Resource Consent

RESOURCE MANAGEMENT ACT 1991

Consent No.	WGN270015	
Consent ID(s)	[41531] – Land Use (s9) – Soil disturbance [41532] – Discharge of Contaminants (s15) – Earthworks to land/water [41575] – Water (s14) – Dewatering	
Name	CentrePort Limited	
Address	PO Box 794, Wellington 6140, New Zealand	
Decision made under	Sections 104B, 104D, 105, 107 and 108 of the Resource Management Act 1991 (RMA)	
Duration of consent	Granted: 28 September 2026	Expires: [41531] [41532] [41575]: 28 September 2031
Consent Lapse	28 September 2031 (if consent not given effect to)	
Purpose for which consent(s) is granted	To undertake earthworks within 5m of the coastal marine area and dewatering associated with the Wellington Ferry Infrastructure Project	
Location	Wellington Ferry Terminal, 1 Aotea Quay, Pipitea, Wellington 6011 at or about map reference NZTM 1749693.5430391	
Legal description of land	Section 1 SO 36479, Section 1 SO 36490, Part Section 23 Block VII Port Nicholson SD, Part Bed Port Nicholson Survey Office Plan 32554, Section 1 SO 36571, Part Section 23 Harbour DIST, Part Lot 1 DP 11041	
Conditions	See below	

Decision approved by:	Richard Percy	Team Leader, Environmental Regulation	

Earthworks and Dewatering Consent Conditions WGN270015

[41531] [41532] [41575]: To undertake earthworks within 5m of the coastal marine area and dewatering associated with the Wellington Ferry Infrastructure Project

Interpretation

Wherever used in the conditions of consent, the following terms shall have the prescribed meaning:

Dewatering means the abstraction and/or the diversion of groundwater to lower the water table for the period of time required to undertake the excavation.

Earthworks means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.

ESC Guide for the Wellington Region means Revision 1 (February 2021) of the *Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region*.

Manager means the Manager, Environmental Regulation, Wellington Regional Council.

Notification or **Notice** means email of notification to notifications@gw.govt.nz. Please include the consent reference number WGN270015 and the name and phone number of a contact person responsible for the proposed works. For incident notification, please also phone the Environment Hotline on 0800 496 734.

Progressive stabilisation means implementing stabilisation over an area of land immediately after the disturbance of land within that area of land has ceased. Progressively stabilise has a corresponding meaning.

SQE Person means a suitably qualified and experienced person (or persons) who can provide sufficient evidence to the Manager to demonstrate their suitability and competence in the relevant field of expertise for a particular task or action directed by a condition.

Stabilised means the earthworks site is inherently resistant to erosion or rendered resistant to erosion through the application of the methods of stabilisation specified in Section E3 of the ESC Guide for the Wellington Region, unless alternative methods are provided for by the Erosion and Sediment Control Plan (ESCP).

Stage means one or more areas of land where earthworks will be undertaken prior to that land being stabilised. For the purpose of this definition, where earthworks are undertaken in separate areas of land at the same time, they are part of the same stage.

Staging or **staged** means planning and undertaking earthworks so that the area of land that is disturbed at any one time is minimised by:

a) Defining the stages in which earthworks will be undertaken;

b) Identifying the order in which stages will be undertaken;

c) Undertaking earthworks in each stage sequentially;

d) Only commencing earthworks in a subsequent stage after the preceding stage is stabilised and controls are in place to separate it from the subsequent stage.

Trigger levels for this consent means:

a) Alert Level: 10mm vertical movement; and

b) Action Level: 15mm vertical movement.

Warranted Officer means any person authorised by Wellington Regional Council under section 38 of the Resource Management Act 1991.

Winter period means the period between 1 June and 30 September inclusive each year.

Zone of reasonable mixing means a distance 15m from the point of discharge.

General conditions

1. The location, design, implementation and operation of the works authorised by this consent must be in general accordance with the consent application and its associated plans and documents lodged with the Wellington Regional Council, including:

    a) Application Documents officially received on 28 July 2026

    b) Further information received on 06 August 2026 relating to the contamination identified onsite

    c) Further information received on 10 August 2026 relating to the Kaiwharawhara Point earthworks

    d) Further information received on 25 August 2026 relating to the s92 information request

    e) Further information received on 01 September 2026 relating to the s92 information request

    f) Further information received on 02 September 2026 relating to the s92 information request

    If there is a contradiction or inconsistency between the application and further information provided, the most recent information will prevail. In addition, if there is a contradiction or inconsistency between information provided by the applicant and conditions of the consent, the conditions will prevail.

    Note: Any change from the location, design, implementation and/or operation of the works may require a new resource consent, or a change of consent conditions pursuant to Section 127 of the Resource Management Act 1991.

