

Dated **16 October 2026 Updated Conditions – Amendments** during the Hearing

List of Experts involved:

Planners – Sukhi Singh and Fiona Morton

Experts – Kerry Pearce (ESC measures in the land use consent)

Olivier Aussieil and Lobo Coutinho (water quality)

Paul Duder (Applicant)

<i>Note:</i>	
<u>Underlined, strike through and highlighted</u> text	Amendments proposed by the applicant as set out in Ms Singh’s Statement of Evidence in Chief (dated 29 September 2026).
<u>Underlined, strike through and highlighted</u> text	Amendments proposed by the applicant (dated 9 October 2026).
<u>Underlined, strike through and highlighted</u> text	Amendments proposed by the applicant (dated 13 October 2026).
<u>Underlined and strikethrough</u>	Amendments made by Applicant and Council experts on 14 and 15 October 2026
• Numbering to be updated later	

1. Discharge consent for condensate wastewater to Whangaehu River, condensate wastewater

The following details the location, classifications and conditions associated with the activity.

Authorisation Number	ATH-2010011593.03
Activity Type	Discharge to Water
Activity Class	Discretionary Activity
Activity Primary Industry	Manufacturing, Processing or Production
Activity Primary Purpose	Waste Management Wastewater, Condensate or Leachate Management
Replaces Authorisation	ATH-2010011593.01

Location

The following summarises the authorised location for the consented activity.

Activity Location Description	STATE HIGHWAY 49 WAIOURU
Valuation Number	12700/052.00
Legal Description	LOTS 1 2 DP 70426 LOT 1 DP 70973 LOTS 1-3 5 DP 70969 SEC 1-6 SO 569642 LESS SUB LICENCE RT 460073 on SEC 4 SO 569642 - 4.92HA - ASSESSED AT 1270 / 05220
Map References	LOC-0000073830 (Centroid: BJ34:223-287)

Classifications

The following summarises the classifications associated with the application activity.

Groundwater Management Area	Whangaehu
Water Management Area	Whangaehu Catchment, Upper Whangaehu, Upper Whangaehu (Whau_1a)
Associated River	WHANGAEHU RIVER (331000)

Activity Specific Conditions for condition framework

Definitions – Applying to both authorisations:

Abnormal operating conditions: operating conditions outside the normal design parameters of the torrefaction process or Torr Gas burner that could materially alter condensate wastewater quality, including failure to achieve the minimum temperature or residence time required by **Condition 14**.

CMMR: Commissioning Monitoring Report.

[all agree this is to remain for the initial three-month commissioning period]

CTMP: Chemical Treatment Management Plan.

Commencement of the discharge: the date on which condensate wastewater is first discharged to the Whangaehu River under this consent following commissioning of the torrefaction plant and constructed wetland.

Construction Quality Assurance (CQA) documents means the Construction Quality Assurance Plan, associated inspection and testing records, certifications, as-built information, and the final Construction Quality Assurance Report required by these conditions.

Constructed stone wetland: the engineered wetland system authorised by the consents through which the condensate wastewater passes prior to discharge to the Whangaehu River.

ESCP: Erosion and Sediment Control Plan.

GWRC: Greater Wellington Regional Council, *Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region*, February 2021.

HDPE: High-density polyethylene.

Leak monitoring system: the system incorporated into the final wetland design to identify seepage or leakage from the constructed wetland beneath the HDPE liner.

[agree to be removed]

Placeholder condition: A condition identified as a Placeholder condition represents the present condition framework based on the information available at the time of preparing this section 42A report. The wording and/or requirements of these conditions may be updated following consideration of the Applicant's section 41B evidence, evidence presented at the hearing and matters canvassed through the hearing process.

[all agreed to be removed]

RAP: Remedial Action Plan.

SQEP: Suitably qualified and experienced person.

Virgin forestry material: For the purposes of this consent, virgin forestry material means wood or woody biomass that has not previously been used and has not been chemically treated, painted or coated, and excludes demolition or recycled timber.

DRAFT

Descriptive Specification

1. This consent authorises the discharge of condensate wastewater via the constructed **stone** wetland to the Whangaehu River located at the boundary of property legally described as LOTS 1 2 DP 70426 LOT 1 DP 70973 LOTS 1-3 5 DP 70969 SEC 1-6 SO 569642 LESS SUB LICENCE RT 460073 on SEC 4 SO 569642 - 4.92HA - ASSESSED AT 1270 / 05220 (the property) at approximate map reference NZTopo50 BJ34:223-287 which is shown in Site Plan LOC-0000073830 attached to and forming part of this resource consent.

[Agreed]

2. The Consent Holder must undertake the activity in general accordance with the consent application including all accompanying plans and documents first lodged with the Manawatū-Whanganui Regional Council on **9 July 2026** including:
 - a. Document 4: Planning Report – Karioi Wood Processing for Winstone Pulp International Limited.” Prepared by Babbage Consultants Limited;
 - b. Document 5: Technical Memo 1 – Torrefaction Technical Memo. Prepared by Babbage Consultants Limited;
 - c. Document 6: Technical Memo 2 – Water Quality Assessment Memo. Prepared by Babbage Consultants Limited; and
 - d. Document 14: Response to the Section 92 Response – APP-2006012018.02, prepared by Babbage Consultants Limited and dated 11 June 2026, including the Torrefaction Process Diagram included as Attachment 1.
 - e. **to be updated with details from the hearing.**

Where there may be inconsistencies between information provided by the Applicant and conditions of the resource consent, the conditions of the resource consent will apply.

ADVICE NOTE: Any variance from the location, design concepts and parameters, implementation and / or operation may require a new resource consent or a change of consent conditions pursuant to section 127 of the Resource Management Act 1991.

Pre-Development Assurance

NEW CONDITION : The discharge authorised under this consent must not occur at the same time as the discharge authorised under discharge permit ATH-2010011593.01.

3. ~~Place holder condition.~~ The Consent Holder must advise the Manawatū-Whanganui Regional Council in writing at least **ten (10) working days** before the first discharge authorised by this consent commences.

[Agree]

4. The discharge authorised by this consent must not commence until the constructed **stone** wetland has been completed **and commissioned in** accordance with the relevant requirements of Land Use Consent **ATH-2026209463.00**, including provision of the required Construction Quality Assurance documentation.

[agree with removed wording]

5. Prior to the commencement of the discharge, the Consent Holder must have a flow meter installed by an accredited installer capable of continuously measuring the total condensate wastewater discharge volume and **flow** rate. The flow meter must:
- ~~be located on the condensate wastewater discharge line; and~~
 - have a pulse counter output traceably calibrated to +/- 5% or better; and
 - be capable of providing the daily volume of ~~condensate~~ **condensate** wastewater discharged as well as a pulse counter output; and
 - be positioned ~~on the~~ **condensate** wastewater discharge line prior to the discharge to the **stone wetland** to measure the entire daily volume discharged under the authorisation of this consent; and
 - be installed in accordance with the Resource Management (Measurement and Reporting of Water Takes) Amendment Regulations 2020; and
 - be installed in accordance with the IrrigationNZ "The New Zealand Water Measurement Code of Practice" September 2018.

ADVICE NOTE: An accredited installer refers to an individual with a current accreditation certificate for water measurement installation from Irrigation New Zealand (also referred to as IrrigationNZ) represented by the 'Blue Tick' logo. A list of accredited installers can be found at www.irrigationnz.co.nz. An accredited installer may also include a SQEP specializing in installation of flow meters, including certified electricians and instrument engineers.

[All agree]

6. Prior to the commencement of the discharge the Consent Holder must install and maintain, in fully operational condition, a telemetry unit compatible with the Manawatū-Whanganui Regional Council's Telemetry System. The telemetry unit must:
- be installed on the condensate discharge wastewater line; and
 - be traceably calibrated to +/- 5% or better; and
 - be set to New Zealand Standard Time.

