

## Appendix 20: Draft Conditions of Consent

## RESOURCE RECOVERY PARK PRECINCT – DRAFT ORC CONDITIONS OF CONSENT

Our reference:

### List consents

**Name:** Dunedin City Council.

**Address:** 9 Brighton Road, Green Island.

**Location of activity:** Green Island Landfill

**Legal description of land:** *[insert details]*.

**Map Reference:** *[insert details]*.

### A. Schedule 1 – General Conditions Relevant to All Consents

1. The construction and operation of the RRPP (including all associated discharges of contaminants to land, water and air) must be undertaken in general accordance with the following documents, except where modified by other conditions of this consent. In the event of differences or conflict between the contents of the documents and the conditions, the conditions must prevail:
  - a. Waste Futures – Green Island - Design and Operations Report by GHD dated February 2023
  - b. Green Island Resource Recovery Precinct Stormwater Management Plan and Assessment of Effects by GHD dated 19 February 2024
  - c. Waste Futures - Green Island Resource Recovery Precinct - Groundwater Technical Assessment by GHD dated 23 February 2024
  - d. Green Island Resource Recovery Precinct Draft Contaminated Land Management Plan by GHD dated 16 February 2024
  - e. Site Environmental Management Plan by Enviro NZ dated February 2024
  - f. Draft Construction Environmental Management Plan by GHD dated 12 January 2024
  - g. Erosion and Sediment Control Plan by GHD dated 28 February 2024
  - h. Draft Stormwater Management Operation and Maintenance Plan by GHD dated 28 February 2024
  - i. Draft Composting Facility Management Plan by Enviro NZ dated February 2024
  - j. Green Island Resource Recovery Precinct Landscape Effects Assessment by Boffa Miskell dated 16 February 2024
  - k. Green Island Landfill Resource Recovery Precinct Ecological Assessment Report by Boffa Miskell dated 12 February 2024
  - l. Bird Hazard Report by Avisure dated February 2024
  - m. Draft Southern Black Backed Gull (SBBG) Management Plan by Avisure dated November 2023.
  - n. Affected Party Approval letter by Aukaha dated 14 March 2024.
  - o. Green Island Resource Recovery Precinct Air Quality Assessment by Pattle Delamore Partners dated January 2024
  - p. Waste Futures - Green Island Resource Recovery Precinct - Integrated Transport Assessment by GHD dated 28 February 2024

- q. Green Island Resource Recovery Precinct Assessment of Acoustic Effects by GHD dated 27 February 2024
  - r. Waste Futures – Resource Recovery Park Precinct - Interim Social Impact Assessment by GHD dated 15 March 2024.
  - s. Resource Recovery Processing Precinct Site Options Assessment by GHD dated 20 October 2022
2. An alternative design or methodology to that proposed in the consent documents specified in general condition 1 may be used if:
    - a. The adverse effects of the activity are demonstrated by the consent holder to be the same or less than the consented design or methodology; and
    - b. The alternative design or methodology has been provided under general condition 4 to the Otago Regional Council and certification is obtained from the Otago Regional Council; or
    - c. The alternative design or methodology has been incorporated into the Operations Management Plan under general condition 5 or any other management plan and provided to the Otago Regional Council and certification is obtained from the Otago Regional Council.
  3. These resource consents and a copy of the Otago Regional Council certified version of any management plan and design details required by these consents must be kept on site at all times, and the consent holder must ensure all relevant personnel are made aware of each document's contents.

### **Certification Process**

4. The consent holder must follow the process set out below for any plans, documents, designs or specifications (hereafter referred to as 'documents') requiring the certification of an officer of the Otago Regional Council:
  - a. Documents requiring certification must be submitted to the relevant officer in electronic and hard copy form for certification. The certification process must be confined to confirming that the documents adequately give effect to the relevant condition(s).
  - b. Subject to (c) and (e) below, works to which the documents relate must not commence until the consent holder has received written certification from the relevant officer.
  - c. If the consent holder has not received a response from the relevant officer within 10 working days of the date of submission under (a) above, the documents must be deemed to be certified.
  - d. If the relevant officer's response is that that they are not able to certify the documents they must provide the consent holder with reasons and recommendations for changes to the documents in writing. The consent holder must consider any reasons and recommendations of the relevant officer and resubmit amended documents for certification.
  - e. If the consent holder has not received a response from the relevant officer within 5 working days of the date of resubmission under (d) above, the documents must be deemed to be certified.
  - f. If the relevant officer's response is that that they are still not able to certify the resubmitted documents, then the consent holder must nevertheless implement the resubmitted documents with a notation that certification of them has not occurred.