2. The consent holder must ensure that a copy of this consent and all documents and plans referred to in this consent are:

    a) provided to each operator or contractor undertaking the works authorised by this consent, prior to works commencing; and

    b) kept on site at all times during the construction period and presented to any Warranted Officer upon request

Note: It is recommended that the contractors be verbally briefed on the requirements of the conditions of this consent prior to works commencing.

Discharge Quality

3. The consent holder must ensure that any discharges to the coastal marine area do not give rise to any of the following, beyond the zone of reasonable mixing:

   a) The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials; or

   b) Any conspicuous change in the colour or visual clarity; or

   c) Any emission of objectionable odour.

Amendments to Management Plans

4. The consent holder may request amendments to a management plan by submitting the amended management plan to the Manager for the certification. The amendments sought must not be implemented until the consent holder has received notice in writing that amendments have been certified by the Manager. All works must be carried out in accordance with the certified amendments.

Discovery of artefacts

5. If koiwi, taonga, wahi tapu or other archaeological material is discovered in any area during the works, the consent holder must immediately cease all work and within 12 hours notify the Manager, Port Nicholson Block Settlement Trust, Te Rūnanga o Toa Rangatira Inc, and Heritage New Zealand in writing. If human remains are found, the New Zealand Police must also be notified immediately. The consent holder must allow the above parties to inspect the site and, in consultation with them, identify what needs to occur before work can resume.

   Notification must be emailed to:

   - Wellington Regional Council, notifications@gw.govt.nz
   - Heritage New Zealand, information@heritage.org.nz - Heritage New Zealand must also be contacted by phone on 04 472 4341 (National Office)
   - Port Nicholson Block Settlement Trust, tepanepane@portnicholson.org.nz
   - Te Rūnanga o Toa Rangatira Inc, resource.consents@ngatitoa.iwi.nz

6. No works may resume on site until the consent holder has provided to the Manager written notification that consultation with the parties identified above has been undertaken.

   Note: Evidence of archaeological material may include burnt stones, charcoal, rubbish heaps, shell, bone, old building foundations, artefacts and human burials.

Complaints

7. At all times from the commencement of works authorised by this consent until the works are complete, and the site is stabilised, the consent holder must maintain a record of any complaints received alleging adverse effects from, or related to, the exercise of this consent. The record shall include:

a) the name and address of the complainant (if provided);

b) the nature of the complaint;

c) location, date and time of the complaint, and of the alleged event;

d) weather conditions at the time of the complaint (as far as practicable), and including wind direction and approximate wind speed if the complaint relates to air quality;

e) the outcome of the consent holder's investigation into the complaint;

f) measures taken to respond to the complaint; and

g) any other activities occurring in the area at the time of the complaint.

The consent holder must also keep a record of any remedial actions undertaken. This record must be maintained on site and be made available to the Manager, on request. The consent holder shall notify the Manager of any such complaints as soon as practicable and within 24 hours after the complaint is received by the consent holder.

Earthworks Conditions

Pre-construction site meeting

8. The consent holder must arrange and conduct a pre-construction site meeting prior to any work authorised by this consent commencing and invite, with a minimum of 5 working days' notice, the Manager.

   Note: In the case that any of the invited parties, other than the representative of the consent holder, does not attend this meeting, the consent holder will have complied with this condition, provided the invitation requirement is met.

Site Specific Erosion and Sediment Control Plan

9. The consent holder must submit a Site-Specific Erosion and Sediment Control Plan (SSESCP) to the Manager for certification at least 10 working days prior to the proposed date of commencement of the earthworks authorised by this consent to which the SSESCP relates to.

   The purpose of the SSESCP is to detail the proposed earthworks and show what measures, procedures and methodologies will be put in place to manage the actual and potential erosion and sediment discharge related risks and effects.

   The SSESCP must be prepared by a SQE Person and must be in accordance with the ESC Guide for the Wellington Region.

   The SSESCP must include:

   a) Responsibilities and contact details of all parties responsible for the construction, inspection or maintenance of erosion and sediment controls;

   b) Description of earthworks to which the SSESCP relates to;

   c) Location of the proposed earthworks to which the SSESCP relates to;

   d) The locations of any waterbodies and stormwater drainage;

   e) Identification of stages and staging of earthworks;

   f) Areas and cross-sections of cut and fill;

   g) The extent of land disturbance;

   h) Any areas that will remain undisturbed;

   i) Locations of all temporary stockpiles, permanent spoil deposition areas, access roads and stabilised construction entrances;

   j) Methods of progressive stabilisation that will be used;

   k) All erosion and sediment control (ESC) measures, including diversion channels, and staging details for those measures;

   l) Information on the design of all erosion and sediment control devices, including sizing, design calculations, and identification of catchment boundaries;

m) The specific location of all discharge points associated with earthworks and dewatering activities, including the discharge of sediment-laden water and groundwater;

n) Details of contingency measures in the event of heavy rainfall;

o) Details of the methodology for undertaking any monitoring required by conditions of this consent, including location for water quality monitoring (at the zone of reasonable mixing); and

p) Any other relevant site or information required to demonstrate compliance with the ESC Guide for the Wellington Region and consent conditions.

