

PROPOSED CONSENT CONDITIONS

General Conditions

1. The Consent Holder shall subject to final design, undertake all operations in [general](#) accordance with any drawings, specifications, and all other information supplied as part of this resource consent, including but not limited to Approved Plans sets:

Report Name	Author	Reference	Date	Rev
Stopbank drawings, cross-sections, construction details and cut and fill volume sheets	GDC/CPS		Feb-April 2026	1
Road Raising Concept Design Report & Drawings	WSP	2-S5743.00	16 October 2025	First Issue
Stopbank Alignment Options Assessment Appendices	Tonkin & Taylor	1092556.0020	September 2025	v2
Stopbank Alignment Options Assessment - New Appendices Figures 12.1-12.5, 13.1-13.5, 14.1-14.5, 15.1-15.5, 16.1-16.5, 17.1-17.5, 18.1-18.5, 19.1-19.5, 20.1-20.5, 21.1-21.5 and 22.1-22.5	Tonkin & Taylor		05 June 2026	First Version
SH2 Culvert Concept Design	WSP	5-S5743.00	18 February 2026	A
Section 92 Response Appendix 7 Drawings and Volume Reports	CPS	-	-	-
Technical Memo – Landscape and Visual Assessment - Drawings	WSP	2-S5743.00	1 September 2026	-
Technical Memo - Response to Pine Hollow Family Trust submission matters relevant to road raising, access and drainage design	WSP	-	28 August 2026	-

2. [Changes that occur between preliminary and detailed \(final\) design shall be recorded and reported on as part of a final design report. The final design report shall record the changes, outline the reasons for them and provide a view as to whether the changes are in accordance with the documents referred to in Condition 1.](#)

In this context, in general accordance means changes that do not introduce a new activity, do not introduce a substantial change in alignment, do not result in a change to outcomes sought under the conditions of this consent, and does not cause any material additional increase in consequential flooding effects to other properties, by confirmation that there will be no additional increase in flood hazard risk classification to any building, in the "design event".

3. The Final Design Report shall be provided to the Gisborne District Council (Manager Compliance) at least 5 working days prior to construction commencing.

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- 2.4. Where a conflict arises between any conditions of this consent and the application, the conditions of this consent will prevail.

- 3.5. All works and structures relating to this resource consent shall be designed and constructed to conform to the best engineering practices and at all times maintained to a safe and serviceable standard.

Flood Evacuation Contingency Plan Updates & Mitigation Measures

- 4.6. Within 20 working days of practical completion, the Consent Holder shall submit to the Resource Management Compliance Manager, Gisborne District Council, for certification, an updated *Te Karaka Flood Evacuation Contingency Plan*. The plan shall be updated to address increased flood hazard risk to Kanakanaia Road bridge and Mangaone Road with updates undertaken by a suitably experienced and/or qualified person(s). The updates to the plan shall include but not be limited to:

- a. Updated flood hazard maps and evacuation maps.
- b. Updates to the warning system and trigger points and a process for advance warnings to local residents of alternative routes, evacuations and bridge and road closures where required.
- c. An outline of all mitigation measures required to reduce flood risk and impacts on the community to an acceptable level with regard to health and safety before and during flood events.

- 5.7. If a written response is not received within 20 working days of the Consent Holder submitting the plan for certification, the certification shall be deemed to be confirmed. After certification of the plan, the plan shall be implemented immediately.

Construction Season & Hours of Operation

8. The construction season for this work shall be 1 October to 30 June of the following year. If earthworks are to occur outside of this period, a request/application to continue works shall be submitted to the compliance and monitoring team (compliance.admin@gdc.govt.nz) outlining the reasons why earthworks need to continue or begin and what additional controls will be implemented (if required). Works may extend beyond the

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construction season detailed above subject to the approval of the Resource Management Compliance Manager, Gisborne District Council.

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7.9. Minor works and SH2 road raising beyond the construction season detailed in condition 6.8 above may be undertaken subject to the approval of the Resource Management Compliance Manager, Gisborne District Council.

8.10. Construction work may only take place between the hours of 7:30 am to 6:00 pm, Monday to Saturday. This condition does not prevent quiet construction activities and meetings from taking place at any time, provided that any noise generated complies with limits of 45 dB LAeq and 75 dB L_{Amax} at any occupied dwelling. There shall be no work on Sundays and Public Holidays.

Advice Note: The noise limits outside of 7:30 am and 6:00 pm on Monday to Saturday are based on providing respite from noisy construction activity and avoiding annoyance and sleep disturbance at night.

Construction Environmental Management Plan (CEMP), Design Requirements & Management Plans

9.11. At least 20 working days prior to the first construction season, the Consent Holder shall submit to the Resource Management Compliance Manager, Gisborne District Council, for certification, a Construction Environmental Management Plan (CEMP) prepared by a suitably qualified and/or experienced person(s). The CEMP shall include but not be limited to:

- a. an outline of the environmental management and monitoring measures to be installed prior to and maintained during construction works, demonstrating that construction works can be carried out in such a way to minimise adverse environmental effects as much as practicable.
- b. noise & vibration management measures (to show compliance with conditions 3.3.3 to 3.3.7);
- c. dust control mitigation measures in the form of a dust management plan including methods for keeping dust to a practicable minimum;
- d. water quality (to show compliance with conditions 4.1.3.9 to 5.3.4.9);
- e. erosion & sediment control plan and measures (to show compliance with conditions 5.4.5.1 to 5.9.5.6);
- f. site design, spill containment, spill management, waste management, signage and contingency plans for construction lay down areas and compounds and locations where bulk fuel is stored to demonstrate compliance with Tairāwhiti Resource Management Plan C5.2.6.1 General Standards.
- g. site remediation or reinstatement details;
- h. contaminated land management details;
- i. fish passage management during works in waterways;
- j. specific measures to manage the effects of construction of activities within ecologically sensitive areas including native bat surveys during October to April prior to tree felling;
- k. dewatering details and management plan (if dewatering is required);