- g. Certified documents may be amended at the request of the consent holder at any time subject to recertification undertaken in accordance with general condition 4(a) to (f) with references in those clauses to certification to be read as recertification.

### **Operations Management Plan**

- 5. The operation of the RRPP must be undertaken in accordance with an Operations Management Plan with the overall objective of setting out details of the practices and procedures to be adopted to achieve compliance with the conditions of resource consent.
- 6. The Operations Management Plan must be based upon the draft plan prepared by Enviro NZ submitted in support of the application, and must address how the following matters will meet any requirements, limits, or restrictions set out by the conditions of the resource consents:
  - a. Leachate and stormwater management.
  - b. Erosion and sediment controls during construction and operation.
  - c. Types of organics to be accepted for compost processing and those that are prohibited.
  - d. Organics acceptance control and monitoring the types of waste accepted.
  - e. Odour and dust management.
  - f. Noise management.
  - g. Litter management.
  - h. Plant and animal pest management, including bird control.
  - i. Monitoring procedures, including locations, parameters, and frequency
  - j. Building and infrastructure inspections and maintenance.
  - k. Fire preparedness and response management.
  - l. Emergency management and contingency response procedures.
  - m. Complaints response procedures.
  - n. Record-keeping and reporting requirements.
- 7. Prior to commencement of operations at the RRPP, the consent holder must submit a final Operations Management Plan to the Otago Regional Council. The final plan must be prepared in consultation with Te Rūnanga o Ōtākou to achieve the conditions of these resource consents and provided to the Otago Regional Council at least 15 working days prior to the commencement of operations to assess it has been prepared by appropriately qualified personnel in accordance with the conditions of consent and in accordance with good practice and certification in accordance with general condition 4.
- 8. By 1 July each year the consent holder must, in consultation with Te Rūnanga o Ōtākou, complete a review of the Operations Management Plan required by general condition 5 to ensure that the management practices contained within them remain adequate to ensure compliance with the conditions of these consents. If amendments are made to a management plan, the amended plan must be submitted to the Otago Regional Council for recertification in accordance with general condition 4.

9. The consent holder may make amendments to the Operations Management Plan required by general condition 5 at any time. Any amendments must be made in consultation with Te Rūnanga o Ōtākou and submitted to the Otago Regional Council for recertification in accordance with general condition 4.
10. The consent holder must appoint and retain an appropriately qualified and experienced person to supervise the operation of the RRPP.

### **Construction Environmental Management Plan**

11. The construction of the RRPP must be undertaken in accordance with a final Construction Environmental Management Plan with the overall objective of setting out details of the practices and procedures to be adopted to achieve compliance with the conditions of resource consent.
12. The Construction Environmental Management Plan must be based upon the Construction Environmental Management Plan and Contaminated Land Management Plan prepared by GHD submitted in support of the application, and must address the following (as a minimum):
  - a. Administrative Requirements
    - i. Weekly site inspections
    - ii. Monthly environmental reporting
    - iii. Independent audit by Suitably Qualified and Experienced Person
    - iv. Notification and management of environmental incidents
    - v. Records and registers
    - vi. Environmental roles and responsibilities of personnel (including nomination of Principal Contractor)
    - vii. Relevant contact information of those onsite and managing the construction or earthwork activities onsite; and
    - viii. Site induction
  - b. Operational Requirements
    - i. Erosion and sediment control measures
    - ii. Any soil, water, or air quality monitoring including sampling locations
    - iii. Contaminated land management
    - iv. Odour and dust management
    - v. Landfill gas management
    - vi. Archaeological and cultural heritage
    - vii. Chemical and fuel management
    - viii. Handling and disposal procedures for contaminated material encountered during the activity.
  - c. Sufficient detail to address the following matters:
    - i. Specific erosion and sediment control works (locations, dimensions, capacity etc);