Note: It is recommended that the SSESCP is prepared with input from the contractor undertaking the works.

10. Works must not commence in the relevant area until the consent holder has received notice in writing that the SSESCP has been certified by the Manager.

11. The consent holder shall undertake all works and install, operate, maintain, and monitor all erosion and sediment controls in accordance with the certified SSESCP applicable to those works.

As-builts

12. At least 2 working days prior to the commencement of works authorised by this consent, the consent holder must provide the Manager with 'as-built' plans and details, which have been prepared and signed by a SQE Person, confirming that the erosion and sediment controls have been constructed in accordance with the certified SSESCP.

Note: As-built information for the purpose of this condition may include:

- *A signed copy of the certified SSESCP with a statement that the ESC measure has been constructed in accordance with the certified SSESCP. This statement may include the relevant construction quality check sheet for the ESC measure from Appendix C1.0 of the ESC Guide for the Wellington Region; and*

- *Photographs of each control measure as constructed.*

Stabilisation

13. The consent holder must progressively stabilise all areas of land that have been disturbed in accordance with the certified SSESCP. Upon completion of works authorised by this consent, the entire site shall be stabilised.

Site audits

14. During works authorised by this consent, and until the site has been permanently stabilised, the consent holder must have the site and erosion and sediment control measures audited by a SQE Person. The audits must identify whether all erosion and sediment controls have been installed, operated and maintained in accordance with the certified SSESCP and ESC Guide for the Wellington Region, and identify any steps or measures required to ensure compliance is achieved.

When earthworks subject to a certified SSESCP are occurring onsite, the audits required by this condition must be undertaken:

a) on a minimum of a weekly basis (unless a reduced frequency is approved in writing by the Manager); and

b) as soon as practicable and within 24 hours after a rainfall event greater than 7mm in 1 hour, or 20mm in 24 hours as measured at the Wellington Regional Council rainfall monitoring site Kaiwharawhara Stream at Ngaio Reservoir.

Each audit must be recorded in writing and submitted to the Manager within 2 working days of completing the audit, unless an alternative timeframe is approved by the Manager.

Note: Any site audits carried out by Wellington Regional Council or its contractors do not constitute the audits required by this condition.

Monitoring and Incident Response

15. If there is a failure or malfunction of any erosion and sediment control measure, or any other unauthorised discharge of contaminants, including the discharge of dewatered groundwater, that has resulted in a discharge either directly or via land to a surface water body, the coastal marine area or local authority stormwater network;

the consent holder must:

a) Immediately notify the Manager of the incident;

b) Immediately notify Port Nicholson Block Settlement Trust of the incident;

c) Immediately investigate the cause of the incident and implement changes required to prevent a reoccurrence;

d) Take photographs of the discharge point, and upstream and downstream of the discharge point;

e) Re-establish erosion and sediment control measures as soon as practicable in accordance with the certified SSESCP;

f) Within 5 working days, provide a written report to the Manager including the following information:

(i) Date and time of the incident;

(ii) Weather conditions prior to and during the incident;

(iii) Photographs required in accordance with (d)

(iv) Investigations undertaken;

(v) Cause of the incident;

(vi) Response actions taken;

(vii) Lessons learnt and actions taken to prevent a recurrence.

Earthworks during the winter period (1 June to 30 September)

16. The consent holder may undertake earthworks within 5m to the coastal marine area across the site during the period between 1 June and 30 September inclusive (winter works period) each year, provided those works are undertaken in accordance with a certified Winter Works Erosion and Sediment Control Plan (WWESCP).

17. Except for areas where earthworks may occur as set out in a certified WWESCP, all areas where earthworks have been undertaken must be stabilised prior to the winter period, and be maintained in a stabilised state until after the winter period.

18. At least 10 working days prior to undertaking earthworks provided for by condition 16 during the winter works period, the consent holder must submit a Winter Works Erosion and Sediment Control Plan (WWESCP) to the Manager for certification.

    The purpose of the WWESCP is to:

    - Minimise the potential for sediment discharge and safeguard receiving environments
    - Detail the specific and additional erosion and sediment control measures to be put in place for any earthworks undertaken during the winter works period
    - Demonstrate how the measures to be implemented will effectively minimise the potential for sediment discharge or other environmental harm, having regard to the increased frequency, severity, and duration of rainfall, increased groundwater levels, and reduced soil infiltration during the winter period.

    The WWESCP must be prepared in consultation with the contractor undertaking the works and a SQE Person. The WWESCP must be prepared in accordance with the ESC Guide for the Wellington Region.