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l. overview of construction programme for each stage of the construction works;

m. positioning the haul road and compound at a suitable distance away from the dwelling at 29 Morris Road to reduce noise and dust adverse effects as much as practicable;

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n. detailed staging plan and design details and program including:

- i. earthworks for all works including stopbank works;
- ii. confirmed stopbank alignment and design details and confirmation if the alternative alignment is required;
- iii. culvert works;
- iv. road raising works;
- v. fish passage works;
- vi. stopbank edge planting; and
- vii. reinstatement works.

10.12. Construction activities shall not commence until the CEMP has been certified by the Resource Management Compliance Manager, Gisborne District Council, and written confirmation from the Resource Management Compliance Manager, Gisborne District Council has been received. If a written response is not received within 20 working days of the Consent Holder submitting the CEMP for certification, the certification shall be deemed to be confirmed.

11.13. The Consent Holder may amend the CEMP provided under conditions 9.11 and 12.10, at any time by submitting the amended plan to the Resource Management Compliance Manager, Gisborne District Council, for certification, following the same process outlined in Condition 9.11 above. Construction activities subject to the amendment shall not commence until the amendment has been certified by the Manager, Gisborne District Council.

12.14. The Consent Holder shall supply as-built engineering designs to the Resource Management Compliance Manager within 2 months of the end of each construction season. Any future maintenance of the Te Karaka part of the Waipaoa Flood Control Scheme shall be in accordance with these as-built engineering plans.

SH2 Culverts and Fish Passage

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13.15. At least 20 working days prior to construction, the Consent Holder shall submit to the Resource Management Compliance Manager, Gisborne District Council, for certification the detailed design of the proposed culvert and management plan along State Highway 2 on the tributary of the Waipaoa River and the 'eastern stream'.

14.16. The design of the culvert and management plan shall include but not be limited to:

- a. An automatic flood gate that is open to provide fish passage below the flood event interval design; or
- b. A passive flood gate that is routinely monitored (quarterly) and checked after the flood event design interval is reached. The passive

gate must be opened as much as practicable to provide fish passage including during times when flows are below the flood event design.

- c. ~~The new e~~Culvert ~~extension~~ invert~~s~~ shall be ~~installed~~ a minimum of 0.1 metres below the bed of the stream at the downstream end unless otherwise agreed with Resource Management Compliance Manager, Gisborne District Council.
- d. Details confirming how the proposed culvert and management approach provides a net benefit to fish passage compared to the current culvert through the addition of a fish friendly ramp or another suitable solution.
- e. The culvert shall not cause a significant increase on upstream water levels or flooding on neighbouring properties.
- f. A suitably qualified freshwater ecologist shall be required to review the culvert design to ensure that it is fit for purpose (i.e. to maintain and facilitate fish passage).
- g. A Culvert Monitoring and Maintenance Plan (or similar) be prepared and submitted to the Regulatory Manager at Gisborne District Council
- ~~e-h.~~ The detailed design shall follow the design advice outlined in Section 70(2) of the NES-F.

Advice Note: ~~A suitably qualified freshwater ecologist shall be required to review the culvert design.~~

- ~~15,17.~~ 18. Construction activities of the culvert shall not commence until the culvert detailed design and management plan has been certified by the Resource Management Compliance Manager, Gisborne District Council, and written confirmation from the Resource Management Compliance Manager, Gisborne District Council has been received. If a written response is not received within 20 working days of the Consent Holder submitting the culvert design for certification, the certification shall be deemed to be confirmed.

Planting Plan

- ~~16,18.~~ 19. At least 20 working days prior to the proposed planting, the Consent Holder shall submit to the Resource Management Compliance Manager, Gisborne District Council, for certification, a Planting Plan prepared by a suitably qualified and experienced person(s). The planting plan shall include mitigation planting details on the new roading embankment at Rangatira Road to soften and screen past earthworks and operational bulk form. All plant species shall be natives / indigenous and be selected in accordance with Gisborne District Council roading guidelines and code of practices.
- ~~17,19.~~ 20. Planting activities shall not commence until the planting plan has been certified by the Resource Management Compliance Manager, Gisborne District Council, and written confirmation from the Resource Management Compliance Manager, Gisborne District Council has been received. If a written response is not received within 20 working days of the Consent Holder submitting the planting plan for certification, the certification shall be deemed to be confirmed.

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Advice Note: the planting plan can be submitted as part of the CEMP.

Pre-Season Construction Team Meeting

~~18.~~20. At a date in August or September prior to each construction season, the Consent Holder shall hold a meeting with Gisborne District Council Monitoring and Compliance Team representatives to outline the upcoming season construction works including matters such as (but not limited to):

- a. Stopbank design levels;
- b. Earthworks and borrow area location and extent;
- c. Number and location of culverts;
- d. Review of the CEMP; and
- e. Review of proposed fish passage enhancements.

