

## Te Pirangi Developments Limited

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Decision on an application for a resource consent to **undertake large-scale land disturbance and the associated discharge of sediment at 4 Te Pirangi Way, Fitzherbert, Palmerston North.**

Application Reference: APP-2026205685.00

Decision Date: 27 March 2026

Expiry Date: 27 March 2031

## Application Summary

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### *Proposal*

Te Pirangi Developments Limited (hereafter referred to as the Applicant) has applied for a resource consent to undertake large-scale land disturbance for the purpose of residential development at 4 Te Pirangi Way, Fitzherbert, Palmerston North. The proposed activity will take place on land legally described as Lot 2 DP 592670 and Lot 16 DP 599694 (hereafter referred to as the site), which has a total land area of 3.2069 hectares (3.2069ha), as shown in Figure 1 below.

The site has previously been used for a small farming holding. It is mostly grassed and has a general slope away from Te Pirangi Way to the west of the site. The Applicant has obtained a subdivision consent to segment the site into six (6) new rural residential lots from the Palmerston North City Council (PNCC).



**Figure 1** – Site for the Residential Development Site at 4 Te Pirangi Way, Fitzherbert, Palmerston North.

Approximately 3,400 square metres (3,400m<sup>2</sup>) of land disturbance, with 300 cubic metres (300m<sup>3</sup>) of cut and fill proposed. The purpose of the proposed work is to fill the site with suitable compacted fill material to enable development within Lots 16, 17 & 18, remove the trees within Lots 2 & 14, and provide a right of way (ROW) access.

The works are proposed to be undertaken in one stage, consisting of the construction of silt fencing removal of trees, stripping and stockpiling of topsoil excavating and stabilising areas with metal, cut and fill earthworks, and stabilising with topsoil and hydroseed.

The application includes an Erosion Sediment Control Plan (ESCP) for the proposed activity. Following a request for additional information under Section 92 of the Resource Management Act (RMA) 1991, an updated ESCP was provided on 6 March 2026.

The ESCP has been developed based on the following sequence of work, noting that some work has already been completed:

- Construct and stabilise construction entrance (already completed);
- Excavate Area B & stabilize with metal (already completed);
- Remove trees within Area A, topsoil & hydroseed (already completed);
- Strip Area C of topsoil & place in a stockpile (already completed);
- Place silt fence around Area A (underway);
- Place silt fences around Areas C & D;
- Strip Area D of topsoil & place in stockpile;
- Cut Area D and fill in Area C;
- Stabilise ROW in Area D with metal. Place silt fence on the lower side of Area B;
- Place power duct and stormwater pipes within Areas B & D and backfill trenches with metal. Excavated material to be placed in Area C; and
- Stabilise earthworks in Area C with topsoil & hydroseed.

The Applicant has specified that the proposed works will begin in the summer construction season and are expected to finish before the winter months. The works will take approximately six (6) weeks to be completed. Prior to any further earthworks being undertaken, erosion and sediment control (ESC) measures will be constructed and installed.

The site is located within the Manawatū Groundwater Management Area (GMA). The site is located within the Lower Manawatū (Mana\_11) Surface Water Management Area (WMA), and the Turitea (Mana\_11b) sub-area. The nearest waterway is the Turitea Stream, which is located approximately 185m north-east of the site. The Turitea Stream has the One Plan (2026) Schedule 2 values of Trout Fishery, Trout Spawning, and Life Supporting Capacity.

The Applicant has sought a consent duration of five (5) years.

### ***Rule Assessment***

Under section 88A of the Resource Management Act 1991, an application must be processed, considered and decided as an application for the type of activity that it was for at the time the application was first lodged.

As this proposal was accepted as complete in January 2026, when the operative planning instrument was the One Plan (2025), its activity status and rule framework are fixed to that version. When making the substantive decision under section 104, the Consent Authority must still have regard to any later planning documents that exist; therefore, the Objectives and Policies of the amended One Plan (2026) inform the policy assessment and weighting, even though they do not change the activity classification at the time of lodgement.