    The WWESCP must include all the erosion and sediment control information and requirements specified in condition 9 (SSESCP) and also must include the following:

    a) Identification of the year for which the WWESCP applies;

    b) Drawings and written description of:

        (i) The scope and location of earthworks intended to be undertaken during the winter period;

        (ii) The areas of land where earthworks will not occur and that will be maintained as stabilised throughout the winter period;

        (iii) Staging of earthworks to minimise the area of land that is disturbed at any one time during the winter period;

        (iv) Methods of progressive stabilisation that will be used for each stage and that will be effective during the winter period;

        (v) Controls that will be installed to separate areas of land disturbance from un-disturbed or stabilised areas of land;

(vi) Contingency measures, including rapid or instant stabilisation methods that will be effective during the winter period;

(vii) In addition to maintaining existing erosion and sediment control measures provided for by the certified ESCP, any further measures that the consent holder considers may be necessary to achieve effective erosion and sediment control for each stage;

c) A summary of the site's compliance and monitoring history (if any), including any recorded incidents, the results of any monitoring, efficiency of existing controls, and the outcomes of any site inspections that relate to earthworks or erosion and sediment control measures, and a description of how the site's compliance and monitoring history has been taken into account when preparing the WWESCP

Note: WWESCP may be incorporated into the SSESCP submitted for certification under Condition 9, or may be submitted as an amendment to a certified SSESCP.

19. Earthworks must not commence or continue during the winter period until the consent holder has received notice in writing that the WWESCP has been certified by the Manager.

20. All earthworks undertaken during the winter works period in any year must be undertaken in accordance with the WWESCP certified for that year.

21. No more than 3,000m^2 of land may be unstabilised at any one time during the winter works period.

Decommissioning

22. The consent holder must not remove or decommission any erosion or sediment control measure until the contributing catchment for the erosion or sediment control measure is completely stabilised. Written notice must be provided to the Manager prior to the removal or decommissioning of each erosion or sediment control measure. Written notice must include evidence of stabilisation and be signed off by SQE Person confirming that the contributing catchment for the erosion or sediment control measure is completely stabilised.

Cuts and Fill

23. All fill material used on site must only be natural material such as clay, soil and rock, and/or inert material such as concrete and brick, which, when buried, will have no adverse effect on people or the environment.

Note: Rule R82 (Discharges from contaminated land) of the Operative Natural Resources Plan 2023 will apply to any imported or insitu material worked on the site. If the activity does not meet the permitted activity conditions under Rule R82, other consents may be required.

24. All permanent or final cut and fill surfaces must be completed and stabilised to prevent erosion or instability. Any erosion of soil, including failure of cut and fill surfaces, that is attributable to the works shall be contained, remedied and/or mitigated by the consent holder.

Dewatering Conditions

Dewatering Management Plan

25. All dewatering activities must be undertaken in accordance with the Dewatering Management Plan (DMP) provided in Appendix D of the application documents on 28 July 2026, unless otherwise amended under condition 4.

Discharge method

26. For each dewatering activity, the consent holder shall record the method of discharge used and demonstrate that the discharge has been undertaken in accordance with the Dewatering Management Plan (Appendix D - Dewatering Management Plan, provided on 28 July 2026), unless otherwise amended under condition 4.

Dewatering Event Classification

27. Prior to the commencement of any dewatering activity, the consent holder shall determine which of the following dewatering scenarios applies, and undertake the specified action as follows:

    a) Scenario 1: Dewatering to Mean Low Water Springs (MLWS) or higher - no further settlement assessment or monitoring is required and dewatering may proceed in accordance with the Dewatering Management Plan under condition 25

    b) Scenario 2: Dewatering to ≤1m below MLWS and dewatering site is >5m from boundary/infrastructure/structures - no further settlement assessment or monitoring is required and dewatering may proceed in accordance with the Dewatering Management Plan under condition 25

    c) Scenario 3: Dewatering to >1m below MLWS (or dewatering to ≤1m below MLWS and dewatering site is ≤5m from boundary/infrastructure/structures) - the consent holder shall undertake a Dewatering Event Review (DER) in accordance with conditions 28 prior to commencement of the dewatering activity.

Dewatering Event Review

28. The consent holder shall engage a SQE Person (geotechnical engineer) to complete a Dewatering Event Review (DER) for each dewatering event falling within Scenario 3 under condition 27(c).

    The DER shall:

    a) confirm the potential for drawdown-induced settlement effects on site boundaries, neighbouring properties, buildings, structures, infrastructure, and underground services;

    b) confirm the magnitude and extent of potential settlement;

    c) determine whether predicted settlement at any property boundary, neighbouring property, building, structure, infrastructure asset, or underground service is equal to or greater than 10mm;

    d) where predicted settlement is 10mm or greater, confirm the location of settlement monitoring pins required to appropriately monitor settlement near site boundaries, neighbouring properties, buildings, structures, infrastructure, and underground services.

The consent holder shall provide a copy of each DER shall be provided to the Manager prior to the commencement of the dewatering activity.