~~19.~~21. At least 5 working days prior to each construction season, the Consent Holder shall hold a meeting with Gisborne District Council Monitoring and Compliance Team representatives and the primary Contractor. This meeting shall form the basis for confirming communication channels and the details of the Construction Methodology and proposed earthworks management and associated methodologies and shall ensure that all Contractors are aware of and familiar with the proposed construction methodologies.

~~20.~~22. At least 20 working days prior to the first construction season, the Consent Holder shall submit to the Resource Management Compliance Manager, Gisborne District Council, for certification, a Communications Plan that sets out procedures detailing how the public and stakeholders will be communicated with throughout the construction works program. As a minimum, the Communications Plan shall include:

- a. Details of a contact person available at all times during the works. Contact details shall be prominently displayed at the site office so that they are clearly visible to the public at all times;
- b. Methods to consult with surrounding landowners, occupiers, representatives of Te Aitanga a Mahaki iwi, the local residential and rural community and utility operators, which may include:
 - i. Publications of a newsletter, or similar, and its proposed delivery area;
 - ii. Newspaper advertising;
 - iii. Council website;
 - iv. Notification of the owners and occupiers of properties located adjacent to the stopbank corridor where and when construction activities will take place; and
 - v. Notification to public utility operators with utilities within the Project Area, where and when construction activities will take place.
 - vi. A register for recording any public or stakeholder feedback and any incidents or non-compliance in relation to the construction of the Project, including the outcome of any investigation or remedial action taken (in compliance with relevant conditions of this consent).
 - vii. Monitoring and review procedures for the Communications Plan.

~~21-23.~~ A copy of the register of feedback shall be provided to the Resource Management Compliance Manager, Gisborne District Council, annually at the end of each construction season or as requested by the Manager, Gisborne District Council.

~~22-24.~~ Construction activities shall not commence until the Communications Plan has been certified by the Resource Management Compliance Manager, Gisborne District Council, and written confirmation from the Manager has been received. If a written response is not received within 20 working days of the Consent Holder submitting the Communications Plan, the certification shall be deemed to be confirmed.

~~23-25.~~ The Consent Holder may amend the Communications Plan provided under condition 22, at any time by submitting the amended plan to the Resource Management Compliance Manager, Gisborne District Council, for certification, following the same process outlined in condition 22 above. Construction activities subject to the amendment shall not commence until the amendment has been certified by the Manager, Gisborne District Council.

Feedback & Incidents

~~24-26.~~ At all times during construction works the Consent Holder shall maintain a register of any public or stakeholder feedback received, and any incidents or non-compliance noted by the Consent Holder's contractor, in relation to the construction of the Project. The register shall include:

- a. The name and contact details (as far as practicable) of the person providing feedback or contractor observing the incident / non-compliance;
- b. Identification of the nature and details of the feedback/incident; and
- c. Location, date and time of the feedback/incident.

~~25-27.~~ The Consent Holder shall promptly investigate any negative feedback, incident or non-compliance. This shall include but is not limited to:

- a. Recording weather conditions at the time of the event (as far as is practicable), and including wind direction and approximate wind speed if the adverse feedback or incident relates to dust;
- b. Recording any other activities in the area, unrelated to the Project that may have contributed to the negative feedback/incident/non-compliance, such as non-Project construction, fires, traffic accidents or unusually dusty conditions generally (if applicable); and
- c. Investigating other circumstance surrounding the incident.

~~26-28.~~ In relation to conditions 24 and 25 above, the Consent Holder shall:

- a. Record the outcome of the investigation in the register;
- b. Record any remedial action or measures undertaken to address or respond to the matter in the register; or
- c. Respond to the initiator, in closing the feedback loop, if practicable; and
- d. Where the adverse feedback or incident was in relation to non-compliance with a condition of resource consent, the Resource Management Compliance Manager, Gisborne District Council, shall

be notified in writing of the matter within 10 working days of the non-compliance, and informed of the remedial actions undertaken.

Ecological Sensitive Areas & Management Requirements

~~27-29.~~ All works shall be undertaken at least 10m away from the potential wetland shown in Figure 16 : EcIA Overview Map .

~~28-30.~~ The consent holder shall not fell exotic trees during the bat breeding and roosting season (April to October), unless otherwise provided for under clause a. below;

- a. tree felling may occur during the bat breeding and roosting season where the Construction Environmental Management Plan (CEMP) required under Condition ~~11-19.~~ includes procedures for identifying, monitoring and managing potential bat roosts prior to tree felling. These procedures shall be prepared by a suitably qualified ecologist and shall have regard to the Bat Recovery Group protocols and relevant Department of Conservation guidance.

Archaeological and Cultural Discovery Protocols

~~29-31.~~ In the event of any site, waahi tapu, taonga or koiwi being discovered during the works authorized by this consent, the Consent Holder shall immediately cease work at the affected site and secure the area. The Consent Holder shall contact the Council to obtain contact details of the relevant hapu and /or marae. The Consent Holder shall then consult with the appropriate tribal entities and Heritage New Zealand Pouhere Taonga, and shall not recommence works in the area of the discovery until the relevant Heritage New Zealand Pouhere Taonga and appropriate tribal entity approvals (including associated affected party approvals) to damage, destroy or modify such sites have been obtained.

~~30-32.~~ The Consent Holder shall establish and agree written protocols in relation to any cultural practices to be observed during earthworks and specifically in relation to the accidental discovery of heritage artefacts and/or koiwi. The protocols shall be made available to the Resource Management Compliance Manager at least 10 working days prior to each stage of the earthworks.