The application notes that no imported material will be required to complete the proposal. Therefore, an assessment of the proposal against the discharge of cleanfill rules of the One Plan (2025) is not considered

necessary. It was clarified by in the request for additional information that the site is not considered to have a slope of more than twenty (20) degrees. Therefore, it does not meet the definition of a Hill Country Erosion Management Site and does not need to be assessed under Rule LF-LAND-R7 of the One Plan (2025).

Land Disturbance

The One Plan (2025) regulates small-scale land disturbance under Rule LF-LAND-R1 as a Permitted Activity. This rule allows for the land disturbance of a total area up to 2,500m<sup>2</sup> per property per twelve (12) month period. As this proposal is for the disturbance of approximately 3,400m<sup>2</sup>, this proposal is unable to comply with this rule. Therefore, this proposal is assessed under Rule LF-LAND-R6 as a **Controlled Activity**.

It should be noted that for large-scale land disturbance under Rule LF-LAND-R6, the matters of control are limited to:

1. The location, nature, scale, timing and duration of the activity;
2. Additional content of and the standard to which the *Erosion and Sediment Control Plan* must be prepared, the implementation of the plan, and the timing of when it must be prepared and submitted;
3. The effects of the activity and associated sediment run-off on soil conservation, surface water quality and aquatic ecology and the methods to be taken to avoid, remedy or mitigate them;
4. The provision of greater setback distances from waterbodies than those specified under Conditions (4) and (5) to provide greater protection to a waterbody if required;
5. Duration of consent;
6. Review of consent conditions;
7. Compliance monitoring;
8. The matters in RP-LF-LW-P12.

Rule LF-LAND-R6 also contains the following non-notification clause *“Resource consent applications under this rule will not be notified and written approval of affected persons is not required”* and, therefore, this application will be processed on a non-notified basis.

**Activity Summary**

The following activity is associated with this resource consent application:

Activity Description	Status	Authorisation Number
<b>Land Use Consent</b> , Land, Large-Scale Land Disturbance	One Plan (2025), Rule LF-LAND-R6, <b>Controlled Activity</b>	ATH-2026208888.00

## Assessment Summary

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The application has been assessed against the following:

### 1.1 *Environmental Effects – Section 104(1)(a) – Resource Management Act (1991)*

The Resource Management Act (1991), under section 104(1)(a), states that when considering an application for a resource consent, the Consent Authority shall have regard to any actual or potential adverse effects on the environment prior to authorising the activity.

The application has been reviewed by **Mr Kerry Pearce, of Bryant Environmental Solutions Limited**, on behalf of the Manawatū-Whanganui Regional Council. Mr Pearce has assessed the application, and the effectiveness of the erosion and sediment controls proposed for the site. Based on his considerations, the actual and potential adverse effects on the environment of allowing the proposed activities have been identified and are assessed below.

#### Actual and Potential Environmental Effects

##### **Effectiveness of the Erosion and Sediment Controls**

The proposal includes earthworks over an approximately 3,400 square metres (3,400m<sup>2</sup>) site, with 300 cubic metres (300m<sup>3</sup>) of cut and fill proposed. An Erosion and Sediment Control Plan (ESCP) was provided as part of the application. Following a request for additional information under Section 92 of the Resource Management Act (RMA) 1991, an updated ESCP was provided. Mr Pearce has assessed the application documents and updated ESCP against current best practice, particularly the *“Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region”* dated February 2021 (hereafter referred to as the Guidelines).

The site is divided into Areas A, B, C and D, with the stabilised site entrance located in Area B. There is a ‘topsoil area’ indicated on the Plan in Appendix B of the ESCP, and it is located just outside of Section C, but within an area controlled by a silt fence.

Clarification was sought through the additional information request regarding any controls being put in place for earthworks to construct the right of way (ROW) and the services that would need to be installed as there was no mention of this in the initial application documents. The Applicant clarified that there would only be electricity provided as a service, along with trenching for stormwater. The trenching material will be either disposed of offsite or in the fill area and these works will be controlled by the proposed silt fencing.

Clarification was also sought regarding how Area C had already been stripped and topsoil stockpiled, while the silt fencing (ESC for that area) has not yet been installed. The request also asked for a location on where the topsoil has been stockpiled for Area C and where it will be stockpiled for Area D. The Applicant stated in response that only a small part of Area C has been stripped, and an updated ESCP was provided to show that area and the proposed topsoil stockpile.