29. Where a DER confirms settlement equal to or greater than 10mm at any property boundary, neighbouring property, building, structure, infrastructure asset, or underground service, the Consent Holder shall implement dewatering monitoring in accordance with condition 30 to 32.

Monitoring Locations

30. For each dewatering activity where Condition 29 applies, prior to the commencement of dewatering, the consent holder shall install monitoring pins in the following locations, as determined through the DER under condition 28.

    a) at or near the site boundary within 20m of the dewatering activity;

    b) in the vicinity of State Highway 1 motorway foundation structures within 20m of the dewatering activity;

    c) adjacent to the Interislander terminal building within 20m of the dewatering activity; and

    d) near public utility services located within 20m of the dewatering activity.

    The location of the monitoring pins shall be in accordance with the DER, and shall be to the satisfaction of the Manager.

Monitoring Methodology

31. For each dewatering activity where Condition 29 applies, prior to the commencement of dewatering, the consent holder shall survey the monitoring pins installed in accordance with Condition 30 on two separate occasions, at least one day apart at high tide, for the purpose of establishing baseline conditions. The baseline survey results shall be recorded in writing and made available to the Manager upon request.

32. For each dewatering activity where Condition 29 applies, the consent holder shall undertake monitoring of groundwater levels and settlement for the purpose of assessing the trigger levels in Condition 34 and implementing the required response actions during Alert and Action levels.

    Upon commencement of dewatering, the consent holder shall ensure that:

    a) monitoring pins are surveyed daily during dewatering activities while dewatering is actively occurring (unless a reduced frequency is approved in writing by the Manager); and

    b) monitoring pins are surveyed within 24 hours of completion of the dewatering activity.

    The results of all monitoring shall be recorded and made available to the Manager upon request.

Ground Settlement

33. The Consent Holder shall ensure that no dewatering activity causes 20mm or more of ground settlement at any monitoring pin as measured from the baseline measurement taken in accordance with condition 31.

In the event monitoring under condition 32 identifies ground settlement at a monitoring pin of 20mm or more, the Consent Holder must immediately cease the dewatering activity and notify the Manager within 12 hours.

The dewatering activity may only recommence when a SQE Person (geotechnical engineer) confirms in writing that dewatering can proceed in a manner where the conditions of this consent can be complied with.

34. Where monitoring under condition 32 identifies ground settlement at a monitoring pin that reaches a trigger level specified below, the Consent Holder shall implement the following response actions:

a) Alert Level (between 10mm – 14.9mm of ground settlement)

(i) monitoring frequency shall increase to at least twice daily;

(ii) the SQE Person (geotechnical engineer) shall review settlement trends;

(iii) dewatering shall cease if settlement shows an increasing trend.

b) Action Level (between 15mm – 19.9mm of ground settlement)

(i) the Manager shall be notified immediately (within 12 hours);

(ii) monitoring frequency shall increase to at least three times daily;

(iii) the geotechnical engineer shall undertake a live review of settlement trends; and

(iv) dewatering shall cease if settlement shows an increasing trend.

Dewatering Report

35. The consent holder shall prepare a Monthly Dewatering Report and provide this to the Manager within 10 working days of the end of each calendar month.

The purpose of the Dewatering Report is to notify the Manager of the dewatering occurring onsite for that month, and demonstrate compliance with the conditions of this consent.

The Dewatering Report shall include:

a) A summary of all dewatering events undertaken during the reporting period, including the location, duration, and estimated volume of water discharged for each event;

b) The discharge method for all dewatering events, demonstrating compliance with the Dewatering Management Plan and Condition 26;

c) Water quality monitoring results for any discharge to the site stormwater network during the period; and

d) Confirmation of the Dewatering Event Review (DER) outcome for each event, including the SQE Person's assessment of drawdown-induced settlement risk;

e) Where settlement monitoring was required, a copy of monitoring data recorded during the period, including confirmation of whether any trigger levels were reached and the response actions taken;

f) Any incidents, non-compliances, or exceedances of discharge quality criteria or settlement trigger levels that occurred during the reporting period, together with a description of the actions taken in response.

General Notes

a) Where conditions require the submission of information to the Manager, information may be emailed to notifications@gw.govt.nz. Please include the consent reference (WGN270015) and the name and phone number of a contact person responsible for the information submitted

b) A resource management charge, set in accordance with section 36(2) of the Resource Management Act 1991, must be paid to the Wellington Regional Council for the carrying out of its functions in relation to the administration, monitoring, and supervision of resource consents and for the carrying out of its functions under section 35 (duty to gather information, monitor, and keep records) of the Act

c) The Wellington Regional Council is entitled to recover from the consent holder the costs of any review, calculated in accordance with and limited to the Council's scale of charges in force and applicable at that time pursuant to section 36 of the Resource Management Act 1991

d) The granting of this resource consent does not provide you with the right to access private properties. Landowner entry requirements need to be gained and be in place before you may exercise this consent

e) Additional resource consents from your local city or district council may be required to undertake this activity. We advise you to contact your local city or district council prior to commencing works

f) Section 332 of the Resource Management Act allows any Enforcement Officer to go onto the property at all reasonable times for the purpose of carrying out inspections to determine whether this consent is being complied with, or to take samples.