ADVICE NOTE: The Manawatū-Whanganui Regional Council will monitor the logger to ensure compliance with the resource consent conditions.

[All agree]

7. The Consent Holder must ensure that the monitoring equipment detailed in **Conditions 5** and **6** in respect to the flow meter and telemetry equipment is located in a position where it can be read and safely accessed at all times.

[All agree]

Environmental Standard

8. The Consent Holder must ensure that only ~~condensate~~ **condensate** wastewater associated with the processing of virgin forestry material is discharged under this consent.

[Agreed]

9. The Consent Holder must ensure that the volume of ~~condensate~~ **condensate** wastewater entering the stone wetland ~~discharge to the Whangaehu River~~ must not exceed **750 m³/day** in any **24-hour period**.

ADVICE NOTE: The maximum volume limit of 750 m³/day in any 24-hour period does not include rainwater falling on the stone wetland.

[All agree]

10. The Consent Holder must ensure that after reasonable mixing, **defined as 200m downstream of the discharge point**, the discharge must not give rise to any of the following effects in the Whangaehu River:
- the production of conspicuous oil or grease films, scums or foams, or floatable or suspended materials;
 - any conspicuous change in the colour or visual clarity of the receiving water;
 - any emission of objectionable odour;
 - the rendering of the water unsuitable for consumption by farm animals; or
 - any significant adverse effects on aquatic life.

[All Agree]

Operational Restrictions

11. The Consent Holder must ensure that all ~~condensate~~ **condensate** wastewater authorised by this consent passes through the constructed stone wetland before the discharge into the Whangaehu River.

[Agree]

12. Within **three (3) months** of installation, the Consent Holder must have the flow meter (required by **Condition 5**) verified by an Irrigation New Zealand “Blue Tick” accredited verifier or a SQEP.

The flow meter shall be verified by an Irrigation New Zealand “Blue Tick” accredited verifier or a SQEP every five (5) years thereafter to ensure compliance with **Condition 5**. The Consent Holder shall provide evidence of the verification in writing to the Manawatū-Whanganui Regional Council’s Consents Monitoring Team within **one (1) month** of the verification being completed.

ADVICE NOTE: Written verification can be sent to the Consents Monitoring Team by email consents.monitoring@horizons.govt.nz –OR– mail addressed to C/- The Consents Monitoring Team, Horizons Regional Council, Private Bag 11025, Manawatū Mail Centre, Palmerston North 4442.

[Agree]

13. **Placeholder condition.** The constructed stone wetland must be operated and maintained so that the discharge pathway and hydraulic performance remain consistent with that described in the application, including the stated minimum has a minimum residence time of not ~~less~~ **than 4 hours** ~~2.8 days~~.

[All agreed]

14. **Placeholder condition.** The Consent Holder must ensure that the Torr Gas burner **associated with generation of condensate wastewater condensate be is** designed and operated so that the process gas achieves a residence time of at least **two seconds at a temperature of not less than 850°C** ~~prior to condensation~~.

[Agree]

15. **Placeholder condition.** The Consent Holder must provide and maintain a means of preventing ~~wastewater~~ condensate generated during abnormal operating conditions from being discharged to the constructed stone wetland and/or the Whangaehu River where those abnormal conditions could ~~materially alter~~ generate wastewater quality that results in non-compliance with Condition 21 condensate quality. ~~The system must provide for detention, diversion or other appropriate~~

management of that until operating conditions have returned to normal and the suitability of the condensate for discharge has been confirmed.

[Agree]

Monitoring Provision

16. The Consent Holder shall allow any Manawatū-Whanganui Regional Council staff member and its agents to attach monitoring or telemetry equipment to monitor volume and rate of the condensate wastewater discharge to ensure compliance with consent conditions and as part of the total catchment monitoring programme.

[Agree]

17. In the event that the equipment detailed in **Condition 5** in respect to the flow meter and/or **Condition 6** being the telemetry unit is removed for servicing or replacement, the Consent Holder shall notify the Manawatū-Whanganui Regional Council's Consents Monitoring Team within **one (1) working day**.

[Agree]

18. ~~Placeholder condition.~~ Following an initial commissioning period of 3 months, The Consent Holder must take representative samples of the wastewater condensate immediately prior to it entering the constructed stone wetland. For the first six ~~12~~ months following commencement of the discharge, samples must be collected at least fortnightly ~~monthly~~. Following a ~~12~~ month period of sampling results demonstrating compliance with Condition 21, the frequency of the samples must be collected ~~must be reduced to at least one every~~ 4 months ~~monthly~~, unless the monitoring frequency is subsequently amended in accordance with ~~Condition 26~~. All samples must be analysed for the following parameters:

- a. pH;
- b. temperature (on-site measurement);
- c. total suspended solids (TSS);
- d. total ammoniacal nitrogen;
- e. nitrite and nitrate nitrogen;
- f. chloride;
- g. sulphate;
- h. mineral oil;
- i. Total lead;
- j. Total cadmium;
- k. Total chromium;

- l. — Total copper;
- m. — Total mercury;
- n. — Total nickel;
- o. — Total zinc;
- p. — polycyclic aromatic hydrocarbons (PAHs);
- q. — carbonaceous biochemical oxygen demand over five days (cBOD₅);
- r. — volatile organic compounds (VOCs);
- s. — phenol; and
- t. — furans.

The Consent Holder must take representative samples of the wastewater / condensate immediately prior to it entering the constructed stone wetland. To be considered representative, each sample must be taken on a day when the discharge volume is within 20% of the average discharge volume over the period since the last representative sample was taken. For the first 15 months following commencement of the discharge, samples must be collected at least monthly.

Following any 12 consecutive sampling results demonstrate compliance with **Condition 21**, the sampling frequency can be reduced to at least one every three months, unless the monitoring frequency is subsequently amended in accordance with **Condition 26**. Any non-compliance with Condition 21 shall result in the monitoring frequency reverting to monthly until any 12 consecutive samples demonstrate compliance with **Condition 21**.

All samples must be analysed for the following parameters:

- u. pH;
- v. temperature (on-site measurement);
- w. total suspended solids (TSS);
- x. total ammoniacal nitrogen;
- y. nitrite and nitrate nitrogen;
- z. chloride;
- aa. sulphate;
- bb. mineral oil;
- cc. Total lead;
- dd. Total cadmium;
- ee. Total chromium;
- ff. Total copper;
- gg. Total mercury;
- hh. Total nickel;
- ii. Total zinc;

- jj. polycyclic aromatic hydrocarbons (PAHs);
- kk. carbonaceous biochemical oxygen demand over five days (cBOD₅);
- ll. volatile organic compounds (VOCs);
- mm. phenol; and
- nn. furans.

[agreement and condition replaced]

19. **Placeholder condition.** All samples collected under **Conditions 18 and 20**, other than parameters required to be measured on site, must be analysed by an International Accreditation New Zealand (IANZ) accredited laboratory using accredited analytical methods, **where available.**

[all agree]

The Consent Holder must provide the analytical results to the Manawatū-Whanganui Regional Council within **ten (10) working days** of receiving the results from the laboratory.

Condition 19B

The Consent Holder must take representative samples of the Whangaehu River water at least once per year. Samples shall be taken at a point approximately ~~100~~ **20** m upstream of the discharge point **and at a point 200m downstream of the discharge point** at the Tangiwai Memorial. Samples shall be analysed for the same parameters listed **Condition 18**. The Whangaehu River sampling shall be undertaken whilst the **condensate** wastewater is being discharged in River, and is occurring and at a time of the year which corresponds to low flow river conditions.