There was also further clarification required regarding the placement of material that is proposed to be excavated from Area D, which the Applicant clarified will be placed in Area C.

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### Erosion and Sediment Controls

Mr Pearce notes that the primary erosion and sediment control (ESC) measures for the proposed earthworks are minimising the disturbed area, utilising silt fencing for exposed areas, and rapid stabilisation of disturbed areas.

Mr Pearce notes in Section 4.2 of the ESCP that all ESC measures will remain in place until earthworked areas have been topsoiled and an eighty percent (80%) grass coverage has been achieved.

Silt fences will be placed around the periphery of the site. The ESCP identifies that these silt fences will be required on the downhill site of all disturbed land. All the silt fences are to be constructed in accordance with the sediment controls shown in Appendix C of the ESCP.

### Winter Works

The Applicant has specified that the proposed works will begin in the summer construction season and are expected to finish before the winter months. Mr Pearce notes that works outside of the summer construction season are more susceptible to sediment discharge, therefore, he considers a seasonal restriction is appropriate and has recommended conditions of consent to cover this.

### Monitoring

The application states that the ESC measures will be inspected on the first working day of each week and on the day following a rainfall event. A rainfall event has been defined as ten millimetres per hour (10mm/hour) or twenty millimetres per twenty-four hours (20mm/24 hours). If an ESC measure is identified as not operating correctly, then work will be ceased in the area, the catchment area will be reduced, and then additional measures will be constructed.

### Dust

Mr Pearce notes that there is a brief mention of dust control in the application, this being wetting down exposed areas and stockpiles 'as appropriate'. There are potential sensitive receivers with surrounding housing and roading, however, there is no mention of specific dust control measures in the ESCP. Mr Pearce has recommended the standard dust control conditions should be included.

### Conclusion

Given the nature and type of earthworks to be undertaken, and taking into account any additional recommendations noted above, Mr Pearce considers that the proposed controls will generally represent industry best practice for ESC and Guidelines standard. Mr Pearce considers that any runoff from the site will be of an appropriate standard prior to being discharged off site.

Provided all ESC measures are constructed and maintained in general accordance with the documents provided to Council and the Guidelines, and the recommended conditions of consent are implemented, Mr Pearce considers the resulting effects on the environment from the works will be appropriately managed. Therefore, the potential adverse effects of the proposed activity on the environment are less than minor.

## Conclusion

Based on the assessment by Mr Pearce, I am satisfied that the potential adverse effects on the environment of the proposed large-scale land disturbance can be appropriately managed, and the effects are considered to be less than minor.

### 1.2 Relevant Provisions – Section 104(1)(b) – Resource Management Act (1991)

The Resource Management Act (1991), section 104(1)(b), states that when considering an application for a resource consent, the Consent Authority shall have regard to any relevant provisions before authorising the activity.

#### Relevant Provisions

##### **National Environmental Standard for Sources of Human Drinking Water (2007)**

Regulation 11	Resource Consents with the Potential to Affect Certain Drinking-Water Supplies
Regulation 12	Condition on Resource Consent if Activity may Significantly Adversely Affect Registered Drinking-Water Supply

##### National Environmental Standard Considerations

The National Environmental Standard for Sources of Human Drinking Water (NES-HDW) 2007 is a regulation under the Resource Management Act (1991) that sets requirements for protecting sources of human drinking water from being contaminated.

Regulations 11 and 12 of the NES-HDW (2007) outline that an activity that has the potential to affect a registered drinking water supply source that provides no fewer than 25 people with drinking water for not less than 60 days each calendar year is required to be considered by decision makers.

The nearest registered drinking water source that supplies a population of 25 or more people is the Massey University Sheep and Beef Farm supply, which lies approximately 660 metres (660m) west of the site. The supply type is unknown and supplies a population of 70.

##### Conclusion

Provided the land disturbance is undertaken in accordance with the consent application and recommended condition schedule and given the distance to the closest registered drinking source and small supply population, it is considered that this activity will not affect this drinking water supply. Overall, I consider this proposal is consistent with Regulations 11 and 12 of the NES-HDW (2007).