Consent Review

Wellington Regional Council may review any or all conditions of this consent by giving notice of its intention to do so pursuant to section 128 of the Resource Management Act 1991, within one month of each anniversary of the commencement of this consent, for any of the following reasons:

a) To review the adequacy of any plan and/or monitoring requirements, and if necessary, amend these requirements outlined in this consent

b) To deal with any adverse effects on the environment that may arise from the exercise of this consent; and which are appropriate to deal with at a later stage

c) To require the implementation of Best Practicable Options, in respect to new methodologies for the undertaking of the works to avoid, remedy or mitigate any significant adverse effect on the environment arising from the works

d) To enable consistency with any relevant Regional Plans or any National Environmental Standards or Regulations.

The review of conditions shall allow for the deletion or amendment of conditions of this consent; and the addition of such new conditions as are shown to be necessary to avoid, remedy or mitigate any significant adverse effects on the environment.

***Note**: "Exercise of the consent" is deemed to be once the works authorised by this consent have commenced.*

Consent duration

Pursuant to section 123 of the Resource Management Act 1991, consent WGN270015 [41531] [41532] [41575] shall expire on 28 September 2031.

Reasons for decision

1. Background and Proposal

CentrePort Limited (the applicant) has applied to Greater Wellington Regional Council (Greater Wellington) for a land use consent and discharge permits to undertake earthworks within 5m of the Coastal Marine Area (CMA) and associated dewatering activities, required for the Wellington Ferry Infrastructure Project (the Project).

The application covers a range of earthworks and dewatering activities within the project area (Figure 1) and is intended to provide for both planned works and any unforeseen earthworks and dewatering activities that may be required during works associated with the Project.

Figure 1. Site location plan with the project boundary shown in red (Source: Section 1.1 of the Application Documents)

1.1 Amendments to the application during the processing

The original application included the construction of a temporary staging wharf at Kaiwharawhara. At the time the application was lodged, it was understood that these works would encroach within 5m of the CMA and involve approximately 100m^2 of earthworks. As such, they were initially considered as part of this application. On 10 August 2026, the applicant confirmed that the proposed staging wharf would maintain a minimum setback of 15 metres from the CMA. Consequently, the works no longer required consent from Greater Wellington and were removed from this application. Accordingly, the staging wharf is not considered further in this report.

1.2 Proposed works

Earthworks

Earthworks are required to facilitate a number of construction activities across the site, including:

- *Shore span abutment works:* A shore span abutment is required to provide a structural connection between the existing shore span approach bridge and the proposed replacement shore span at the CMA boundary. Earthworks for the abutment construction will be confined to an area of approximately 300m^2. Excavation will be required to achieve the founding level, which will be to a depth of approximately 3m.

- *Temporary terminal construction:* Earthworks are also required for the construction of a temporary terminal. These works will involve approximately 1,300m^2 of earthworks and will be undertaken adjacent to the existing terminal, beneath the motorway. While these works will maintain a setback greater than 5m from the CMA and therefore do not require consent for land disturbance, they are relevant to this application due to the dewatering activities anticipated to facilitate the works.

- *Service trenching adjacent to the existing terminal building:* Service trenching may be undertaken within 5m of the CMA over an area of approximately 5m^2, involving the excavation of approximately 5m^3 of material.

- *Earthworks to facilitate a crane platform on the CMA side of the existing terminal:* Earthworks will also be required to facilitate the construction of a crane platform on the CMA side of the existing terminal. These works will occur over an area of approximately 450m^2, with approximately 50m^2 located within 5m of the CMA. Approximately 25m^3 of material will be excavated within the 5m setback area.

- In addition to the works described above, *other incidental earthworks* may be required within 5 metres of the CMA during the construction programme to facilitate access, service installation, and other enabling works. The precise nature and extent of these works cannot be fully defined at this stage. However, the application proposes that the total area of earthworks undertaken within 5m of the CMA will not exceed 3,000 m^2 across the project area shown in Figure 1.

Dewatering

Based on geotechnical investigations, groundwater is expected to be encountered at approximately 1.0–2.0m below existing ground level, consistent with the approximate tidal water elevation. Given the proximity of the site to the CMA and the tidal influence on the groundwater table, dewatering is anticipated to be required for the excavation of the shore span abutment and may also be necessary for other excavation works undertaken within the project area.

1.3 Timing of the works

Works are proposed to be undertaken year-round (including between the months of June and September).

1.4 Location and Site Description

The Project area includes both the area adjacent to the existing Interislander ferry terminal and a portion of Kaiwharawhara Point.