Noise And Vibration

~~31-33.~~ At least ten working days before any construction works authorised by this consent begin, the consent holder shall submit a Construction Noise and Vibration Management Plan (CNVMP) to Gisborne District Council for written certification. The CNVMP shall include but not be limited to:

- a. Objectives that must:
 - i. Set out the procedures to identify and adopt the best practicable options for minimising adverse construction noise and vibration effects; and
 - ii. Define the procedures to be followed to ensure that the project construction noise and vibration standards are being met.

- b. To achieve the objectives above, the final CNVMP must be prepared by a suitably qualified person and with reference to Annex E of NZS 6803:1999 *Acoustics – Construction noise* and the Association of Australasian Acoustical Consultants *Guideline for Interpreting and Applying NZS 6803-1999*, and include the following information:
- i. The consented construction noise and vibration limits for the project.
 - ii. Requirements and specifications for acoustically effective barriers and any localised screening required for compliance with the project limits.
 - iii. Minimum setback distances for compliance.
 - iv. Identification of surrounding noise and/or vibration sensitive receivers.
 - v. Details of general noise and vibration mitigation measures.
 - vi. Details for advising the occupiers of the neighbouring buildings of the works, including when the highest noise levels and perceptible vibration can be expected.
 - vii. Procedures for responding to concerns from neighbours and dealing with any complaints (including the provision of contact details for any concerns regarding noise and vibration).
 - viii. Procedures for noise and vibration monitoring to be undertaken during the works and for applying any corrective action measures.
 - ix. Procedures for ensuring that all contractors and operators on site are aware of the construction noise and vibration monitoring requirements during the works, and the requirement to minimise noise and vibration effects as far as practicable on the neighbouring sites.

c. The CNVMP and/or the management plan required under Condition 78 shall include noise management measures to mitigate potential adverse noise effects at 2424 Matawai Road including:

- i. A noise limit of 85 dB L_{Amax} in any area occupied by horses at rest or grazing at 2424 Matawai Road;
- ii. Minimum setback distances with and without mitigation; and
- iii. The requirement to avoid truck tailgates slamming when horses at 2424 Matawai Road are within 30m.

ix.

Advice note: The CNVMP may be subject to amendment through the life of the project. Any subsequent amendment of the certified CNVMP which comprises changes to the construction methodology must be tracked and the revised CNVMP submitted to the Council for certification.

Notice of works to receivers

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~~32~~34. At least ten working days before any earthworks authorised by this consent begin, the consent holder must advise the occupants of all buildings within 100 m of the works. The advice must be provided in writing and include the following information:

- a. A general description of the construction works.
- b. The construction hours and expected duration of the works.
- c. The approximate dates, times, and durations of the activities that will generate the highest levels of construction noise and vibration.
- d. A contact name and phone number for any questions or complaints regarding noise and vibration throughout the project.

Construction noise limits

~~33~~35. Construction works on the site must be designed and conducted to ensure that noise emissions do not exceed the following limits at 1 m from the façade of any occupied dwelling outside the subject site between 7:30 am and 6:00 pm on Monday to Saturday:

- a. the project limits of 70 dB LAeq and 85 dB LMax
- b. higher limits of 80 dB LAeq and 95 dB LMax when an activity cannot practicably comply with the project limits in (a). Before the activity begins, notice of the higher noise levels must be provided to the residents including the dates, times, and duration of the activity. The activity must be identified in the CNVMP. The reasons why compliance with the project limits in (a) is not practicable must be stated and the best practicable options for mitigating noise effects of the activity must be identified.
- c. The LMax noise limits in this condition do not apply at 1 m from the façade of any occupied building that does not contain a noise sensitive activity.

~~34~~36. All construction noise must be measured and assessed in accordance with NZS 6803:1999 *Acoustics – construction noise*.

Construction vibration amenity limits

~~35~~37. Construction works on the site must be designed and conducted to ensure that vibration does not exceed 5 mm/s PPV within any occupied building outside the subject site. Where vibration is expected to exceed 2 mm/s PPV within an occupied building outside the site, the consent holder must provide the following information in writing to the occupants:

- a. The dates, times, and duration of the vibration expected to exceed 2 mm/s PPV.
- b. A phone number and contact person for any questions or to advise of any sensitive times for construction vibration during the day.

~~36~~38. The information / advice provided under condition 35 must be provided no less than 3 days before the works expected to exceed 2 mm/s PPV begin. The consent holder must maintain records of any consultation and provide them to Gisborne District Council on request.

~~37~~39. The vibration from all other works must comply with 2 mm/s PPV within any occupied building.

Advice note: The vibration amenity limits do not apply at any building that is not occupied during the works. This allows higher vibration works to be scheduled when occupants are not in the building, subject to compliance with building damage criteria and compliance with the amenity limits at other nearby buildings that are occupied.

Construction vibration limits to avoid building damage

~~38~~.40. Construction works on the site must be designed and conducted to ensure that vibration does not exceed the limits set out in German Industrial Standard DIN 4150-3:2016 *Vibration in buildings – Part 3: Effects on structures* when measured in accordance with that Standard on any structure not on the same site.