- ii. Supporting calculations and design drawings.
  - iii. Catchment boundaries and contour information.
  - iv. Details of construction methods.
  - v. Timing and duration of construction and operation of control works including traffic management.
  - vi. Contingency measures to address any unexpected or accidental discoveries of contamination or discharges identified at the site, which must include assessment by a suitably qualified and experienced person.
  - vii. Measures to avoid silt and/or sediment tracking onto roads and then to water for the duration of the earthworks, such as:
    - Providing stabilised entry and exit point(s) for vehicles
    - Providing wheel wash facilities
    - Cleaning road surfaces using street-sweepers immediately where sediment has been tracked onto the road
  - viii. Details relating to the management of exposed areas
  - ix. Landscape rehabilitation
  - x. Soil, air quality, groundwater and/or surface water monitoring requirements.
13. Prior to commencement of construction of the RRPP, the consent holder must submit a final Construction Environmental Management Plan to Otago Regional Council. The final plan must be prepared to achieve the conditions of these resource consents and provided to the Otago Regional Council at least 15 working days prior to the commencement of construction to assess it has been prepared by appropriately qualified personnel in accordance with the conditions of consent and in accordance with good practice and certification in accordance with general condition 4.
14. The consent holder must submit an updated CEMP to Otago Regional Council when:
- i. The construction program moves from one stage to another or
  - ii. Any significant changes have been made to the construction methodology since the original plan was accepted; or
  - iii. There has been an environmental incident and investigations have found that the management measures are inadequate.
15. Any updated versions of the CEMP must be submitted to Otago Regional Council for recertification in accordance with general condition 4.
16. The consent holder must ensure that Otago Regional Council is provided with an electronic copy of the most current and complete version of the CEMP at all times.

## **Design and Construction**

17. Within 15 working days prior to commencing the construction of any:
- a. Any building within the RRPP;
  - b. Leachate collection system, for direct discharge to pump stations; and

c. Stormwater collection, treatment and discharge system;

the consent holder must submit a design report with specifications and design drawings to the Otago Regional Council for review to assess that they have been prepared by appropriately qualified personnel in accordance with the conditions of consent and in accordance with good practice, and certification in accordance with general condition 4.

18. When completed, the works specified in general condition 17 must be confirmed by a suitably experienced Chartered Professional Engineer (CPEng) that they have been completed in accordance with the design certified by the Otago Regional Council. A Construction Quality Assurance (CQA) report must be prepared and submitted by the consent holder to the Otago Regional Council within 3 months following completion of the works specified in general condition 17.

### **Vegetation Management and Planting**

19. A Vegetation Management and Restoration Management Plan (VMRP) must be prepared by a suitably qualified person within six months of the granting of this consent. The purpose of the Plan is to manage the health and long term-replacement of the existing screening vegetation on the site and implement visual screening with the objective of ensuring the RRPP facilities are integrated into the surrounding landscape, visual effects are minimised and existing views of Pukemakamaka/Saddle Hill are maintained. The Plan must be developed in accordance with the recommendations contained in the *Green Island Resource Recovery Precinct Landscape Effects Assessment*, Boffa Miskell dated Feb 2024 and in consultation with Te Rūnanga o Ōtākou. As a minimum the Plan must include:
- a. A survey of the health of the existing trees.
  - b. Routine monitoring and maintenance of the existing trees to promote their health and long-term stability.
  - c. Long-term post closure actions for the replacement of the existing trees, incorporating eco-sourced native species to enhance natural character, landscape, and amenity values, and their ongoing maintenance.
  - d. Additional planting of the south-east bund, and along the north-east perimeter.
  - e. A detailed programme of works, including timeframes for implementation, including early implementation of planting on the south-east bund within the first planting season following the granting of consent.
  - f. Key responsibilities of onsite personnel.
  - g. A review process that includes Te Rūnanga o Ōtākou and Otago Regional Council.
20. The Vegetation Management and Restoration Plan must be submitted to the Otago Regional Council to assess that it has been prepared by appropriately qualified personnel in accordance with the conditions of consent and certification in accordance with general condition 4.
21. The Vegetation Restoration Management Plan certified under general condition 4 must be implemented in accordance with the timeframes specified in the Plan and maintained on an ongoing basis by the consent holder.

