIL)

Requested Term – 7 years

110. The Consent Holder must ensure that any material imported from outside the FTPH Site that is deposited during the exercising of this resource consent complies with the Waikato Regional Plan definition of cleanfill based on physical characteristics, and the more conservative of the site specific rural residential remedial criteria contained in Table 3 of the Remedial Action Plan and the WRC 'Cleanfill' acceptance criteria, as set out in the following table.

Trace elements	WRC Maximum Acceptance criteria (mg/kg)	Site Specific Remedial criteria
Arsenic	17	9
Boron	15	-
Cadmium	0.8	0.9
Chromium	56	150
Copper	120	280
Lead	78	120
Mercury	1	3
Nickel	33	-
Zinc	175	350
Organic compounds	Maximum Acceptance criteria (mg/kg)	
TPH C7-C9	110	-



TPH C10-C14	58	-
Benzene	0.11	0.11
Ethylbenzene	10	-
Toluene	19	-
Total Xylene	25	-
Benzo[a]pyrene (equivalent)	2.8	6
Dieldrin	0.1	-
Total DDT	2	2

111. Any imported material that does not meet the criteria in Condition 110 is not authorised under this consent.
112. The Consent Holder must ensure that any soil sourced from within the FTPH Site that is deposited during the exercising of this resource consent complies with the site specific rural residential remedial criteria contained in the table in Condition 110.
113. Any fill material must be of an appropriate size and placed so that it does not result in land instability.
114. The Consent Holder must 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 resource consent. In this regard, erosion and sediment control measures must be established and maintained in accordance with the document titled “Erosion and Sediment Control – Guidelines for Soil Disturbing Activities” (Technical Report No. 2009/02 – dated January 2009) or the most recent update of that document, and the certified Erosion and Sediment Control Plan.
115. Re-vegetation and/or stabilisation of all disturbed areas is to be completed in accordance with the measures detailed in the document titled “Erosion and Sediment Control – Guidelines for Soil Disturbing Activities” (WRC Technical Report No. 2009/02 – dated January 2009) or the most recent update of that document.

**WATER PERMIT – TO DIVERT GROUNDWATER AND TAKE AND DISCHARGE
SURFACE WATER FOR DEWATERING PURPOSES (RC4 – WAIKATO REGIONAL
COUNCIL)**

Requested Term – 7 years

116. Groundwater must only be diverted via excavation.



- I17. Surface water must only be taken from the excavations via a pump for dewatering purposes associated with the removal of building foundations and underground infrastructure.
- I18. The daily combined net take volume must not exceed 100 cubic metres.
- I19. The rate of take must not exceed 5 litres per second.
- I20. All water taken must be discharged to a grassed or vegetated area within 100 metres of the take location, but not within 10 metres of a natural inland wetland, at a rate and in a manner that minimises erosion.

**WATER PERMIT – TEMPORARY DAMMING AND DIVERSION FOR CULVERT WORKS
(RC5 – WAIKATO REGIONAL COUNCIL)**

Requested Term – 7 years

- I21. The Consent Holder must install the temporary dams during a period of at least 3 days' forecast dry weather and in low hydrological flow conditions.
- I22. Fish capture and relocation in the dammed areas must be undertaken in accordance with the approved Fish Management Plan.
- I23. Each temporary dam must be in place for no longer than sixteen weeks and all normal flows must be diverted around the works area while culvert works occur.
- I24. The diversions must be at a rate that maintains normal downstream flows.
- I25. A fish guard must be used on the pump inlet for any pumped diversions.
- I26. The dams must be operated and regularly maintained to ensure that, at all times, they are structurally sound, and are able to perform satisfactorily.
- I27. The dams must be inspected after extreme weather events. In the event of any damage to a dam that results in a significant risk to safety or functioning of the dam, then works to repair that damage must be completed as soon as practicable.

**LAND USE – NATURAL INLAND WETLAND EARTHWORKS (RC6 – WAIKATO
REGIONAL COUNCIL)**

Requested Term – 7 years

- I28. At least 10 working days before commencing earthworks within 10 metres of a natural inland wetland, the Consent Holder must provide WRC with the following information:
 - a. A description of the activity to be undertaken; and
 - b. A description of, and map showing, where the activity will be undertaken; and
 - c. A statement of when the activity will start and when it is expected to end; and
 - d. A description of the extent of the activity; and



e. Their contact details.

- I29. Wherever practicable, the Consent Holder must undertake works from the edge of the wetland without machinery entering the wetland, unless it is necessary for the machinery to enter the natural inland wetland to achieve the purpose of the works.
- I30. Works in a natural inland wetland must be undertaken during summer in a period of at least three days' forecast dry weather.
- I31. Swamp mats must be employed when utilising machinery within wetlands.
- I32. Machinery used within wetlands must be restricted to a small excavator of 8-13 tonnes and a small truck (4 wheel or 6 wheel).
- I33. Machinery, vehicles, and equipment used for the activity must be cleaned before entering any natural inland wetland.
- I34. The mixing of construction materials, and the refuelling and maintenance of vehicles, machinery, and equipment, must be done outside a 10 metre setback from any natural inland wetland.
- I35. As soon as practicable after land disturbance is complete, any cavities must be backfilled with like-for-like soils/topsoil.
- I36. As soon as practicable and no longer than 3 months after land disturbance is complete, any damaged vegetation or areas as a result of works within wetlands must be reinstated and revegetated with like-for-like wetland plant species, covering more than 80% of the disturbed land.
- I37. No later than 5 days after the works in each wetland ends:
 - a. debris, materials, and equipment relating to the activity must be removed from the site; and
 - b. the site must be free from litter.





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