Works In The Bed Of A River & Surface Water Quality

~~39~~.41. The Consent Holder shall take all practicable measures to limit the amount of sediment and prevent contaminants from entering any water bodies during construction. Such measures shall include (but not be limited to):

- a. Any surplus soil or cleared vegetation or debris shall be removed and deposited at an appropriate disposal site;
- b. The wash water from containers and tools shall not be discharged into any waterbodies and the washing equipment shall not occur in any waterbodies;
- c. Fuelling and carrying out of machinery maintenance away from water bodies;
- d. The installations of erosion and sediment control measures in accordance with the certified Construction and Environmental Management Plan, as required by condition ~~11~~9; and
- e. No spoil or other debris shall be directly deposited into a permanently flowing water body or deposited into a position where it can readily enter or be carried into a permanently flowing water body.

~~40~~.42. No clearly discernible change in visual clarity of the water shall occur after reasonable mixing downstream of the activity site more than 48 hours after any construction work commences

~~41~~.43. The Consent Holder shall take all practicable measures to prevent contaminants such as diesel and oil entering any waterbodies in the event of a spill during construction.

~~42~~.44. Works within the streambed and banks shall only occur within 1 October and 1 March. Any works within the streambed and banks outside of this period shall be approved by the Resource Management Compliance Manager prior to any works occurring.

~~43~~.45. Where, by any cause, (accidental or otherwise), contaminants associated with the Consent Holder's operations escape to water, the Consent Holder shall:

- a. Immediately take all practicable steps to contain and then remove the contamination from the environment;
- b. Immediately notify the Council of the escape; and

- c. Report to Council within 7 working days, describing the manner and cause of the escape, steps taken to control it and prevent its occurrence and steps taken to prevent a reoccurrence.

~~44.~~~~46.~~ The Consent Holder shall ensure that at the completion of the works, any newly established surfaces, grassed slopes and vegetated areas that were cleared or damaged as a result of construction, are revegetated in order to prevent sediment from entering the water.

~~45.~~~~47.~~ The Consent Holder shall where practicable construct all structures using methods and materials non-toxic to aquatic life.

~~46.~~~~48.~~ No machinery used for the exercise of this consent, shall enter, operate or excavate within water in the waterbodies during the exercise of this consent except for river crossings, which shall be kept to a minimum and located at the upstream end of riffles where possible.

~~47.~~~~49.~~ Any damage caused by the Consent Holder to any access way or other assets as a result of the exercise of this consent shall be repaired to the satisfaction of the Resource Management Compliance Manager and at the Consent Holders expense.

~~48.~~~~50.~~ The Consent Holder shall ensure that any materials, machinery or equipment from the activities authorised by this consent (including any temporary structures) are:

- a. not stored in or on the bed of any watercourse;
- b. removed after completion of the activity;
- c. disposed of in an appropriate manner where it will not adversely affect the stream channel or impede the flow of water.

~~49.~~~~51.~~ The Consent Holder shall comply with all notices and guidelines issued by Biosecurity New Zealand (refer to www.biosecurity.govt.nz/didymo) in relation to avoiding the spread of the pest organism *Didymosphenia Geminata* (known as 'Didymo') and other freshwater pests.

~~52.~~ In the event a spillage of chemicals occurs, or other such event, which may have a significant adverse effect on the quality of the water, the Consent Holder shall notify, as soon as reasonably practicable, the registered drinking-water supply operators concerned, the Medical Officer of Health and Drinking Water Assessor and Resource Management Compliance Manager, Gisborne District Council.

~~50.~~~~53.~~ Fish salvage and relocation must be undertaken by a suitably qualified and experienced freshwater ecologist in accordance with the CEMP which includes details on procedures for fish salvaging and safely relocating and salvaging fish individuals (if or when required) based on the ecological values of the waterway. A record of all fish salvage activity must be provided to the Resource Management Compliance Manager, Gisborne District Council within one month of the completion of work.

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Earthworks & Erosion and Sediment Control

~~51.~~~~54.~~ While borrow excavation is in progress, a vegetated strip of at least two metres wide will be left between the borrow excavation and the top of the riverbank for the purpose of sediment filtration. Any exemption to this

minimum requirement will require pre-approval from the Resource Management Compliance Manager, Gisborne District Council.

Advice Note: This will provide a sediment detention barrier that is intended to minimise sediment discharge into the nearby watercourse. In some cases, the vegetated strip will be less than 2 metres when there is insufficient space to enable this. An individual borrow area will typically remain open from two weeks on small jobs, through to 10 or 12 weeks or more on larger jobs if rain delays work. This buffer will need to be removed at the completion of each construction phase to ensure adequate drainage of the berms and to discourage siltation which decreases flood capacity.

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52-55. The Consent Holder shall minimise the time the borrow area is exposed by minimising the number of sites exposed at a time, and progressively exposing each borrow site only as needed. Multiple borrow areas supplying a long length of stopbank upgrade will similarly be reinstated in a progressive manner as the respective sections of stopbank they provide material for are completed.

53-56. Earthworks activities involving the stripping of the existing stopbank batter exceeding 500m in length, require site specific controls to be outlined in detail within Condition 11.9m (Staging Details).

54-57. The Consent Holder shall ensure that at the completion of the works, any newly established surfaces, grassed slopes and vegetated areas that were cleared or damaged as a result of construction, are revegetated in order to prevent sediment from entering the water.

55-58. The Consent Holder shall ensure that, where practicable, the borrow sites are appropriately stabilised by 30 May of each year unless otherwise certified in writing by Resource Management Compliance Manager, Gisborne District Council. Stabilisation shall be undertaken by providing adequate measures (vegetative and/or structural and including, pavement, metalling, re-vegetation and mulching) that will minimise erosion of exposed soil to the extent practical to avoid sediment run off.