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##### **National Policy Statement for Freshwater Management (NPS-FM) 2020 – Amended 2025**

Policy 1	Freshwater Management gives effect to Te Mana o te Wai
Policy 3	Land Use, Catchment & Receiving Environment Effects
Policy 15	Social, Economic & Cultural Well-being

##### National Policy Statement Considerations

The National Policy Statement for Freshwater Management (NPS-FM) 2020 was introduced in 2020 and replaces the previous NPS-FM 2017. The revised NPS-FM came into effect in September 2020 and was last amended in December 2025.

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The NPS-FM (2020) directs Resource Managers, in this case Manawatū-Whanganui Regional Council, to safeguard the life supporting capacity and the health of the people and communities, by sustainably managing the use and development of land and of the discharge of contaminants. Policies 1, 3, and 15 are considered relevant to this application.

Policy 1 seeks to ensure freshwater is managed in a manner that gives effect to Te Mana o te Wai. Te Mana o te Wai is a concept that recognises the value of protecting the health and wellbeing of freshwater and the wider environment. Provided the activity is undertaken in accordance with the consent application and the recommended conditions of consent, I am of the opinion that the proposed activity will not adversely affect the health and wellbeing of freshwater. Therefore, I consider the proposal to be consistent with Policy 1.

Policy 3 seeks to manage freshwater in a manner that considers the effects of the use and development of land on a whole-of-catchment basis. The proposed activity is located within the Manawatū Catchment. Based on the advice provided by Mr Pearce in the above Section 1.1 titled '*Environmental Effects*', I am of the opinion that the effects of the proposed activity will be less than minor and therefore, I consider the proposal to be consistent with Policy 3.

Policy 15 seeks to ensure that communities are enabled to provide from their social, economic, and cultural wellbeing in a manner that is consistent with the NPS-FM (2020). The proposal relates to the development of new residential lots at the property. This provides for the social and economic wellbeing of the Applicant, and the future homeowners. On this basis, I consider the proposal to be consistent with Policy 15.

### Conclusion

Overall, I am of the opinion that, provided the activity is undertaken in accordance with the consent application and recommended conditions of consent, the proposal is in accordance with the relevant Policies of the NPS-FM (2020).

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### **One Plan (2026) Regional Policy Statement**

LF-LAND-O1	Managing Accelerated Erosion
LF-LAND-O2	Regulating Potential Causes of Accelerated Erosion
LF-LAND-P2	Regulation of Land Use Activities
LF-LAND-P3	Supporting Codes of Practice, Standards, Guidelines, Environmental Management Plans and Providing Information on Best Management Practices
LF-FW-O3	Water Management Values
LF-FW-P4	Water Management Areas and Values

### Regional Policy Statement Considerations

#### LF – LAND – Land

The Objectives and Policies in the Land chapter of the Regional Policy Statement seeks to ensure that human activities on land are managed in a manner that reduce the potential for adverse environmental effects on land specific to accelerated erosion.

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Objective's LF-LAND-O1 and LF-LAND-O2 and Policy LF-LAND-P2 seek to manage potential causes of accelerated erosion from land disturbance, minimise the risk of accelerate erosion, and minimise the discharge of sediment to water. The proposal has been assessed in combination with the ESC measures. Based on the assessment by Mr Pearce, and the recommended consent conditions, the proposal is considered to be consistent with this Objective and Policy.

Policy LF-LAND-P3 seeks to support codes of practice, standards, guidelines, environmental management plans and providing information on best management practices. The proposed activity must be established and maintained in accordance with best practice and the ESCP. Based on Mr Pearce's assessment, and provided the proposed activity is undertaken in accordance with the information provided in the application, I consider the proposed activity to be consistent with this Policy.

Therefore, I consider the proposal to be consistent with the relevant provisions of the Land chapter of the One Plan (2026).

#### LF – FW – Freshwater

The Objectives and Policies in the Freshwater chapter of the Regional Policy Statement seek to ensure that surface waterbodies are managed in a manner which safeguards their life supporting capacity and recognises and provides for the values in Schedule 2 of the One Plan (2026).