## **Building Finishes**

22. All buildings must be finished in neutral colours (e.g Karaka Green) with a reflectivity value of less than 30% RV for walls and 20% RV for roofs in accordance with the plans and elevations submitted in support of the application. The neutral colour palette must be selected in consultation with Te Rūnanga o Ōtākou and must complement the surrounding landscape and natural character.

## **Complaints**

23. A complaint management, investigation and reporting system must be maintained by the consent holder during construction and operation of the RRPP to record the receipt and management of complaints received about the operation, including those regarding odour or dust. The following details must be recorded:
- a. Type, date, and time of complaint;
  - b. Name and address of complainant (if available);
  - c. Location from which the complaint arose;
  - d. Wind direction at the time of complaint (if relevant);
  - e. The likely cause of the complaint;
  - f. The action taken as a result of the complaint; and
  - g. The response to the complainant.

The complaints record must be made available to the Otago Regional Council (with any personal information held redacted) on request.

## **Annual Monitoring Report**

24. The consent holder must compile an annual monitoring report on the operation of the RRPP, including:
- a. The status of RRPP construction and operation;
  - b. Any non-compliance with the conditions of these consents or difficulties in achieving the practices and procedures in the Operations Management Plan which have arisen in the preceding year and the measures taken to address them;
  - c. Any emergency management procedures and contingency response procedures specified in the Operations Management Plan that were implemented during the preceding year;
  - d. Collated summaries of and analysis of all data required under these consents, including:
    - i. The material brought onto the site for the manufacture of compost;
    - ii. The operation of the Organics Processing Facility (OPF), including the operational parameters of the composting bunkers, biofilter, and maturation windrows.
    - iii. Interpretation of the data, particularly with regard to OPF performance.

The report must be forwarded to Te Rūnanga o Ōtākou and Otago Regional Council by 1 October each year unless an alternative date is agreed in writing with the Otago Regional Council. The consent holder must make the report publicly available on the Dunedin City Council website.

### **Review of Conditions**

25. Pursuant to Section 128 of the Resource Management Act 1991 the Otago Regional Council may within six months of the anniversary date of these resource consents each year serve notice of its intention to review the conditions of these consents for the purposes of:
- a. Determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the exercise of this consent and which it is appropriate to deal with at a later stage, or which becomes evident after the date of commencement of the consent;
  - b. Ensuring the conditions of this consent are consistent with any National Environmental Standards, relevant regional plans and the Otago Regional Policy Statement;
  - c. Ensuring the waste acceptance criteria conditions of this consent are consistent with applicable Ministry for the Environment and Environmental Protection Authority guidance, standards and notices, including for emerging contaminants;
  - d. Reviewing the requirements and frequency of monitoring and reporting required under this consent; or
  - e. Requiring the adoption of the best practicable option to reduce any adverse effect on the environment.

## B. Air Discharge Permit RM24 [*insert consent number*]

### Discharge to air from composting activities conditions

**Purpose of this consent:** to discharge odour to air from composting facilities at an Organics Processing Facility (OPF) as part of the operation of a Resource Recovery Park Precinct (RRPP) within the Green Island Landfill site.

**Expiry date:** this consent will expire on [*insert date 35 years from issuing*].

#### General

1. This consent will lapse [*insert date 5 years from issuing*] unless given effect to before that date.
2. This consent is also subject to the general conditions listed in Schedule 1 – General Conditions. In the event of differences of conflict, between the general conditions and the conditions of this consent, the conditions of this consent prevail.
3. An automatic weather station that continuously and accurately records wind speed and direction, temperature, relative humidity, and rainfall must be operated, and maintained on the site. The weather station must be serviced and calibrated by a suitably qualified and experienced technician at least annually to ensure accurate monitoring.

#### Composting Management Conditions

4. There must be no odour beyond the boundary that is noxious, dangerous, offensive or objectionable in the opinion of an authorised officer of the Otago Regional Council.