[All agree in principle – definition of low flow or suitable period to be confirmed]

20. **Placeholder condition.** Following an initial stabilisation period of **[period to be confirmed]** after full commissioning of the torrefaction plant and the constructed wetland, the Consent Holder must, for a period of 12 consecutive months, take representative samples of the final discharge leaving the constructed wetland. Samples must be collected at least monthly and, where practicable, on the same day as samples of the condensate entering the wetland are taken under **Condition 18**. Samples must be analysed for the same parameters specified in **Condition 18**.
21. **Placeholder condition.** The Consent Holder must ensure that the quality of condensate wastewater **condensate** immediately prior to entering the constructed **stone** wetland complies with the limits specified in Table 1.

Table 1: Wastewater quality load limits

Parameter	Average daily load limit	Maximum daily load limit
Volume		750m ³ /day
pH	5.5 to 8.5	5.5 to 8.5
Temperature	50 °C	50 °C
Suspended Solids	3kg/day	10kg/day
Ammonium and ammonia as N	3.5kg/day	10kg/day
Nitrite and nitrate as N	2.6kg/day	9kg/day
Sulphate	20kg/day	60kg/day
Mineral oil	1kg/day	1kg/day
Chloride	11.5kg/day	30kg/day
Total lead	0.0120kg/day	0.0360 kg/day
Total cadmium	0.0014kg/day	0.0040 kg/day
Total chromium	0.0133kg/day	0.0400 kg/day
Total copper	0.0103kg/day	0.0300 kg/day
Total mercury	0.00005	0.0001 kg/day
Total nickel	0.0016	0.0050 kg/day
Total zinc	0.3150	0.9450 kg/day

<u>eBOD₅</u>	<u>1kg/day</u>	<u>2 kg/day</u>
<u>PAHs</u>	<u>Less than screening-level laboratory detection limit</u>	<u>Less than screening-level laboratory detection limit</u>
<u>VOC</u>	<u>Less than screening-level laboratory detection limit</u>	<u>Less than screening-level laboratory detection limit</u>
<u>Phenol Index</u>	<u>Less than screening-level laboratory detection limit</u>	<u>Less than screening-level laboratory detection limit</u>
<u>Furans</u>	<u>Less than screening-level laboratory detection limit</u>	<u>Less than screening-level laboratory detection limit</u>

For parameters expressed as a concentration Calculate average daily load limit:

a. The average daily load measured over the last 12 samples must not exceed the average daily load limit specified in Table 1.

the average concentration measured over any six-month period where fortnightly sampling applies, or any month period where monthly sampling applies, must not exceed the Average Concentration Limit specified in Table 1; and

b. no sample must exceed the Maximum Individual daily load Limit specified in Table 1

The daily load measured for each sample must not exceed the Maximum daily load limit specified in Table 1.

Table 1: Condensate wastewater quality limits *

Param-eter	Average concentration limit	Maximum individual sample
pH		Limit to be confirmed
Temperature		48°C**
Total suspended solids	3.4 mg/L	10.2 mg/L***
Total ammoniacal nitrogen	4.6 mg/L	13.8 mg/L
Nitrite and nitrate nitrogen	3.5 mg/L	10.5 mg/L

Chloride	15.3 mg/L	45.9 mg/L
Sulphate	27 mg/L	81 mg/L
Mineral oil	<1 mg/L	
Total lead	0.016 mg/L	0.048 mg/L
Total cadmium	0.0018 mg/L	0.0054 mg/L
Total chromium	0.0177 mg/L	0.0531 mg/L
Total copper	0.0137 mg/L	0.0411 mg/L
Total mercury	0.00006 mg/L	0.00018 mg/L
Total nickel	0.0021 mg/L	0.0063 mg/L
Total zinc	0.42 mg/L	1.26 mg/L
PAHs, sum of detected compounds	<0.00001 mg/L	To be confirmed
cBOD ₅	<2 mg/L	To be confirmed
Volatile organic compounds (VOCs)	<screening level laboratory detection limit	To be confirmed
Phenol	<screening level laboratory detection limit	To be confirmed
Furans	<screening level laboratory detection limit	To be confirmed

* Technical Memo 2, Water Quality Assessment

** Assessed condensate temperature before passage through the wetland.

*** Three times average concentration limit.

ADVICE NOTE: For parameters where Table 1 specifies a laboratory detection limit, the Consent Holder must ensure that the parameter is not detected above the specified analytical detection limit, unless otherwise confirmed through the section 41B evidence and hearing process.

After 3 months following the commencement of the discharge, the Consent Holder must ensure that the loads of contaminants in the condensate wastewater immediately prior to entering the constructed stone wetland shall not exceed the limits specified in Table 1.

For the avoidance of doubt:

- any exceedance of wastewater quality limits in Table 1a or any load limits specified in Table 1b constitutes non-compliance with Condition 21.
- The first three samples taken under Condition 18 shall only be used to inform the CMR and shall not be used to assess compliance with Condition 21

Table 1a: Wastewater / condensate quality limits

Parameter	Quality limit
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<u>pH</u>	<u>5.5 to 8.5</u>
<u>Temperature</u>	<u>50 °C</u>
<u>PAHs</u>	<u>Less than screening-level laboratory detection limit</u>
<u>VOC</u>	<u>Less than screening-level laboratory detection limit</u>
<u>Phenol Index</u>	<u>Less than screening-level laboratory detection limit</u>
<u>Furans</u>	<u>Less than screening-level laboratory detection limit</u>

Table 1b: Wastewater / condensate contaminant load limits

<u>Parameter</u>	<u>Average daily load limit</u>	<u>Maximum daily load limit</u>
<u>Suspended Solids</u>	<u>3kg/day</u>	<u>10kg/day</u>
<u>Ammonium and ammonia as N</u>	<u>3.5kg/day</u>	<u>10kg/day</u>
<u>Nitrite and nitrate as N</u>	<u>2.6kg/day</u>	<u>9kg/day</u>
<u>Sulphate</u>	<u>20kg/day</u>	<u>60kg/day</u>
<u>Mineral oil</u>	<u>1kg/day</u>	<u>1kg/day</u>
<u>Chloride</u>	<u>11.5kg/day</u>	<u>30kg/day</u>
<u>Total lead</u>	<u>0.0120kg/day</u>	<u>0.0360 kg/day</u>

Total cadmium	0.0014kg/day	0.0040 kg/day
Total chromium	0.0133kg/day	0.0400 kg/day
Total copper	0.0103kg/day	0.0300 kg/day
Total mercury	0.00005	0.0001 kg/day
Total nickel	0.0016	0.0050 kg/day
Total zinc	0.3150	0.9450 kg/day
cBOD ₅	1kg/day	2 kg/day

The daily loads shall be calculated as follows:

- (1) On any individual day when a water quality sample was taken, the daily load of each contaminant shall be calculated as the product of concentration multiplied by the daily discharge volume on the same day;
- (2) The average daily load shall be calculated, at any point in time, as the rolling average of the last 12 consecutive daily loads calculated under clause (1) above;
- (3) For any result below laboratory detection limit, a concentration of half the detection limit shall be used.

22. **Placeholder condition:** Any exceedance of wastewater load limits specified in Table 1 an Average Concentration Limit or Maximum Individual Sample Limit specified in Table 1 constitutes non-compliance with Condition 21 and must be managed in accordance with **Conditions 23 and 24**.