Objective LF-FW-O3 seeks to manage surface water bodies and their beds in a manner which safeguards their life supporting capacity and recognises and provides for the values listed in Schedule 2 of the One Plan (2026). Policy LF-FW-P4 outlines that the different catchments in the Region have been divided into Water Management Areas (WMA) to help manage the life supporting capacity and recognise the values associated with each sub-area.

The nearest waterway is the Turitea Stream, which is located approximately 185m north-east of the site. The Turitea Stream has the One Plan (2026) Schedule 2 values of Trout Fishery, Trout Spawning, and Life Supporting Capacity. Given the environmental effects of the proposal are less than minor, these Schedule 2 values will remain protected. On this basis, I consider the proposal to be consistent with this Objective and Policy.

Therefore, I consider the proposed activity to be consistent with the relevant provisions of the Freshwater chapter of the One Plan (2026).

#### Conclusion

Overall, I am of the opinion that the proposal is consistent with the relevant Objectives and Policies of the One Plan's (2026) Regional Policy Statement.

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#### **One Plan (2026) Regional Plan**

IO-O2	Consent Duration, Review & Enforcement
IP-P5	Consent Durations
LF-LAND-O1	Regulation of Vegetation Clearance, Land Disturbance, Forestry & Cultivation
LF-LAND-P1	Regional Rules for Vegetation Clearance, Land Disturbance, Forestry and Cultivation
LF-LAND-P2	Consent Decision-Making for Vegetation Clearance, Land Disturbance, Forestry and Cultivation

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## Regional Plan Considerations

### IO & IP – Integrated Objectives and Policies

Objective IO-O2 and Policy IP-P5 relate to consent durations, which are discussed further below in Section 1.3 titled 'Duration'.

### LF – LAND – Land Use Activities

Objective LF-LAND-O1 seeks to ensure that the regulation of vegetation clearance and land disturbance is managed in a manner that ensures accelerated erosion, and the increased sedimentation of water bodies is avoided or mitigated as far as practicable. Furthermore, Policies LF-LAND-P1 and LF-LAND-P2 outline considerations for managing the effects of land disturbance by requiring an ESCP that minimises adverse effects and allows activities that result in improved land stability or enhanced surface water quality. Based on the assessment by Mr Pearce in Section 1.1 titled 'Environmental Effects', I am of the opinion that the proposed activity is consistent with this Objective and Policies.

Therefore, I consider the proposal to be consistent with the relevant provisions of the Land Use Activities chapter of the One Plan (2026).

### Conclusion

Overall, I am of the opinion that the proposed large-scale land disturbance is consistent with the relevant Objectives and Policies of the One Plan's (2026) Regional Plan.

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## **Conclusion**

Based on the assessment above, the proposal is consistent with the relevant provisions of the NES-HDW (2007), NPS-FM (2020), and the One Plan (2026).

### **1.3 Duration**

#### Relevant Matters

Policy IP-P5(1) states that consent durations will generally be granted for the term sought by the Applicant, unless reasons are identified during the consent process that make this inappropriate. Giving regard to the nature of the works, I consider this term to be appropriate, and I have recommended a consent duration of **five (5) years** with an expiry date of **27 March 2031**.

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### **1.4 Purpose and Principles (Resource Management Act Part 2)**

#### Principles

Part 2 of the Resource Management Act (1991) outlines the purpose and principles of the Act. Following the Davidson Decision (*RJ Davidson Family Trust v Marlborough District Council [2018] NZCA 316*), the Court identified there is the ability to recourse to Part 2 when it is appropriate to do so. In this case, recourse to Part 2 is not required as it would not provide any further guidance to the decision-maker for this consent. Furthermore, no issues have been identified and as such no further assessment against Part 2 of the Resource Management Act (1991) is considered necessary for this consent.

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## Recommendation

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It is recommended that the resource consent application by **Te Pirangi Developments Limited** to undertake large-scale land disturbance and the associated discharge of sediment at 4 Te Pirangi Way, Fitzherbert, Palmerston North, be granted, subject to the conditions outlined in the attached condition schedule for the following reasons:

- a. the activity has been assessed by **Mr Kerry Pearce, of Bryant Environmental Solutions Limited**, on behalf of the Manawatū-Whanganui Regional Council. Based on his assessment, I am satisfied the proposal will have less than minor actual or potential adverse effects on the environment;
- b. the activity is consistent with the relevant Regulations, Objectives and Policies of the NES-HDW (2007), NPS-FM (2020), and the One Plan (2026); and
- c. the activity is a Controlled Activity, and therefore, must be granted.