*Advice note: the determination of an offensive or objectionable effect must take into account the FIDOL factors and be made based on the guidance provided in Section 4.1.1 and Table 6 of the Ministry for the Environment Good Practice Guide for Assessing and Managing Odour (2016).*

5. The raw materials used in the manufacture of compost must be limited to organic waste and green waste.
6. The amount of raw material received on the site for the production of compost must not exceed 30,000 tonnes per year.
7. No storage of raw material containing food waste must occur outside of the Organics Receiving Building (ORB).
8. No raw material containing food waste must be stored on site for more than 72 hours prior to shredding and composting.
9. Following receipt of raw shredded material in the Organics Receiving Building (ORB), the material must be either moved for composting off site at another authorised facility or moved for initial composting to the aerated static pile bunkers. The composting facility must contain a maximum of ten aerated static pile bunkers.
10. The ratio of C:N (carbon to nitrogen) must be within the range of 25:1 to 40:1 at the start of composting in the aerated static pile bunkers based upon the ratio of food to garden waste in accordance with Table 3 of the Composting Facility Management Plan submitted in support of the application.

11. Material must remain within the aerated static pile bunkers for a minimum of 21 days.
12. Active aeration of the aerated static pile bunkers must be adjusted as necessary to ensure that material remains in an aerobic state at all times.
13. Temperature within the aerated static pile bunkers must be maintained at a minimum of 55oC for a minimum of three days during composting.
14. The aerated static pile system must be operated in accordance with the manufacturers recommendations. A biofilter must be used on all positive and negative aeration.
15. Following initial composting as detailed by conditions 9 to 14, composting material must be moved to curing windrows for a minimum of 21 days. Windrows must be approximately eight to ten metres across at the base and not more than four metres high.
16. The consent holder must ensure that where possible, compost operations (such as moving material between bunkers) is undertaken at times which are least likely to cause objectionable odour effects on neighbours, with consideration given to wind speed and direction.
17. Leachate from the bunkers, curing area and biofilter must not be allowed to pond and must be collected and discharged to the pumping stations for the landfill leachate collection system or irrigated onto composting material in the bunkers.
18. The compacted fill hardstand that comprises all working areas of the OPF site including bunkers, the composting curing area and areas for vehicle circulation must be cleaned of compacted compost material when required as part of regular maintenance.
19. The consent holder must record the following information:
  - a. The date, time and volume of any material brought onto the site for the manufacture of compost;
  - b. The specific materials and method of recording must be done in accordance with the Composting Facility Management Plan required under condition 21;Copies of these records must be made available to the Otago Regional Council upon request and additionally as part of the Annual Report required by general condition 24.
20. Information on the temperature within each operational aerated static pile must be provided to Otago Regional Council upon request and additionally as part of the Annual Report required by general condition 24.
21. The consent holder must monitor and record the operational parameters of the biofilter referred to in condition 14 including:
  - a. Continuous instrumental monitoring of the temperature and pressure of inlet air to the biofilter;
  - b. Weekly visual and olfactory assessment of the condition of the biofilter media;
  - c. Weekly monitoring of the biofilter media temperature;
  - d. Three-monthly monitoring of the static pressure drop across the biofilter media;
  - e. A gravimetric determination of biofilter medium moisture content by taking a representative sample on a monthly basis for the first 6 months operation then six monthly thereafter; and

- f. Monthly monitoring of the pH of the biofilter media.

This information must be provided to Otago Regional Council upon request and additionally as part of the Annual Report required by general condition 24.

21. The Operation of the OPF must be undertaken in accordance with a Composting Facility Management Plan (CFMP) with the overall objective of setting out details of the practices and procedures to be adopted to achieve compliance with the conditions of resource consent.
22. The CFMP must be based on the draft composting facility management plan prepared by EnviroNZ submitted in support of the application, and must address the following:
  - a. describing measures to be undertaken to achieve compliance with the conditions of this consent;
  - b. a detailed description of the compost operation, including hours of operation;
  - c. acceptable raw material, unacceptable raw material, site access and security; and
  - d. a description of activities that may generate odour, and measures in place to avoid, remedy or mitigate odour discharges; and
  - e. a description of how the leachate and stormwater collection system will operate, including when and how collected leachate will be pumped off site for disposal to land; and
  - f. the means of receiving, recording in writing, and dealing with any complaints; and
  - g. a list of site management structure and responsibilities; and
  - h. a list of after hours contact details in case of any emergency of problems; and
  - i. contingency plans in the event of system malfunctions or breakdowns; and
  - j. procedures for effective pasteurisation of compost in accordance with Appendix K of New Zealand Standard 4454:2005.
23. Prior to commencement of operations at the composting facility commencing, the consent holder must submit a final Composting Facility Management Plan to the Otago Regional Council. The final plan must be prepared to achieve the conditions of this resource consent and provided to Otago Regional Council at least 15 working days prior to commencement of operations to assess it has been prepared by appropriately qualified personnel in accordance with the conditions of consent and in accordance with good practice and certification in accordance with general condition 4.
24. By 1 July each year the consent holder must, complete a review of the OPFMP required by condition 21 to ensure that the management practices contained within them remain adequate to ensure compliance with the conditions of these consents. If amendments are made to the management plan, the amended plan must be submitted to the Otago Regional Council for recertification in accordance with general condition 4.