~~Where there are any exceedance of wastewater load trigger levels specified in Table 1A, the Consent Holder must undertake investigations by a suitably qualified and experienced person to assess whether the discharge resulted in greater effects than those assessed in the application. Should the assessment conclude that the discharge resulted in greater effects than those assessed~~

~~in the application, it constitutes non-compliance with Condition 21 and must be managed in accordance with Conditions 23 and 24.~~

[All agree to be removed]

23. ~~Placeholder condition.~~ Where monitoring identifies a non-compliance under **Condition 21**, the Consent Holder must:

- a. notify the Manawatū-Whanganui Regional Council and Ngā Waihua o Paerangi Trust as soon as practicable and no later than **48 hours** after discovering the non-compliance;
- b. investigate the cause of the non-compliance and undertake any immediate actions necessary to manage the discharge to comply with condition **21**;
- c. within **ten (10) working days** of discovering the non-compliance, provide the Manawatū-Whanganui Regional Council with a written interim report setting out:
 - i. the investigation undertaken to date;
 - ii. the identified or likely cause of the non-compliance;
 - iii. any immediate corrective actions undertaken; and
 - iv. any further investigation or specialist assessment required **under Condition 24 below** to prevent the non-compliance occurring again.

[Agree]

24. Where further investigation or specialist assessment is required under **Condition 22(b) or 23**, the Consent Holder must provide a final report prepared by a suitably qualified and experienced person within a **twenty (20) working days** of providing the interim report required by **Condition 23.c.**

The final report must:

- a. identify the cause of the non-compliance, where practicable; and
- ~~b. compare the monitoring results with the discharge load limits quality values specified in Table 1 and discharge load trigger levels specified in Table 1A of Condition 21, including consideration of the actual discharge volume and contaminant loads;~~
- ~~c. assess whether the discharge could result in greater effects than those assessed in the application; and~~
- d. identify any further corrective action required to prevent the non-compliance occurring again.

ADVICE NOTE: ~~Corrective action may include changes to process operation, improvements in discharge quality, reduction in discharge volume, detention or diversion of condensate, or temporary cessation of the discharge where necessary.~~

[Agree]

Post-Development Assurance

New condition – post development planting plan

Wetland Planting Plan

Prior to undertaking any planting associated with the constructed stone wetland, the Consent Holder must prepare a Wetland Planting Plan in consultation with Ngā Waihua o Paerangi Trust, on behalf of Ngāti Rangi, and submit the Plan to the Manawātū-Whanganui Regional Council for technical certification that the Plan complies with the requirements of this condition.

The Wetland Planting Plan must include, as a minimum:

- a. The location and extent of proposed planting areas;
- b. The species to be planted, including the use of indigenous species appropriate to the local environment;
- c. Planting densities, timing and methods;
- d. Measures to ensure planting does not compromise the integrity of the constructed wetland liner or associated infrastructure;
- e. Ongoing maintenance, including weed and pest control, replacement planting and measures to ensure successful establishment; and
- f. A summary of consultation undertaken with Ngā Waihua o Paerangi Trust, including how matters raised through that consultation have been considered in preparing the Plan.

The Consent Holder must implement the certified Wetland Planting Plan and maintain the planting in accordance with that Plan.

25. ~~Placeholder condition.~~ Within **twenty (20) working days** following completion of the three-month commissioning period required by **Condition 20**, the Consent Holder must provide the Manawātū-Whanganui Regional Council with a Commissioning Monitoring Report (CMR) prepared by a suitably qualified and experienced person (SQEP).

The report must:

- a. summarise discharge volume and rate monitoring;
- b. summarise the results of condensate and discharge quality monitoring;
- c. ~~assess compliance~~ compare with the condensate wastewater quality limits in Table 1a and Table 1b of **Condition 21**;
- d. ~~identify any non-compliance~~ compare with **Condition 21** and any corrective action undertaken; and
- e. assess whether passage through the constructed wetland has materially changed discharge temperature quality.
- f. ~~recommend the ongoing monitoring parameters and frequency appropriate for ongoing compliance monitoring.~~

26. ~~Placeholder condition.~~ Following consideration of the Commissioning annual compliance Report Monitoring Report, the monitoring frequency and/or parameter suite may be reduced where the Manawatū-Whanganui Regional Council certifies in writing that the monitoring demonstrates sustained compliance with the conditions of this consent, including the limits in **Condition 21**, ~~and that the reduced monitoring regime is consistent with the recommendations of the CMR.~~

Following consideration of the annual compliance report, should any of the following parameters be consistently below the detection limits in Table 1a for any consecutive 12 samples, then no further analysis of those parameter(s) shall be required.

- a. PAH;
 - b. VOC;
 - c. Phenol Index; and
 - d. Furans.
- [agreed]

27. ~~Placeholder condition.~~ The Consent Holder must provide an annual compliance report to the Manawatū-Whanganui Regional Council and Ngati Rangi within **twenty (20) working days** following each anniversary of commencement of the discharge.

The report must summarise, for the preceding 12-month period:

- a. the total volume and rate of condensate wastewater discharged;
- b. the results of monitoring required by this consent;
- c. any non-compliance identified under **Conditions 21 and 22**;
- d. any investigations, corrective actions or changes to process operation undertaken in response to monitoring results;

- e. any **recommended** changes to the monitoring frequency or parameter suite ~~certified by the Manawatu-Whanganui Regional Council under Condition 26.~~

[agree]

Review

28. ~~The Regional Council, may~~ Within the three months following the receipt of the annual report under condition 27, ~~the Regional Council may~~, serve notice under section 128(1)(a) of the Resource Management Act 1991 of its intention to review the conditions of this consent for the purposes of:

- a. addressing any adverse effect arising from the exercise of the consent that was not anticipated at the time the consent was granted;
- b. responding to monitoring that demonstrates the volume or composition of the discharge differs materially from that assessed in the application;
- c. reviewing the adequacy of discharge quality, volume and process monitoring requirements;
- d. requiring changes to monitoring frequency, parameters or reporting; and
- e. requiring changes to discharge management where necessary to ensure the nature and magnitude of effects remain consistent with those assessed when the consent was granted.

[agree]

Lapsing

29. **Placeholder condition.** Pursuant to section 125 of the Resource Management Act 1991, this consent lapses ~~ten five years~~ from the date of the grant of this consent, ~~after commencement~~ unless it has been given effect to before that date.

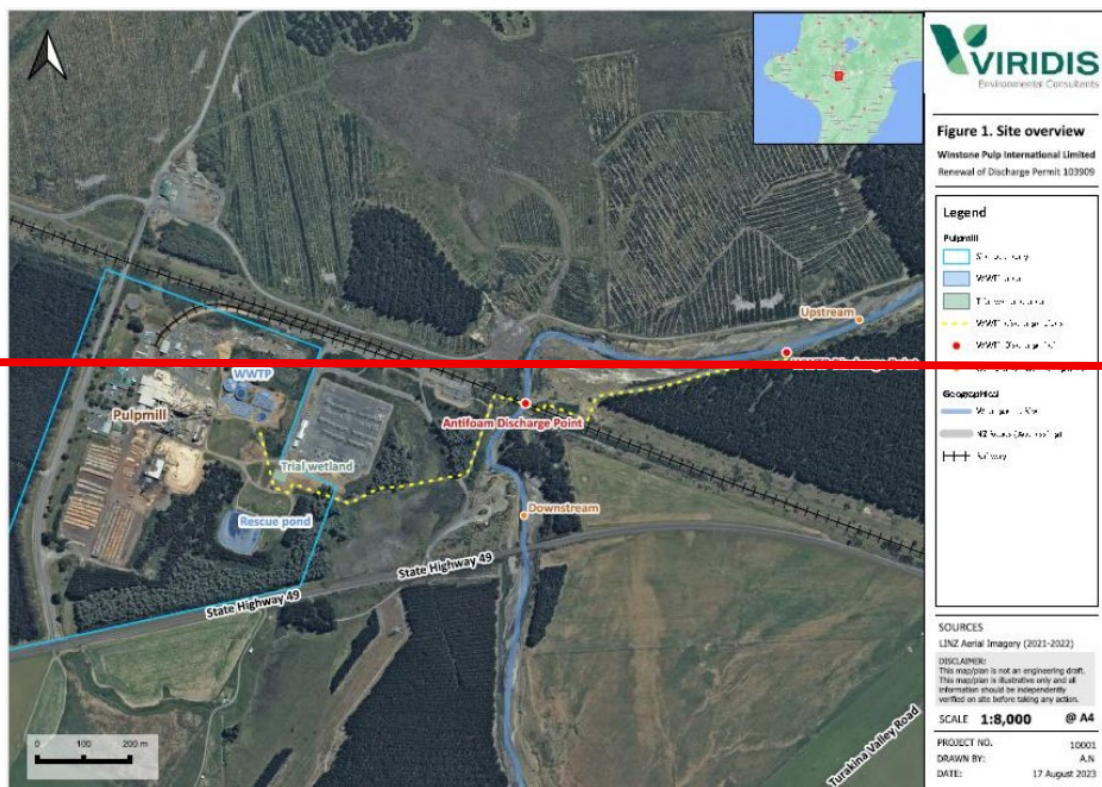
[Council offered a lapse term of 7.5years in its closing]