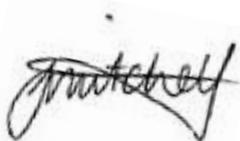


Eden Lawrence  
**CONSENTS PLANNER**

## Decision

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The Manawatū-Whanganui Regional Council's Team Leader Consents grants resource consent for the reasons stated in the recommendation above to **Te Pirangi Developments Limited** under sections 104, 104A, and 108 of the Resource Management Act (1991) to undertake large-scale land disturbance and the associated land disturbance and discharge of sediment at 4 Te Pirangi Way, Fitzherbert, Palmerston North, subject to the conditions outlined in the attached condition schedule for a term expiring on **27 March 2031**.



Jasmine Mitchell  
**TEAM LEADER CONSENTS**

*Made Under Authority Delegated to the Team Leader Consents*  
**27 MONTH 2026**

## 1. Land Use Consent, Land, Large-Scale Land Disturbance

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

Authorisation Number	ATH-2026208888.00
Activity Type	Land Use, Land
Activity Class	Controlled Activity
Activity Primary Industry	Land Development, Subdivision or Urban Expansion
Activity Primary Purpose	Land Development, Recontouring, Reclamation or Conversion

### *Location*

The following summarises the authorised location for the consented activity.

Activity Location Description	4 Te Pirangi Way, Fitzherbert, Palmerston North
Valuation Number	14440/041.01
Legal Description	Lot 2 DP 592670 and Lot 16 DP 599694
Map References	LOC-2026100059 (Centroid: BM34:244-243)

### *Classifications*

The following summarises the classifications associated with the application activity.

Groundwater Management Area	Manawatū
Water Management Area	Manawatū Catchment, Lower Manawatū, Turitea (Mana_11b)
Associated River	Manawatū River, Turitea Stream (325120)

## *Activity Specific Conditions*

### *Descriptive Specification*

1. This consent authorises large-scale land disturbance and the associated discharge of sediment on the property legally described as **Lot 2 DP 592670 and Lot 16 DP 599694** (hereafter referred to as the property) at approximate map reference **NZTopo50 Centroid BM34:244-243**, which is shown in **Site Plan LOC-2026100059** attached to and forming part of this resource consent.
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 **26 January 2026**; and
  - a. **25 February 2026**, via email, an updated Erosion and Sediment Control Plan dated February 2026 and clarification regarding the rule assessment; and
  - b. **6 March 2026**, via email, being an updated Erosion and Sediment Control Plan dated March 2026.

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*

3. A copy of this resource consent and the Erosion and Sediment Control Plan (ESCP), as referred to in **Condition 5**, must be kept onsite at all times that this resource consent is exercised. These copies must be produced on request by a Manawatū-Whanganui Regional Council officer.

**ADVICE NOTE:** A digital copy of this resource consent is acceptable.
4. The Consent Holder must be responsible for all contracted operations related to the exercise of this resource consent. They must ensure contractors are made aware of the conditions of this resource consent, and ensure compliance with those conditions.
5. The Consent Holder must undertake all works authorised by this resource consent in accordance with the certified ESCP titled "*Erosion and Sediment Control Plan Te Pirangi Developments Ltd Te Pirangi Way Palmerston North Rev 3*" dated March 2026, prepared by Resonant Consulting Limited, and any changes certified under **Condition 15**.
6. The Consent Holder must, **at least five (5) prior** to commencing any activities authorised by this resource consent, 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 **within one (1) working day** to the Manawatū-Whanganui Region Council of the new representative's name and how they can be contacted.

**ADVICE NOTE:** The Consents Monitoring Team can be contacted on Freephone 0508 800 800 or via email at [consents.monitoring@horizons.govt.nz](mailto:consents.monitoring@horizons.govt.nz).