**C. Air Discharge Permit RM24 [insert consent number]**

**Discharge from Buildings conditions**

**Purpose of this consent:** to discharge odour and dust to air from the Materials Recovery Facility, Bulk Waste Transfer Centre and Hazardous Waste Drop-off as part of the operation of a Resource Recovery Park Precinct (RRPP) within the Green Island Landfill site.

**Expiry date:** this consent will expire on [insert date 35 years from issuing].

**General**

1. This consent will lapse [insert date 5 years from issuing] unless given effect to before that date.
2. This consent is also subject to the general conditions listed in Schedule 1 – General Conditions. In the event of differences of conflict, between the general conditions and the conditions of this consent, the conditions of this consent prevail.
3. There must be no odour or dust beyond the boundary that is noxious, dangerous, offensive or objectionable in the opinion of an authorised officer of the Otago Regional Council.

*Advice note: the determination of an offensive or objectionable effect must take into account the FIDOL factors and be made based on the guidance provided in Section 4.1.1 and Table 6 of the Ministry for the Environment Good Practice Guide for Assessing and Managing Odour (2016).*

4. Waste within the Bulk Waste Transfer Station must not be retained within the building for more than 72 hours.

#### D. Discharge Permit RM24 [*insert consent number*]

##### Discharge of Stormwater to the Kaikorai Stream conditions

**Purpose of this consent:** to discharge stormwater to the Kaikorai Stream for the purposes of the operation of a Resource Recovery Park Precinct (RRPP) within the Green Island Landfill site.

**Expiry date:** this consent will expire on [*insert date 35 years from issuing*].

##### General

1. This consent will lapse [*insert date 5 years from issuing*] unless given effect to before that date.
2. This consent is also subject to the general conditions listed in Schedule 1 – General Conditions. In the event of differences of conflict, between the general conditions and the conditions of this consent, the conditions of this consent prevail.

##### Stormwater management systems

3. The stormwater management system must be constructed in general accordance with the *Green Island Resource Recovery Precinct Stormwater Management Plan and Assessment of Effects*, GHD dated 19 February 2024 submitted in support of the application and the approved plans prior to commencement of operation of the RRPP except where modified by other conditions of this consent. In the event of differences or conflict between the contents of the documents and the conditions, the conditions must prevail.
4. Construction of the works under condition 3 must:
  - a. Be managed to ensure effects on slope stability and generation of odour and dust are minimised.
  - b. Implement an accidental discovery protocol to manage effects on any undiscovered archaeological sites.
  - c. Ensure any waste or soil material that is removed is transferred and disposed of in the active landfilling area.
  - d. Ensure that any discharges of sediment to surface water are minimised.
5. The operation of the RRPP must be undertaken in accordance with a Stormwater Maintenance and Operations Management Plan with the overall objective of setting out details of the practices and procedures to be adopted to achieve compliance with the conditions of resource consent.
6. Prior to commencement of construction of the RRPP, the consent holder must submit a final Stormwater Maintenance and Operations Management Plan to Otago Regional Council. The final plan must be prepared to achieve the conditions of these resource consents and provided to the Otago Regional Council at least 15 working days prior to the commencement of operations to assess it has been prepared by appropriately qualified personnel in accordance with the conditions of consent and in accordance with good practice and certification in accordance with general condition 4.
7. The existing eastern sedimentation pond shown in Figure 6 of the Stormwater Management Plan and Assessment of Effects by GHD dated 19 February 2024 must be retained during the operation of the RRPP to collect and treat stormwater prior to its discharge to the Kaikorai

Stream.