The hardstand area surrounding the existing terminal building provides for activities which support operation of the port including parking, vehicle and pedestrian access, and rail lines. This hardstand area extends towards and over the Kaiwharawhara Estuary and Kaiwharawhara Point. This area is predominantly reclaimed land and was previously used as shunt railway line and stockpiling area. However, it has recently been repurposed as a passenger vehicle marshalling area and construction laydown site associated with the Interisland Resilience Connection Project (IREX). State Highway 1 (SH1) also crosses the site via an existing multi-lane flyover adjacent to the existing terminal.

Under Wellington City Council's district plan, the site is identified as Port Zone. The Port Zone includes the commercial port area where CentrePort operates, extending from Kaiwharawhara in the north to Railway/Interisland Wharf in the south.

Under the NRP, the site is further identified as a commercial port area.

1.4.1 Contamination

The proposed works are located within, or adjacent to, several sites recorded on Greater Wellington's Selected Land Use Register (SLUR).

The Kaiwharawhara Point works are located within a site classified as SLUR Category IV (Contamination Acceptable - Managed/Remediated). A Detailed Site Investigation undertaken by GHD in 2016 confirmed that the area comprises reclaimed land and historical railway yard activities. Soil sampling identified contaminant concentrations above natural background levels; however, all analysed contaminants were below the applicable commercial/industrial land-use criteria. While the investigation concluded the site was suitable for commercial or industrial use, it noted that the sampling density across the site was limited and that previously unidentified contamination may still be present.

The proposed shore span abutment works are located between two SLUR-listed sites. One site is classified as SLUR Category I (Verified History of Hazardous Activity or Industry) due to its historical use as a locomotive servicing depot, including the presence of underground storage tanks and workshop facilities. As no detailed site investigation is known to be completed for this site, the extent of any contamination is unknown.

The second site is classified as SLUR Category III (Contamination Confirmed) following investigations that identified elevated concentrations of DDT within harbour sediments associated with historical industrial activities and stormwater discharges. The contamination is understood to be primarily confined to marine sediments, with previous investigations recommending that the sediments remain undisturbed where practicable.

1.4.2 Te Whanganui-a-Tara (Wellington Harbour)

The site and proposed works are located directly adjacent to Te Whanganui-a-Tara (Wellington Harbour). This receiving environment is discussed further in Section 2 of this report

2. Reasons for resource consent / activity status

2.1 Natural Resources Plan

The Natural Resources Plan (NRP) was made operative on 28 July 2023, and those provisions are relevant to this activity. Proposed Plan Change 1 of the Natural Resources Plan (NRP–PC1) was publicly notified by the Council on 30 October 2023. All rules in the NRP–PC1 have immediate legal effect under section 86B(3) of the RMA. As the application was lodged after 30 October 2023, the NRP-PC1 is relevant to determining the resource consents required, activity status, the notification decision and the substantive assessment of the proposal under section 104 of the RMA.

5.2 Discharges to land and water	
5.2.12 Contaminated land and hazardous substances	
R82 Discharges from contaminated land	**Permitted**
	The Applicant confirmed on 6 August 2026 that they comply with Rule 82(a) and (b) of the NRP. As such, the discharges from contaminated land will be undertaken as a permitted activity subject to Rule R82.
5.3 Land use	
5.3.4 Earthworks and vegetation clearance	
R101 Earthworks	**Permitted**
	The Applicant confirmed on 06 August 2026 that the proposed earthworks will not exceed 3,000m2 per property per 12-month period. A such, the earthworks will be undertaken as a permitted activity subject to Rule R101.
5.5 Water allocation	
5.5.2 Take and use of water	
R160 Dewatering	**Restricted discretionary**
	The proposed dewatering does not meet the permitted activity requirements of Rule R159; therefore, the dewatering activities must be assessed as a restricted discretionary activity pursuant to R160 of the NRP

8 Whaitua Te Whanganui-a-Tara	
8.3.5 Earthworks	
Rule WH.R25 Earthworks – non-complying activity	**Non-complying**
	Rule WH.R23 provides for earthworks as a permitted activity provided the specified conditions can be complied with. The proposed earthworks and associated discharge of sediment-laden water into water or land where it may enter water will occur within 5m of a surface waterbody. As such the activity must be assessed against Rule WH.R24, which enables earthworks provided the conditions are complied with. The proposal is for earthworks during the winter period and therefore does not comply with condition (b). Consent is therefore required under Rule WH.R25 as a non-complying activity.

Schedules

The proposed activity is located within the Te Whanganui-a-Tara Whaitua and the Wellington Catchment.