Duration

30. **Placeholder condition.** This consent expires ~~20 years after the date of the first wastewater discharge authorised by this consent, and on 1 July 2039.~~

[Council specified a date of 1 July 2049 in its closing]





1. Land use consent, Land disturbance – wetland construction

The following details the location, classifications and conditions associated with the activity.

Authorisation Number	ATH-2026209463.00
Activity Type	Land Use, Land
Activity Class	Controlled
Activity Primary Industry	Commercial or Retail Trade
Activity Primary Purpose	Construction Water Abstraction or Control Structure

Location

The following summarises the authorised location for the consented activity.

Activity Location Description	STATE HIGHWAY 49 WAIOURU
Valuation Number	12700/056.00
Legal Description	SEC 3 BLK XI KARIOI SD
Map References	LOC-2026101715 (Centroid: BJ34:212-284)

Classifications

The following summarises the classifications associated with the application activity.

Groundwater Management Zone	Whangaehu
Water Management Zone	Whangaehu Catchment, Upper Whangaehu, Upper Whangaehu (Whau_1a)
Associated River	WHANGAEHU RIVER (331000)

Activity Specific Conditions

Descriptive Specification

1. This consent authorises land disturbance, together with any ancillary diversion of water and discharge of sediment arising from the land disturbance, for the purpose of constructing a wetland at the property legally described as SEC 3 BLK XI KARIOI SD (the property) at approximate map reference NZTopo50 BJ34:212-284 which is shown in Site Plan LOC-2026101715 attached to and forming part of this resource consent. **[Agreed]**

ADVICE NOTE: This consent does not authorise the discharge of contaminated soil, contaminated water, or contaminants associated with disturbed material to land or water, other than the discharge of sediment authorised by this consent. Any such discharge must either comply with the relevant permitted activity provisions of the One Plan or be separately authorised by resource consent before it occurs. In particular, the discharge of contaminated dewatering water may require resource consent under **Rule LF-LW-R38**.

2. The Consent Holder must undertake the activity in general accordance with the consent application including all accompanying plans and documents first lodged with the Manawatū-Whanganui Regional Council on **9 July 2026** including:
 - a. Document 4: Resource Consent Application APP-2006012018.02 Planning Report – Karioi Wood Processing, prepared by Babbage Consultants Limited and dated 30 April 2026, incorporated into APP-2006012018.03;
 - b. Babbage Consultants Limited 1002 State Highway 49, Tangiwai, Ohakune Wetland Construction – Erosion and Sediment Control Plan Rev 2.” Prepared by Cheal Consultants Limited and dated 10 June 2026; and
 - c. Karioi Wood Processing Remedial Action Plan Rev 2”, prepared by Babbage Consultants Limited and dated 10 June 2026 (RAP).
 - d. **[to be updated with details from the hearing]**

Where there may be inconsistencies between information provided by the Applicant and conditions of the resource consent, the conditions of the resource consent will apply.

ADVICE NOTE: Any variance from the location, design concepts and parameters, implementation and / or operation may require a new resource consent or a change of consent conditions pursuant to section 127 of the Resource Management Act 1991. **[Agreed]**

Pre-Development Assurance

3. The Consent Holder must be responsible for all contracted operations related to the exercise of this resource consent and must ensure contractors are made aware of the conditions of this resource consent and ensure compliance with those conditions. [Agreed]
4. A copy of this consent must be kept onsite at all times that physical works authorised by this resource consent are being undertaken and must be produced without unreasonable delay upon request from a Manawatū-Whanganui Regional Council officer. [Agreed]

ADVICE NOTE: Having a digital copy of this consent available onsite considered acceptable for complying with **Condition 4**.

5. Prior to activities commencing as authorised by this resource consent, the Consent Holder must appoint a representative(s) who must be the Manawatū-Whanganui Regional Council's principal contact person(s) in regard to matters relating to this resource consent. The Consent Holder must inform the Manawatū-Whanganui Regional Council of the representative's name and how they can be contacted, prior to this resource consent being exercised. Should that person(s) change during the term of this resource consent, the Consent Holder must immediately inform the Manawatū-Whanganui Regional Council and must also give written notice to the Manawatū-Whanganui Regional Council of the new representative's name and how they can be contacted. [Agreed]
6. The Consent Holder must inform the Manawatū-Whanganui Regional Council's Consents Monitoring Team of the intended start date of the works authorised by this resource consent no less than **ten (10) working days** prior to commencement. The Consent Holder must confirm the actual date on which physical works commence in writing within twenty-four (24) hours of commencement and must notify the Consents Monitoring Team within twenty-four (24) hours of completion of the works. [Agreed]

ADVICE NOTE: The Consents Monitoring Team can be contacted on Freephone 0508 800 800 OR consents.monitoring@horizons.govt.nz.

7. The Consent Holder must arrange and conduct a pre-construction site meeting and invite, with a minimum of **5 working days'** notice, the Manawatū-Whanganui Regional Council, the site representative(s) nominated under **Condition 5** of this consent, the contractor, and any other party representing the Consent Holder within **10 working days** of granting of this consent.

The following information must be made available at the pre-start meeting:

- a. Timeframes for key stages of the works authorised under this consent;
- b. Resource consent conditions;
- c. Finalised Remedial Action Plan; and
- d. Finalised Erosion and Sediment Control Plan. [Agreed]

8. A pre-construction meeting must be held prior to the commencement of earthworks in each earthworks season between 1 October and 30 April during which works authorised by this resource consent are to be undertaken. **[Agreed]**

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.

Remedial Action Plan

9. At least **ten (10) working days** prior to the commencement of bulk earthworks authorised by this resource consent, the Consent Holder must submit a Finalised Remedial Action Plan (RAP), prepared by a suitably qualified and experienced contaminated land practitioner, to the Manawātū-Whanganui Regional Council for technical certification **as outlined in condition 22.**
10. The Finalised RAP must be based on the Karioi Wood Processing Remedial Action Plan Rev 2, prepared by Babbage Consultants Limited and dated 10 June 2026, and must incorporate any additional contaminated land management measures identified through detailed design, supplementary site investigations, construction planning, or consent requirements, and amendments necessary to reflect the final wetland design, Construction Quality Assurance Plan, Finalised ESCP and the conditions of this resource consent. The Finalised RAP must also:
- set out the procedures for excavation, handling, reuse, containment and lawful disposal of potentially contaminated soil and anthropogenic material;
 - identify any potential pathways for the discharge of contaminants arising from the works and the measures that will be implemented to avoid or manage those pathways;
 - demonstrate how the works will be undertaken so that contaminated soil, contaminated water or contaminated soil-laden water is not discharged to land or water unless that discharge is otherwise lawfully authorised; and
 - identify any activities associated with implementation of the RAP that may require separate resource consent or other authorisation.