7. The Consent Holder must notify the Manawatū-Whanganui Regional Council's Consents Monitoring Team of the commencement and completion of works. Notice must be provided no less than **five (5) working days** prior to the commencement of activities authorised by this resource consent, and within **twenty four (24) hours** of completing works.

**ADVICE NOTE:** The Consents Monitoring Team can be contacted on Freephone 0508 800 800 or via email at [consents.monitoring@horizons.govt.nz](mailto:consents.monitoring@horizons.govt.nz).

8. Prior to exercising this resource consent, the Consent Holder must arrange and conduct a pre-construction site meeting and invite, with a minimum of **five (5) working days'** notice, the Manawatū-Whanganui Regional Council Consents Monitoring Team, the contractor, the site representative as required by **Condition 6**, and any other party representing the Consent Holder.

**ADVICE NOTE:** In the case that any of the invited parties do not attend this meeting, the Consent Holder will have complied with this condition, provided the invitation requirement is met.

**ADVICE NOTE:** The Consents Monitoring Team can be contacted on Freephone 0508 800 800 or via email at [consents.monitoring@horizons.govt.nz](mailto:consents.monitoring@horizons.govt.nz).

9. **Prior** to exercising this resource consent, the Consent Holder must provide the Manawatū-Whanganui Regional Council Consents Monitoring Team with an 'as-built' form for the silt fence(s).

**ADVICE NOTE:** As-built forms for erosion and sediment control structures can be found on the Horizons website <https://www.horizons.govt.nz/managing-natural-resources/consents-monitoring/earthworks>.

#### *Environmental Standard*

10. The Consent Holder must ensure any discharge of sediment arising from the exercise of this resource consent is minimised. In this regard, erosion and sediment control measures established, operated, and maintained in accordance with the ESCP and the document titled "*Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region*", dated February 2021.
11. The Consent Holder must ensure that clean water run-off, including run-off from catchment areas above the site, is diverted away from land disturbed during the exercise of this consent.

12. Any discharge of sediment from outlet structures arising from the exercise of this resource consent must have at least **100 millimetres (100mm) of visual clarity**, measured by Secchi disk or clarity tube, or alternative certified in writing by the Manawatū-Whanganui Regional Council.
13. The Consent Holder must ensure the exercise of this resource consent (including the operation of earthmoving machinery, flocculation, pumps, generators and ancillary equipment) prevents discharges of contaminants that are toxic to aquatic ecosystems (including fuel, oil, and other contaminants from machinery) from entering surface water.
14. The Consent Holder must ensure there is no discharge of airborne dust that is objectionable to the extent that it causes an adverse effect at or beyond the site boundary.

**ADVICE NOTE:** The Frequency, Intensity, Duration, Offensiveness, and Location of Exposure (FIDOL) of any discharge to air may be assessed to determine whether the discharge is objectionable. Definitions of these aspects are provided in Chapter RP-AIR of the One Plan (2024) Regional Plan, or any superseding Regional Plan.

#### *Operational Restrictions*

15. Any changes proposed to the ESCP referenced in **Condition 5** must be confirmed in writing by the Consent Holder and certified in writing by the Manawatū-Whanganui Regional Council's Consents Monitoring Team acting in a technical certification capacity, prior to implementing any changes. The ESCP must be updated **within one (1) working day** of any amendments being certified.
16. When exercising this resource consent, the Consent Holder must at all times comply with the erosion and sediment control methodologies outlined in the ESCP, and subsequent amendments certified under **Condition 15**.
17. For all trenching works or underground service installations, any open trench or otherwise disturbed area must be stabilised prior to any rainfall.
18. In the event of an archaeological site, waahi tapu or koiwi being discovered or disturbed during the exercise of this resource consent, the Consent Holder must immediately cease further work and inform:
  - a. The local Iwi and Hapū,
  - b. Heritage NZ National Office;
  - c. The Police; and
  - d. The Manawatū-Whanganui Regional Council's Consents Monitoring Team.

Further work at the site must be suspended while iwi carry out their procedures for removal of taonga. The Manawatū-Whanganui Regional Council's Consent Monitoring Team will advise the Consent Holder when work at the site may recommence.