59. Sediment control measures shall be installed prior to works and shall remain in place until any bare earth associated with the works has re-vegetated sufficiently to avoid sediment runoff.

56-60. Topsoil from LUC2 areas should be stripped, stockpiled and reinstated where practicable, and the borrow excavations located to avoid the higher-value soils where practicable.

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Vegetation removal, replacement & disposal

61. Where any vegetation is removed that includes exotic plants such as willow and pampas, it is not to be disposed of in locations where such vegetation is not present. Exotic plants must be disposed of at a location and in a manner where it will not cause the spread of exotic plants. The disposal of exotic plants at a facility authorized to receive exotic vegetation will also satisfy this condition.

62. If any significant indigenous mature trees of declining or threatened species (e.g. kauri) are removed, the Consent Holder shall replace them on a like for like basis. The Consent Holder shall maintain all replacement planting for a

minimum period of three years following the replacement planting to facilitate successful establishment.

57.

Waipaoa River Water Take

58-63. Water shall be taken from the Waipaoa River at a rate of take of no more than 30 litres per second and 1,000 cubic metres per day (unless restricted under condition 65); otherwise, water can be taken at a rate up to or less than 5 litres/second and up to a maximum of 10m³ per day per property provided that the take and use is not for irrigation of more than one hectare (i.e. is not subject to the condition 65 cessation requirement).

59-64. Water taken under this consent shall be only for general construction purposes such as dust suppression, wheel wash facilities, concrete 'make-up' water and reinstatement activities (minor irrigation of grass and vegetation).

60-65. The taking of water by this consent shall cease when the Waipaoa River (B-Block) flow at the Kanakanaia Bridge site drops below 4,000 litres per second, as reported by the Gisborne District Council Compliance low-flow tool or another tool as agreed by the Gisborne District Council.

61-66. The consent holder shall install, maintain and calibrate a suitable water meter and data logger in accordance with the *Resource Management (Measurement and Reporting of Water Takes) Regulations 2010*, record the water taken (instantaneous rate of take and volume) and return the records to the Gisborne District Council on a monthly basis. **Advice note:** Telemetry is not required.

62-67. The water meter(s) shall be operated and maintained to measure the volume of water taken to an accuracy of +/- 5%. The water meter shall:

- a. meet the Resource Management (Measuring and Reporting of Water Takes) Regulations 2010;
- b. be installed in accordance with the manufacturer's instructions and at a location that will ensure the entire water take is measured;
- c. be sealed and as tamper-proof as practicable;
- d. be able to be fitted with a recording device; and
- e. comply with the water meter criteria contained in Appendix 1 to this consent. The consent holder shall provide notice to Gisborne District Council Compliance and Monitoring Team (compliance.admin@gdc.govt.nz) within two weeks of any new and/or any change in water meter(s), telemetry system(s) or monitoring device(s), or headworks being installed.

63-68. All practicable measures shall be taken to ensure that the water meter(s), recording device(s) (if installed), telemetry system(s) (if installed) and headworks are fit for purpose and in effective working order.

64-69. Water authorised to be taken under this resource consent shall not be transferred or replaced upon expiry.

65-70. Mobile water take intake pumps shall be screened with mesh wire screen with gaps of a maximum of 1.5mm or as otherwise agreed in writing

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Commented [SE10]: Can we go to 20 m/3day? That would be 1hr 6 mins mins per day. Or at 10 l/s would be 33 mins per day.

Commented [JM11R10]: For discussion at the hearing. Refer Addendum citing Ms Thompson's comments and preference for 10m³ per day.

with the Resource Management Compliance Manager, Gisborne District Council.

Post Construction

~~66.71.~~ All waste material shall be removed from the site on completion of the works and the shape of the streambed shall be reinstated to the predevelopment streambed profile or to a profile agreed to by the Resource Management Compliance Manager, Gisborne District Council.

~~67.72.~~ The works shall remain the responsibility of the Consent Holder and shall be maintained so that any erosion, scour or instability of the streambed or banks that is attributable to the works carried out as part of this consent is remedied by the Consent Holder within ten (10) working days.

~~68.73.~~ The Consent Holder shall be responsible for the continued maintenance of the culverts, stopbank and associated works and shall replace any parts of the works that may be dislodged through naturally occurring events; particularly should this compromise the integrity of the culvert, stopbank or impede access to the river or stream flow.

~~Legal instruments to ensure compensation or mitigation~~

~~69. Prior to commissioning of the works, the consent holder shall obtain all necessary land interests, easements, covenants, or other legal arrangements required to authorise the consequential flooding effects on the affected properties. For the avoidance of doubt these properties are:~~

- ~~a. 96 Kanakanaia Road~~
- ~~b. 103 Kanakanaia Road~~
- ~~c. 108 Kanakanaia Road~~
- ~~d. 23 Mangaoao Road~~
- ~~e. 45 Bridge Road~~
- ~~f. 46 Bridge Road~~
- ~~g. Puha Substation (PowerCo)~~

~~70. Prior to commissioning of the works, the consent holder shall obtain all necessary land interests, easements, covenants, or other legal arrangements required to authorise occupation of the affected properties ('subject' properties). For the avoidance of doubt, these properties include Applicant ID TK21-26 and TK34 and Subject Properties 1-8 (road and rivers parcels as described in the application).~~

Commented [SE12]: To be confirmed

Commented [SE13R12]: Another option being explored: The consent holder shall address all consequential flooding effects on these properties through avoidance, mitigation, compensation or any other suitable mechanism for properties a-d.