ADVICE NOTE: Technical certification of the Finalised RAP does not constitute approval of any activity that requires separate resource consent. The Consent Holder remains responsible for determining whether any additional resource consent is required and for obtaining that consent before undertaking the relevant activity.

Erosion and Sediment Control Plan

NEW CONDITION OBJECTIVE - The objective of the Erosion and Sediment Control Plan is to identify the overarching erosion and sediment control principles and procedures to

be implemented to achieve compliance with the standards included in the related Conditions.

11. At least **ten (10) working days** prior to the commencement of construction activities authorised by this resource consent, the Consent Holder must submit a Finalised ESCP prepared by a Suitably Qualified and Experienced Person (SQEP) in erosion and sediment control to the Manawātū-Whanganui Regional Council for technical certification. **Certification, or withholding certification, is based on whether the finalized ESCP continues to meet the requirements of the relevant conditions of these resource consents, the Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (February 2021) (GWRC Guidelines) and the objective of the ESCP.**
12. The Finalised ESCP must be prepared in accordance with Greater Wellington Regional Council's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (February 2021) (GWRC Guidelines) document.

The Finalised ESCP must include the following information:

- a. Details of all principles, procedures and practices that will be implemented to achieve compliance with relevant conditions of this resource consent;
- b. Identification of key personnel, including their roles, responsibilities, training and contact details;
- c. The overarching erosion and sediment control design standards and principles with reference to GWRC Guidelines;
- d. A general description of the stages of, and sequencing of works;
- e. The approach to establishing, modifying and/or decommissioning erosion and sediment control measures;
- f. Application and/or cross-referencing of other Management Plans where appropriate;
- g. A programme of any progressive site rehabilitation and/or re-vegetation proposed;
- h. Hourly and 24-hour rainfall trigger events proposed for monitoring frequency and evaluation of device performance;
- i. Rainfall response and contingency measures including procedures to minimise adverse effects in the event of extreme rainfall exceeding the applied rainfall trigger event and/or the failure of any key erosion and sediment control structures;
- j. Procedures for and timing of reviews and/or amendments to the certified Finalised ESCP;
- k. Details on the frequency of inspections and monitoring of all stormwater and erosion and sediment control measures throughout the construction works including details of the person(s) responsible for inspections and monitoring;
- l. **Details of the anticipated location, timing, duration and volume or rate of any dewatering that will be necessary on-site during construction including compliance with any relevant permitted activity rules.**

[agree with the addition of dewatering into the ESCP instead of a standalone condition]

13. Construction activities authorised under this resource consent may not commence until the ESCP and RAP have been certified in writing by the Manawātū-Whanganui Regional Council. Within 20 working days of receiving the ESCP and RAP, the Manawātū-Whanganui Regional Council shall either

- (a) certify the ESCP and RAP; or
- (b) advise the consent holder in writing which aspects of the ESCP and/or the RAP do not comply with the requirements of conditions 10 and 12.

ADVICE NOTE: The ESCP and RAP should be provided to Council on email compliance.shared@horizons.govt.nz.

[Council disagrees with the above condition in principle. However, agrees to an advice note as set out below]

ADVICE NOTE: The Manawatu-Whanganui Regional Council will endeavour to review and respond to the Consent Holder within the 20 working days confirming either the ESCP is suitable to be certified or alternatively the plan cannot be certified. [Advice note provided by Council as an alternative to the proposed position by the Applicant in yellow]

[Applicant proposes the following]

Construction activities authorised under this resource consent may not commence until either:

- *The ESCP and RAP have been certified in writing by the Manawatu-Whanganui Regional Council; or*
- *The ESCP and RAP have not been certified within 20 working days of being submitted to the Manawatu-Whanganui Regional Council.*

Any construction activities commenced in reliance on Condition 13(b) must occur in accordance with the ESCP and RAP submitted to Council for approval.

14. Any changes proposed to the certified ESCP must be confirmed in writing by the Consent Holder and certified in writing by the Manawātū-Whanganui Regional Council acting in a technical certification capacity, prior to the implementation of any changes proposed. Certification, or

withholding certification, is based on whether the changes to the certified ESCP continues to meet the requirements of the relevant conditions of these resource consents, the Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (February 2021) (GWRC Guidelines) and the objective of the ESCP.

[Agreed]

15. The Consent Holder must ensure that a copy of the certified ESCP, including any certified amendments, is kept onsite and this copy is updated within **5 working days** of any amendments being certified.

[Agreed]

16. Prior to bulk earthworks commencing for each stage, a certificate signed by a suitably qualified and experienced person must be submitted to the Manawatū-Whanganui Regional Council, to certify that the erosion and sediment controls have been constructed in accordance with the erosion and sediment control plan.

~~Certified controls must include the dirty water diversions and clean water diversions.~~ The certification ~~of the constructed erosion and sediment control measures for these subsequent measures~~ must be supplied immediately upon completion to Manawatū-Whanganui Regional Council ~~of construction of those measures~~. Information supplied if applicable, must include:

- a. Contributing catchment area;
- b. Shape and volume of the structure (dimensions of structure); and
- c. Stabilisation of the structure; and
- d. Information to demonstrate how the runoff storage capacity is maintained in accordance with the certified ESCP.

[agreed to all changes and amendments to address the ESC measures]

ADVICE NOTE: The format for certification is available on the Manawatū-Whanganui Regional Council website.

Flocculation Chemical Treatment Management

NEW CONDITION OBJECTIVE - The objective of the Chemical Treatment Management Plan is to identify the Flocculation (Chemical Treatment) can be used to improve the treatment efficiency of sediment control devices to meet required discharge standards. The reagent used and the method of its use is dependent on the soils on site and the design of the sediment control device. The objective of the Chemical Treatment Management Plan is to

test the soils on site and determine the method of chemical treatment that meets the required discharge standards.

17. Should flocculation be proposed in the Finalised ESCP, prior to the commencement of activities authorised by this consent a Chemical Treatment Management Plan (CTMP) must be prepared by an appropriately qualified and experienced person and submitted to the Manawatu-Whanganui Regional Council for technical certification. Certification, or withholding certification, is based on whether the CTMP continues to meet the requirements of the relevant conditions of these resource consents and section F2.0 "Coagulant and flocculant treatment" of GWRC Earthworks Guidelines and Auckland Council TP227 (2004) and the objective of the ESCP.

[agreed]

18. No flocculation of sediment laden water may commence until written certification is provided by Council that the CTMP meets the requirements of GWRC Guidelines, and the measures referred to in that plan have been put in place.

[Agreed]

19. The CTMP must include as a minimum:
- Specific design details of a chemical treatment system based on a rainfall or flow activated methodology for any impoundment and treatment devices;
 - Monitoring, maintenance (including post storm) and contingency programme (including a record sheet);
 - Details of optimum dosage (including assumptions);
 - Results of initial chemical treatment trial;
 - A spill contingency plan; and
 - 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.

[Agreed]

20. Where a CTMP has been certified under **Condition 17**, any discharge to which the CTMP applies must be chemically treated throughout the duration of earthworks in accordance with the certified CTMP.

21. Any changes proposed to the CTMP must be confirmed in writing by the Consent Holder and certified in writing by the Manawatu-Whanganui Regional Council acting in a technical certification

capacity, prior to the implementation of any changes proposed. Certification, or withholding certification, is based on whether the changes to the certified CTMP continue to meet the requirements of the relevant conditions of these resource consents AND the section F2.0 "Coagulant and flocculant treatment" of GWRC Earthworks Guidelines and Auckland Council TP227 (2004) and the objective of the ESCP.