**ADVICE NOTE:** In the event that human remains (koiwi) are found the Police should be contacted immediately and all works must cease until advice is given that works can recommence.

**ADVICE NOTE:** Heritage NZ, National Office, can be contacted on (04) 472 4341.

**ADVICE NOTE:** Manawatū-Whanganui Regional Council's Consent Monitoring Team can be contacted on 0508 800 800.

19. The Consent Holder must stabilise the site by **30 June 2026** in accordance with the ESCP and the measures detailed in the document titled "*Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region*" dated February 2021, otherwise certified in writing by the Manawatū-Whanganui Regional Council.

**ADVICE NOTE:** Stabilisation, under the "*Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region*", dated February 2021, means inherently resistant to erosion, or rendered resistant to erosion through the application of proven stabilisation methods (mulching, grass seeding with top soil, hydroseeding, turfing, geo-textiles, and erosion control blankets) specified in Section E3 of these guidelines. For seeding, grassing, or hydroseeding, a surface is considered stabilised once a minimum of 80% vegetative cover has been established over the entire surface.

20. The Consent Holder must stabilise the site by **30 April** of any year that this resource consent is current, excluding 2026 as per **Condition 19**, in accordance with the ESCP and the measures detailed in the document titled "*Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region*" dated February 2021, otherwise certified in writing by the Manawatū-Whanganui Regional Council.
21. Excluding necessary stabilisation works, land disturbance and cleanfill discharges must not occur during the winter period **1 July to 30 September 2026**, and **1 May to 30 September** (inclusive) for any year that this resource consent is current, unless otherwise certified in writing by the Manawatū-Whanganui Regional Council.
22. Requests to undertake earthworks during the period **1 July to 30 September 2026** must be submitted to the Manawatū-Whanganui Regional Council Consents Monitoring Team prior to 1 June, unless otherwise agreed to in writing. These requests must be in the form of amendments to the ESCP under **Condition 15**.
23. 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 to the Manawatū-Whanganui Regional Council Consents Monitoring Team prior to **1 April**, unless otherwise agreed to in writing. These requests must be in the form of amendments to the ESCP under **Condition 15**.
24. If required by the Manawatū-Whanganui Regional Council's Consents Monitoring Team, the Consent Holder must carry out immediate sealing of any problematic dust generating surface 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's Consents Monitoring Team.

25. 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 this resource consent is in operation, and until such a time as the site is fully established, unless otherwise agreed to in writing by the Manawatū-Whanganui Regional Council Consents Monitoring Team.

#### *Post-Development Assurance*

26. The Consent Holder must consult and obtain written approval from the Manawatū-Whanganui Regional Council's Consents Monitoring Team before decommissioning erosion and sediment control structures. In this respect, the main issues that will be considered by the Manawatū-Whanganui Regional Council include:
  - a. The adequacy 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.
27. The Consent Holder must stabilise the site as soon as practicable and **within fourteen (14) days** of the completion of land disturbance in accordance with ESCP and the document titled "*Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region*" dated February 2021. The stabilisation must be undertaken by providing adequate measures (vegetative and/or structural) that will minimise sediment runoff and erosion to the satisfaction of the Manawatū-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 sediment from entering any water body.

#### *Monitoring Provisions*

28. The Consent Holder must inspect all erosion and sediment control structures on a **weekly** basis and **within twenty-four (24) hours** of a rainfall event that is likely to generate runoff from the site or impair the function or performance of the controls.
29. The Consent Holder must record the dates, times, and results of the inspections (including what maintenance was required, on which erosion and sediment control, and when the maintenance was completed) undertaken under **Condition 28**. These records must be provided to the Manawatū-Whanganui Regional Council **within three (3) working days** of a written request to do so.
30. The Councils must be notified of any complaint received that relates to the exercise of this resource consent as soon as reasonably practicable and no longer than **two (2) working days** after receiving the complaint.

31. The Consent Holder must respond to any complaint as soon as reasonably practicable and **within five (5) working days** by advising the Councils and complainant of the outcome of the Consent Holder's investigation and all measures taken, or proposed to be taken, to respond to the complaint.

*Consent Duration*

32. The resource consent will expire on **27 March 2031**.

Site Plan LOC-2026100059