Mitigation planting required at 35 Paulson Road, 29 Morris and 59 Kipling Road

~~71.74.~~ No later than six months following completion of stopbank construction adjacent to 35 Paulson Road, 29 Morris Road and 59 Kipling Road, the Consent Holder shall prepare and implement a Landscape Mitigation Planting Plan for each property.

The Landscape Mitigation Planting Plans shall:

- a. Be prepared by a suitably qualified and experienced Landscape Architect;

Commented [SE14]: Agreed in principle

Commented [SE15]: New

Commented [SE16]: New

- b. Be developed in consultation with the owners of 29 Morris Road and 59 Kipling Road (or their successors in title);
- c. Identify the location, species, size, spacing and extent of all proposed planting;
- d. Include planting designed to mitigate the visual effects of the stopbank as experienced from the dwelling and principal outdoor living areas of each property;
- e. Utilise species that are consistent with the character of the surrounding rural environment, including shelterbelt, hedgerow, orchard, or other appropriate rural landscape planting;
- f. The mitigation planting shall be designed to achieve, within five years of planting, a vegetated screen capable of substantially softening and filtering views of the stopbank from the principal outdoor living areas and dwellings at 29 Morris Road and 59 Kipling Road.
- g. Include a maintenance programme providing for weed control, replacement of failed plants, and general plant establishment.

72.75. The Consent Holder shall implement the approved Landscape Mitigation Planting Plans during the first available planting season following approval of the plans.

73.76. Any plant that dies, is removed, or is damaged to the extent that it no longer fulfils its intended screening function within five years of planting shall be replaced with the same or similar species during the next planting season.

74.77. The Consent Holder shall maintain all mitigation planting for a minimum period of five years following installation to ensure successful establishment.

2416 Matawai Road Property (Burgess) ~~[subject to confirmation by Applicant]~~

75.78. At least 20 working days prior to the commencement of any works on, or affecting access to, 2416 Matawai Road, the Consent Holder shall submit to the Resource Management Compliance Manager, Gisborne District Council, for certification ~~(in accordance with condition 7)~~, an Access and Orchard Operations Management Plan for that property. The plan shall be prepared by a suitably qualified ~~and/or experienced~~ person and in consultation with the property owner, and shall provide for the following (unless otherwise agreed with the landowner through a separate side agreement):

- a. Continuous ~~all-weather~~ vehicle access to and within the property at all times during construction, suitable for the heaviest vehicle type using the property immediately prior to construction, including truck and trailer units carrying fruit bins;
- b. Where the existing accessway cannot be used, an alternative access of equivalent standard, formed and available for use before the existing access is disturbed;
- c. On site separation of construction and haulage traffic from orchard traffic where possible, ~~including signage~~ and a maximum speed for construction vehicles;

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Commented [SE18]: New - need flex due to labour market / actual skills required

d. Sight distances at the State Highway 2 crossing point that are no less than those existing prior to the works and that comply with the standards of the New Zealand Transport Agency;

e-e. The gradient, width, formation and surfacing of the reinstated permanent access, shall be designed by a suitably qualified engineer and shall be no less serviceable than the accessway existing prior to the works;

e-f. Dust suppression on the accessway and haul route, including metalling and watering to manage dust emissions to reduce the risk of orchard tree foliage contamination and to reduce the risk of significant fruit marking, fruit rejection or food safety issues;

f-g. A response procedure where a significant mass of dust is deposited on fruit or foliage from stopbank works, including notification of the owner, investigation and remedial action which may include screening;

g-h. Temporary and permanent shelter belt replacement details; and

h-i. A procedure for the owner to notify the Consent Holder in writing of the harvest period during when works are occurring on site, and for the Consent Holder to confirm how construction and haulage traffic will be managed during that period.

2424 Matawai Road Property (Pine Hollow Trust)

78. ~~if required / to be confirmed by noise expert.~~ At least 20 working days prior to the commencement of any works on, or affecting access to, 2424 Matawai Road, the Consent Holder shall submit to the Resource Management Compliance Manager, Gisborne District Council, for certification (in accordance with condition 7), an Access and Operations Management Plan for that property. The plan shall be prepared by a suitably qualified and/or experienced person and in consultation with the property owner, and shall provide for the following (unless otherwise agreed with the landowner through a separate side agreement):

a. Providing access to the river over the stopbank for horse trekking activities during construction;

b. Continuous vehicle access to and within the property at all times during construction, suitable for the heaviest vehicle type using the property immediately prior to construction;

c. Where the existing accessway cannot be used, an alternative access of equivalent standard, formed and available for use before the existing access is disturbed;

d. On site separation of construction and haulage traffic from site operations traffic where possible including signage and a maximum speed for construction vehicles;

e. Temporary and permanent shelter belt replacement details;

f. Dust suppression measures;

g. Fence and gate management and reinstatement details (any fences and gates needing to be removed or altered because of the works will be first relocated with an equivalent fence unless otherwise agreed with the landowner);

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Commented [SE20]: New - need flex due to labour market / actual skills required

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- h. Sight distances at the State Highway 2 crossing point that are no less than those existing prior to the works and that comply with the standards of the New Zealand Transport Agency;
- i. Details on how alternative water supply well and ancillary assets will be implemented before being removed (if required); and
- j. Noise and vibration management measures as outlined in the CNVMP.