Contaminated Land and Remedial Action Plan

NEW CONDITION – The objective of the Remedial Action Plan is to outline goal, proposed remediation methodology and method to demonstrate achievement of remedial goal for contaminated soils above the commercial/industrial land use National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) Soil Contaminant Standard (SCS) and Soil Guideline Values for the Protection of Ecological Receptors criteria (ECO-SGVs) commercial /industrial area criteria.

[Agreed]

22. At least **ten (10) working days** prior to any earthworks commencing, the Consent Holder must submit the final detailed wetland design and a Construction Quality Assurance Plan, prepared by suitably qualified and experienced person(s), to the Manawatū-Whanganui Regional Council for technical certification. Certification, or withholding certification, is based on whether the Construction Quality Assurance Plan continues to meet the requirements of the relevant conditions of these resource consents and MfE Contaminated Land Management Guidelines No. 1 (revised 2021) Reporting on Contaminated Sites in New Zealand, and the objective of the RAP. The final design and Construction Quality Assurance Plan must demonstrate how the engineered containment approach in the RAP will be achieved and must include, as a minimum:
- a. the final wetland footprint, cell layout, design levels and cut and fill arrangement, together with the specification and installation requirements for the high-density polyethylene (HDPE) liner, including subgrade preparation, seams, penetrations and anchoring;
 - b. quality assurance and quality control procedures, including inspection and testing sufficient to verify liner integrity prior to commissioning;
 - c. ~~a leak monitoring system and the means by which leakage from the wetland to underlying soils will be identified. The leak monitoring system shall be capable of demonstrating whether seepage beneath the HDPE liner has occurred and shall include trigger levels, investigation criteria and response actions; and~~
 - d. how the final wetland design, the RAP and the Finalised ESCP will operate together.

[agreed]

23. The Consent Holder must ensure that the RAP is reviewed by a suitably qualified and experienced contaminated land practitioner:
- prior to the commencement of bulk earthworks;
 - prior to the commencement of each subsequent stage of bulk earthworks; and
 - following any change to the proposed construction methodology or the discovery of unexpected contamination.
24. Where a review identifies that changes to the certified Finalised RAP are required, those amendments must be submitted to the Manawātū-Whanganui Regional Council for technical certification before the relevant stage of works or changed methodology is implemented, except for immediate measures required to secure the affected area and prevent contaminant migration.
- Certification, or withholding certification, is based on whether the changes to the certified RAP continue to meet the requirements of the relevant conditions of these resource consents, the MfE Contaminated Land Management Guidelines No. 1 (revised 2021) Reporting on Contaminated Sites in New Zealand, and the objective of the RAP.

[agreed]

Environmental Standard

25. Unless site specific analysis provides evidence to the contrary, as detailed in the CTMP, the Consent Holder must ensure that the soluble aluminium concentration of any discharge to the receiving environment must not exceed 0.2 grams per cubic metre.

[agreed]

26. Unless site specific analysis provides evidence to the contrary, as detailed in the CTMP, the Consent Holder must ensure that the pH of any discharge to the receiving environment must not be less than 5.5 or greater than 8.5 pH units.

[agreed]

Operational Restrictions

27. There must be no discharge of airborne particulate matter that causes an adverse effect beyond the boundary of the site.

ADVICE NOTE: For the purpose of this consent, If the discharge is offensive, objectionable or obnoxious a Consents Monitoring Officer may assess the Frequency, Intensity, Duration, Offensiveness/Character and Location of Exposure (FIDOL) of any discharge to air to determine whether the discharge is Offensive, Objectionable, Noxious and/ or Dangerous; definitions of these are provided in the Air Chapter of the One Plan 2026, or any superseding Regional Plan.

[agreed]

28. Should airborne particulate matter resulting from the exercise of this consent generate a complaint, the Consent Holder must provide a written report to the Manawatū-Whanganui Regional Council within **five (5) working days** of the complaint being made known to the Consent Holder. The report must specify:
- 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 avoid, remedy or mitigate any adverse effects;
 - The steps to be taken in future to prevent recurrence of similar events; and
 - If required by the Manawatū-Whanganui Regional Council, the Consent Holder must carry out immediate sealing of any problematic dust generating surfaces within the site using hydro-seed/hydro-mulch, polymer soil stabilisers or a similar dust control product to provide instant remediation of dust effects to the satisfaction of the Manawatū-Whanganui Regional Council.

[agreed]

29. The Consent Holder must ensure that an adequate supply of water for dust control and an effective means for applying that quantity of water is available at all times during construction, and until such time as the site is fully stabilised unless otherwise agreed in writing with the Manawatū-Whanganui Regional Council.

[agreed]

Winter works

30. The Consent Holder must ensure that the site is appropriately stabilised by **30 April** of each year unless otherwise certified in writing by the Manawatū-Whanganui Regional Council that the works can continue as set out in Condition 32 below. Stabilisation must be undertaken by providing adequate measures (vegetative and/or structural and including, pavement, metalling, hydro-

seeding, re-vegetation and mulching) that will minimise erosion of exposed soil to the extent practical.

[Agreed]

31. Earthworks must not be conducted during the period **1 May to 30 September inclusive** during any year that this resource consent is current, apart from necessary maintenance works, unless certified in writing by the Manawatū-Whanganui Regional Council that the works can continue as set out in Condition 32 below.

[Agreed]

32. Requests to undertake earthworks during the period **1 May to 30 September inclusive**, for any year that this resource consent is current, must be submitted in writing to the Manawatū-Whanganui Regional Council by **1 April** and must be in the form of amendments as set out in Condition 14 to the finalised ESCP.

ADVICE NOTE: In considering a request for the continuation of winter earthworks, the Manawatū-Whanganui Regional Council will consider a number of factors including:

- a. The nature of the site and the winter soil disturbance works proposed;
- b. The quality of the existing/proposed erosion and sediment controls;
- c. The compliance history of the site/operator;
- d. Seasonal/local soil and weather conditions;
- e. Sensitivity of the receiving environment; and
- f. Any other relevant factor.

[agree - this forms an advice note rather than a condition and amendment to tidy up the certification process]

33. Sediment losses to natural water arising from activities authorised by this resource consent must be minimised for the duration of the physical works authorised by this resource consent and until the expiry of the resource consent through the establishment, operation and maintenance of erosion and sediment control measures in accordance with GWRC Guidelines except where a higher standard is referred to in the Finalised ESCP, in which case the higher standard applies.

[agree]

34. The Consent Holder must ensure that, as far as practicable, all clean water runoff from stabilised surfaces including catchment areas above works areas is diverted away from exposed areas via a

stabilised system to prevent erosion, including erosion at any associated outfall(s) in accordance with the GWRC Guidelines.

[Agree]

35. ~~The Consent Holder must, ten (10) working days prior to commencement of any dewatering on site, prepare and submit a Dewatering Management Plan to the Manawātū Whanganui Regional Council. The Dewatering Management Plan must include but not be limited to the following information:~~

- ~~a. Details of the anticipated location, timing, duration and volume or rate of any dewatering that will be necessary on-site during construction;~~
- ~~b. Dewatering methodologies to be implemented;~~
- ~~c. Any water quality criteria to be achieved as part of the dewatering activity. Consistent with Section G1.0 of the GWRC Guidelines;~~
- ~~d. Alternatives to dewatering methodologies, including details of erosion and sediment controls, if dewatering activity cannot be implemented as envisaged;~~
- ~~e. the anticipated quality of water to be dewatered, including the potential for contaminants associated with potentially contaminated soils within the wetland footprint; and~~
- ~~f. the proposed treatment, reuse, discharge or disposal method for dewatered water, including how any contaminated water will be managed to prevent the mobilisation or discharge of contaminants.~~

ADVICE NOTE: ~~This condition does not authorise any take, diversion or discharge of water that requires resource consent under the One Plan. If dewatering is required, the Consent Holder must determine whether the activity complies with the relevant permitted activity rules before dewatering commences and obtain any additional resource consent required.~~

[Agreement to remove this condition and include any permitted activity dewatering to be within the ESCP]

36. The Consent Holder must ensure that site-sourced soil proposed for reuse within the wetland footprint must be screened visually during handling. **Visually identifiable** anthropogenic material, including concrete, rubber, wood, plastic and metal, must be separated from the soil, must not be placed as fill as part of the wetland construction, and must be removed to a facility lawfully authorised to receive it. Screening must also include observation for evidence of staining, odour, discolouration, free product, stressed vegetation, or other indicators of contamination.