8. The existing northern leachate pond shown in Figure 6 of the Stormwater Management Plan and Assessment of Effects by GHD dated 19 February 2024 must be retained during the operation of the RRPP to collect and treat stormwater. The northern leachate pond must discharge to a pumping station of the landfill leachate collection system until the final capping of the landfill is completed, after which discharge may be redirected to discharge to the Kaikorai Stream.
9. All stormwater runoff from the RRPP site must be managed as follows:
  - a. Clean non-contaminated runoff from the site must be discharged via the northern leachate pond or the eastern sedimentation pond to the Kaikorai Stream.
  - b. Leachate contaminated stormwater that has or has potential to come into contact with waste or leachate must be directed to a pumping station of the landfill leachate collection system.
10. All sedimentation ponds and stormwater discharge systems associated with the RRPP must be maintained to enable ongoing operation at all times and restored as soon as practicable in the event of damage or faults.

### **Monitoring**

11. The consent holder must undertake monitoring of surface water quality in accordance with the relevant conditions of resource consent 3840C-V1 for the discharge of surface water and stormwater to the Kaikorai Stream for the wider Green Island Landfill, or any subsequent replacement resource consent.

### **Management**

12. All stormwater assets must be maintained in accordance with the Stormwater Management Operation and Maintenance Plan.
13. Any spills of fuel, oil, leachate or similar contaminants to the environment must be contained and remediated as soon as practicable.
14. In the event that any spill of fuel, oil, leachate, or contaminants flows, or has the potential to flow into the eastern sedimentation pond or northern leachate pond, the spill will be remediated as soon as practicable.

## **E. Water Permit RM24 [insert consent number]**

### **Diversion of Surface Water conditions**

**Purpose of this consent:** to divert surface water and stormwater for purposes of the operation of a Resource Recovery Park Precinct (RRPP) within the Green Island Landfill site.

**Expiry date:** this consent will expire on [insert date 35 years from issuing].

### **General**

1. This consent will lapse [insert date 5 years from issuing] unless given effect to before that date.
2. This consent is also subject to the general conditions listed in Schedule 1 – General Conditions. In the event of differences of conflict, between the general conditions and the conditions of this consent, the conditions of this consent prevail.

### **Diversion Infrastructure**

3. Any new permanent stormwater perimeter drains, channels and culverts must be designed and constructed to manage a 1% AEP (Annual Exceedance Probability) storm event and must be designed such that if this capacity is exceeded the preferential (secondary) flow path is, as far as practicable, away from the RRPP facilities.
4. All permanent stormwater drains, channels, and culverts must be maintained to enable ongoing operation at all times and restored as soon as practicable in the event of damage or faults.
5. All stormwater assets must be maintained in accordance with the Stormwater Management Operation and Maintenance Plan approved under discharge permit RM24 [insert consent number].

## **F. Land Use Consent RM24 [insert consent number]**

### **Disturbance of Contaminated Site Land Use Conditions**

**Purposes of this consent:** to disturb land at a contaminated site for the purposes of constructing a Resource Recovery Park Precinct (RRPP) within the Green Island Landfill site.

**Expiry date:** this consent will expire on [insert date 35 years from issuing].

#### **General**

1. This consent will lapse [insert date 5 years from issuing] unless given effect to before that date.
2. This consent is also subject to the general conditions listed in Schedule 1 – General Conditions. In the event of differences of conflict, between the general conditions and the conditions of this consent, the conditions of this consent prevail.

#### **Disturbance of Contaminated Land**

3. The disturbance of contaminated soil during construction works must be carried out in accordance with the *Green Island Resource Recovery Precinct Draft Contaminated Land Management Plan*, GHD dated 16 February 2024 submitted in support of the application.
4. The CLMP may be amended at any time. Any amendments must be:
  - i. For the purpose of improving the efficacy of the contaminated site management procedures;
  - ii. Consistent with the conditions of this resource consent.
5. Any updated versions of the CLMP must be submitted to Otago Regional Council for recertification in accordance with general condition 4.
6. The consent holder must ensure that the Otago Regional Council is provided with an electronic copy of the most current and complete version of the CLMP at all times.
7. All contaminated soils must be removed from site and disposed of within the Green Island landfill or other approved facility. Soil must not be reused during construction works.
8. All areas of contaminated land disturbance, including but not limited to the disturbance of landfill waste material, must be designed and managed to ensure that any overland stormwater flow and stormwater infiltration to land is captured and discharged into the landfill leachate collection system.