79. If it is confirmed that the existing water supply well on site was lawfully established and if the borrow pit works will remove the property's water supply well, the Consent Holder shall facilitate a replacement water supply well, relocated pump shed, pipework and power. The replacement assets shall be in place and operating before the works that affect the existing supply commence. The new well must be:

- A. of a similar depth and diameter as the current well.
- B. located on the protected side of the new stopbank and a minimum of 50m or another suitable distance away from the existing effluent pond on the Council's land to the west (if practicable).
- C. be designed to meet Tairāwhiti Resource Management Plan requirements.

Advice note: A bore permit will be required to be applied for by the Consent Holder.

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Geotechnical Conditions

~~78.80.~~ The consent holder shall undertake the activity in accordance with the recommendations contained in the Geotechnical Report prepared by GHD (reference 12685374 Rev1 and dated 31/3/2026), or any subsequent addenda or detailed geotechnical assessments prepared by a suitably qualified geotechnical practitioner.

~~79.81.~~ Earthworks associated with construction of the stopbank shall be subject to geotechnical supervision and inspection by a suitably qualified geotechnical practitioner at critical stages of construction, as identified by the practitioner. The practitioner shall identify the required inspection stages or hold points prior to commencement of earthworks and undertake sufficient monitoring to confirm that the geotechnical assumptions and recommendations adopted in the design remain valid during construction. ~~Earthworks associated with construction of the stopbank shall be carried out under the supervision of a suitably qualified geotechnical practitioner. The practitioner shall monitor the works to confirm that the geotechnical assumptions and recommendations adopted in the design remain valid during construction.~~

Commented [SE21]: As agreed via email with Mohammad Eskandarighadi

~~80.82.~~ Prior to commencement of construction, the consent holder shall provide to Gisborne District Council a detailed geotechnical design memorandum or detailed design report prepared by a suitably qualified and experienced geotechnical practitioner. The memorandum/report shall confirm the final stopbank stability, seepage, and seismic performance assessment. Where the adopted design does not achieve the target ULS

seismic factor of safety, the memorandum/report shall assess anticipated seismic deformation/displacement and residual stopbank functionality, and shall identify any required design refinements, mitigation measures, monitoring requirements, or post-event inspection, and repair procedures required to restore the intended flood protection function.

~~81-83.~~ Upon completion of construction, the consent holder shall provide certification from a suitably qualified geotechnical practitioner that the stopbank has been constructed generally in accordance with the certified detailed design and that the geotechnical assumptions adopted in the design remain valid.

~~82-84.~~ Prior to completion of construction of the stopbank, the consent holder shall prepare and implement an inspection, monitoring, maintenance, and repair plan for the stopbank. The plan shall address routine inspections and post-event inspections following significant flood or seismic events that may reasonably be expected to affect stopbank performance, and shall identify procedures for repair or reinstatement works required to maintain the intended flood protection function.

Maintenance of Existing Stopbank Protection [may be grouped with conditions relating to Flood Evacuation Contingency Plan Updates & Mitigation Measures]

~~83-85.~~ The consent holder shall ~~maintain/retain~~ the existing stopbank ~~in its entirety~~ until the new stopbank has been ~~completed and is operational~~ constructed to an equal or greater level of service. ~~No excavation, removal, breaching, or reduction in the level of protection afforded by the existing stopbank shall occur before completion of the new stopbank.~~ **Advice note:** This condition is imposed to avoid an increase in flood risk and associated adverse flooding effects during construction.

Commented [SE22]: Agreed in principle

Development Engineering

Road Raising Design – Rangatira Road

~~84-86.~~ Prior to commencement of the road raising works on Rangatira Road, the consent holder shall submit design/construction drawings for the road raising and vehicle crossings to Gisborne District Council's Development Engineer for certification (in accordance with condition 7). The design shall be in accordance with Council's standards as set out in the Tairāwhiti Resource Management Plan and Gisborne District Council's Engineering Code of Practice or Austroads and shall include (but not be limited to):

- a. Geometric design including Vertical Alignment
- b. Pavement design including Surfacing and Traffic Services
- c. Earthworks design
- d. Disposal of stormwater including all structures
- e. Long term erosion and sediment control.

Vehicle crossing – upgrade

~~85-87.~~ Prior to completion of the works the consent holder shall upgrade the existing vehicle entrances affected by the works on SH2 in accordance with NZTA Appendix B Diagram C Vehicle Entrance or alternative standard.

86. Prior to completion of the works the consent holder shall upgrade the existing vehicle crossings affected by the works on Rangatira Road in accordance with the Tairāwhiti Resource Management Plan and Gisborne District Council's Engineering Code of Practice 2000 Type A Sealed Vehicle Entrance. **Advice Note:** The approval shall also be subject to Corridor Access Request to the relevant Road Controlling Authorities – NZTA for SH2 and Gisborne District Council for Rangatira Road.

87.88. ~~and that~~ an Engineering Plan Approval (EPA) will be required for the final design and Construction plans.

Commented [SE23]: Agreed in principle

Contaminated Land [may be grouped with conditions relating to Construction Environmental Management Plan (CEMP), Design Requirements & Management Plans]

88.89. To address the possibility of, and response to, any accidental discovery of hazardous substances in buried legacy sites the applicant shall ensure works take place in accordance with the Site Management Plan submitted with the application (LDE Ref #30019 dated ~~May~~ 29 May 2026).