[agreed]

37. An Unexpected Contamination Protocol must be implemented throughout the earthworks. If unexpected contamination is encountered, works in the affected area must stop and the material

must be characterised by a suitably qualified and experienced contaminated land practitioner. That practitioner must determine whether the material is suitable for reuse beneath the wetland liner. Material that is not suitable for reuse must be removed to a facility lawfully authorised to receive it. The Consent Holder must notify the Manawatu-Whanganui Regional Council within 24 hours of discovery of unexpected contamination.

[agreed]

38. Following completion of profiling and cut and fill works, all site-sourced soil retained within the wetland footprint (underneath the wetland water flow path) must be encapsulated beneath the HDPE liner in accordance with the RAP and the certified final wetland design. Site-sourced soil from beneath the liner must not be used above the HDPE liner for wetland finishing or landscaping unless a suitably qualified and experienced contaminated land practitioner confirms in writing that the material is suitable for that use.

[agreed]

39. The HDPE liner ~~and leak monitoring system~~ must be installed in accordance with the certified final wetland design and Construction Quality Assurance Plan. Any damage, failed seam or other defect identified during installation or testing must be repaired and retested before the liner is covered or the affected wetland cell is commissioned.

[Agreed]

40. The Consent Holder must ensure that those areas of the site where earthworks have been completed must be stabilised against erosion as soon as practically possible and within a period not exceeding **five (5) days** after completion of any works authorised by this resource consent. Stabilisation must be undertaken by providing adequate measures (vegetative and/or structural) that will minimise sediment runoff and erosion to the satisfaction of the Manawātū-Whanganui Regional Council acting in a technical certification capacity. The Consent Holder must monitor and maintain the site until vegetation is established to such an extent that it prevents erosion and prevents sediment from entering any water body.

ADVICE NOTE: Stabilisation is defined within the GWRC Guidelines as “Means inherently resistant to erosion or rendered resistant to erosion through the application of the proven methods of stabilisation, specified in Section E3 of these guidelines, or alternative methods with the prior agreement of Wellington Regional Council. Where seeding, grassing or hydroseeding is used, the surface is considered stabilised once a minimum of 80% vegetative cover has been established over the entire surface.

[Agree]

41. The removal of any erosion and sediment control measure from any area where soil has been disturbed as a result of the exercise of this resource consent must only occur after consultation and written approval has been obtained from the Manawatū-Whanganui Regional Council acting in a technical certification capacity. In this respect, the main issues that will be considered by the Manawatū-Whanganui Regional Council include:
- a. The quality of the soil stabilisation and/or covering vegetation;
 - b. The quality of the water discharged from the rehabilitated land; and
 - c. The quality of the receiving water.

[Agree]

42. In the event that an archaeological site, wāhi tapu, taonga tūturu or kōiwi tangata is discovered or disturbed during the exercise of this resource consent, the Consent Holder must:
- a. immediately cease all works in the vicinity of the discovery and secure the affected area;
 - b. immediately notify Ngā Waihua o Paerangi Trust on behalf of Ngāti Rangi, Heritage New Zealand Pouhere Taonga and the Manawatū-Whanganui Regional Council;
 - c. where kōiwi tangata or other human remains are discovered, immediately notify the New Zealand Police; and
 - d. not recommence works in the affected area until the appropriate statutory and tangata whenua processes have been completed and the Consent Holder has been advised that works may recommence.

ADVICE NOTE: In accordance with section 14(1) of the Coroners Act 2006, where human remains are discovered the New Zealand Police should be contacted immediately and works in the immediate vicinity must cease until advice is received that works may recommence.

[Agree]

Post-Development Assurance

43. Before the constructed wetland is commissioned, the Consent Holder must provide the Manawatū-Whanganui Regional Council with an as-built Construction Quality Assurance Report prepared by suitably qualified and experienced person(s). The report must include:
- a. as-built plans of the completed wetland;
 - b. records and test results demonstrating that the HDPE liner has been installed and tested in accordance with the certified final wetland design and Construction Quality Assurance Plan;
 - c. ~~confirmation that the leak monitoring system has been installed and commissioned;~~

- d. confirmation from a suitably qualified and experienced contaminated land practitioner that soil disturbance, reuse, capping and remediation works have been completed in accordance with the RAP;
- e. records of anthropogenic material and any soil unsuitable for reuse that was removed from the site, including the receiving facility;
- f. a photographic record of pond infilling, soil encapsulation and installation of the HDPE liner; and
- g. details of any departures from the certified final wetland design, Construction Quality Assurance Plan or RAP, and how those departures were addressed.

[Agreed]

44. Before the constructed wetland is commissioned, the Consent Holder must submit a Wetland Monitoring, Management and Aftercare Plan, prepared by suitably qualified and experienced persons, to the Manawatū-Whanganui Regional Council for technical certification. The plan must include:

- a. monitoring and response measures to verify that contaminants remain effectively contained and do not migrate beyond the constructed wetland footprint, and
- ~~b. the methods and frequency of leak detection monitoring;~~
- c. groundwater monitoring where considered necessary by the SQEP;
- d. inspection and maintenance requirements for the HDPE liner and ~~leak monitoring system;~~ and
- e. contingency and remedial measures to be implemented if leakage or saturation of underlying soils is identified, ~~including measures to address the potential for anaerobic degradation of residual pulp and methane generation.~~

~~If the discharge operates for longer than the earthworks, then this condition should move to the discharge permit.~~

[agree]

45. The Consent Holder must implement the certified Wetland Monitoring, Management and Aftercare Plan and maintain records of all monitoring, inspections, maintenance and remedial works undertaken in accordance with that plan. Those records must be provided to the Manawatū-Whanganui Regional Council on request.

[agree]

Review

46. ~~The Regional Council may, during the three months following each anniversary of the commencement of this consent, serve notice of its intention to review the conditions of this consent pursuant to section 128(1)(a) of the Resource Management Act 1991 for the purposes of:~~
- ~~a. dealing with any adverse effect on the environment arising from exercise of the consent that was not anticipated when the consent was granted;~~
 - ~~b. responding to monitoring that identifies leakage, loss of containment, mobilisation of contaminants or inadequacy of erosion and sediment controls;~~
 - ~~c. reviewing the adequacy of the Final ESCP, Remedial Action Plan, Wetland Monitoring, Management and Aftercare Plan or associated monitoring requirements; and~~
 - ~~d. requiring additional monitoring or remedial measures where reasonably necessary to ensure contaminated and potentially contaminated soils remain isolated from environmental receptors~~
- [Agree that this can be removed given the 5 year duration of the consent]

Duration and Lapsing

47. Pursuant to section 125 of the Resource Management Act 1991, this consent lapses five years after the date of commencement unless it is given effect to before that date, or the Regional Council grants an extension of the lapse period.
- [Agree]
48. Once this consent has been given effect to, all earthworks authorised by the consent, together with associated stabilisation and establishment works, must be completed within five years of the date on which physical works first commence.
- [Agree]

Site plan LOC-2026101715



Wetland Concept Design