#### **Erosion and sediment control during construction**

9. Sediment generation and runoff from the construction of the RRPP and into receiving waterbodies must be minimised as far as practicable. Best practice stormwater, erosion and sediment control management measures must be implemented during construction, which ensure:
  - a. The area of soil surfaces exposed at any one time is minimised;
  - b. Sediment laden stormwater is directed to the landfill leachate collection system, in accordance with condition 9 of the resource consent for the discharge of stormwater RM24 [insert numbers].
  - c. Temporary measures such as silt fences, sediment traps and temporary cover and stabilisation are installed to minimise the transport of sediment from exposed soil

surfaces; and

- d. Areas where earthworks activities are undertaken are progressively stabilised with vegetation or other means as soon as practicable upon completion.
10. No less than 10 working days prior to the commencement of disturbance activity, the consent holder must notify the Otago Regional Council in writing of the commencement date of works and provide photographs of the areas where work is to be undertaken. Photographs must be in colour and no smaller than 200 x 150 millimetres in size and be in JPEG form.
  11. The consent holder must forward copies of the results of any water, soil, or air analyses undertaken as a result of the exercise of this consent to the Otago Regional Council within 10 working days of receiving the results from the independent service provider.
  12. The consent holder must notify the Otago Regional Council in writing of the completion of the disturbance works no less than 10 working days following the completion of works and must provide photographs of the areas where work has been undertaken. Photographs must be in colour and be no smaller than 200 x 150 millimetres in size and be in JPEG form.
  13. Within three months of the completion of the works the consent holder must provide the Otago Regional Council with a Site Validation Report (SVR), prepared by a suitably qualified and experienced practitioner and in accordance with Contaminated Land Management Guideline No 1. The SVR should contain sufficient detail to address the following matters:
    - a. Summary of the works undertaken;
    - b. The location and dimensions of the excavations carried out, including a relevant site plan;
    - c. Records of any unexpected contamination encountered during the works, including GPS coordinates, if applicable;
    - d. A summary of sampling (if any) and analysis undertaken for validation sampling, and for unexpected contamination (if applicable), tabulated analytical results including laboratory transcripts, and interpretation of the results in the context of the relevant soil guideline values;
    - e. Copies of disposal dockets for material removed from site, if any; and
    - f. Details regarding any complaints received by the consent holder and/or breaches of the procedures set out in the Contaminated Land Management Plan (CLMP) or Construction Environmental Management Plan (CEMP).

## G. Air Discharge Permit RM24 [*insert consent number*]

### Discharge to air from disturbance of contaminated soils conditions

**Purpose of this consent:** to discharge to air landfill gas from disturbance of contaminated soils as part of construction of a Resource Recovery Park Precinct (RRPP) within the Green Island Landfill site.

**Expiry date:** this consent will expire on [*insert date 35 years from issuing*].

#### General

1. This consent will lapse [*insert date 5 years from issuing*] unless given effect to before that date.
2. This consent is also subject to the general conditions listed in Schedule 1 – General Conditions. In the event of differences of conflict, between the general conditions and the conditions of this consent, the conditions of this consent prevail.
3. There must be no odour or dust beyond the boundary that is noxious, dangerous, offensive or objectionable in the opinion of an authorised officer of the Otago Regional Council.

*Advice note: the determination of an offensive or objectionable effect must take into account the FIDOL factors and be made based on the guidance provided in Section 4.1.1 and Table 6 of the Ministry for the Environment Good Practice Guide for Assessing and Managing Odour (2016).*

4. The activities authorised by this consent must only be exercised in conjunction with Land Use Consent RM24 [*insert numbers*].

## **Advice Notes**

For the purposes of these consents:

- *'RRPP' means Resource Recovery Park Precinct*
- *'site' means all land within the Green Island Landfill designation boundary.*
- *'stormwater' means water running off from any impervious surface such as roads, carparks, roofs, as well as any other surface run-off that is collected and/or intercepted.*
- *'leachate' means water containing contaminants from waste recovery and disposal.*

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