The site is located adjacent to Te Whanganui-ā-Tara (Wellington Harbour), a site identified under the following schedules of the NRP:

- Schedule B - Ngā Taonga Nui a Kiwa
- Schedule D - Statutory Acknowledgement Area
- Schedule F2 - Indigenous Bird Habitat

The site is also located near the Kaiwharawhara stream mouth, a site identified under the following schedules of the NRP:

- Schedule F1 - Ecosystems and habitats with significant indigenous biodiversity values
- Schedule F1b - Inanga Spawning Habitat
- Schedule F4 - Indigenous Biodiversity Coastal
- Schedule I - Important trout fishery rivers and spawning waters

2.2 Overall Activity Status

The activity is considered a restricted discretionary activity under the operative NRP and a non-complying activity under the proposed NRP-PC1. Overall, the activity must be an assessed as a non-complying activity.

3. Consultation

3.1 Iwi authorities

A summary of the proposal and access to the application documents were provided to the following iwi authorities:

3.1.1 Port Nicholson Block Settlement Trust

A copy of the application and summary of the proposal was provided to Port Nicholson Block Settlement Trust on 29 July 2026.

On 29 July 2026, Port Nicholson Block Settlement Trust provided a response.

Port Nicholson Block Settlement Trusts comments are discussed further in section 5 of this report

3.1.2 Te Rūnanga o Toa Rangatira

A copy of the application and summary of the proposal was provided to Te Rūnanga o Toa Rangatira (the mandated iwi authority for Ngāti Toa Rangatira) on 29 July 2026.

On 07 September 2026, Te Rūnanga o Toa Rangatira provided a response.

Te Rūnanga o Toa Rangatira comments are discussed further in section 5 of this report.

4. Summary of the Notification Decision

This application was processed on a non-notified basis as the effects of the activity are considered to be no more than minor under s95D of the RMA. Further information on the notification decision and potentially affected persons is provided in Notification Decision Report.

For this application it is considered that there are no affected persons under s95E.

5. Environmental Effects

This section provides an assessment of the effects of the proposed activity on the environment. Information has been drawn from the application provided by the applicant and other information sourced during the processing of the application.

The application was assessed on behalf of Greater Wellington by the following technical experts:

- Larrissa Fraser-MacFarlane, Resource Advisor, Environmental Regulation, Wellington Regional Council in relation to erosion and sediment control.

- Andrea Broughton, Consultant Hydrogeologist, Groundwater Solutions International and Andy Smith, Technical Director, Geotechnics, Pattle Delmore Partners Limited in relation to the proposed dewatering.

5.1 Earthworks and associated discharges

During earthworks, sediment may be mobilised and discharged to land, where it could enter nearby waterbodies. If sediment enters a waterbody, including the Coastal Marine Area (CMA), it may cause a localised and temporary increase in turbidity and a reduction in water quality. Earthworks are proposed within 5m to the CMA and therefore the risk of discharges into the receiving environment are higher.

The applicant proposes to undertake earthworks in accordance with an Erosion and Sediment Control Plan (ESCP). The ESCP will include details of erosion and sediment control measures in accordance with the Erosion and Sediment Control Guidelines for the Wellington Region (2021). It is anticipated that due to the small area of earthworks, erosion and sediment controls such as silt fences and silt socks will be appropriate to manage the works. As such, it is not considered that treatment devices that require chemical treatment are required.

In accordance with the ESC Guide, silt fences are generally appropriate to manage catchment sizes up to 0.3ha, provided the site-specific conditions are considered, with super silt fences appropriate for even larger catchments up to 0.5ha, again provided site-specific conditions are considered.

Upon review, Ms Fraser-MacFarlane confirmed she agreed with the assessments and methodology proposed to manage the earthworks. Ms Fraser-MacFarlane recommended a suite of conditions of consent to be imposed.

Based on the information in the application documents and advice received by Ms Fraser-MacFarlane, I am satisfied that the environmental effects from the proposed earthworks and associated discharges can be appropriately managed through the consent conditions.

5.2 Dewatering

Dewatering has the potential to result in groundwater drawdown, which can extend beyond the immediate works area and increase the risk of ground settlement. Given the presence of significant transport and port infrastructure within the project area, unmanaged settlement could adversely affect nearby buildings, structures, and services.

To manage these effects, the applicant proposes that all dewatering activities be undertaken in accordance with a site-wide Dewatering Management Plan (DMP). The DMP establishes a framework for assessing, treating, and discharging dewatered groundwater, with discharge options including removal by sucker truck, discharge to soak pits, disposal to the trade waste network, or discharge to the stormwater network.

The DER process also assesses the potential for settlement and identifies the monitoring and management measures required. The applicant has adopted a settlement trigger framework whereby settlement of up to 10mm is considered negligible and works can proceed in accordance with the DMP. Where settlement

exceeds 10mm, additional monitoring and response actions are required. Enhanced monitoring is triggered at 15mm, and all dewatering must cease if settlement reaches 20mm.

Further information was requested under section 92 of the RMA regarding the basis for the proposed settlement thresholds and the potential effects of settlement on adjacent land, infrastructure, and services. In response, the applicant advised that settlement at site boundaries and neighbouring properties is expected to be negligible due to their distance from the proposed dewatering activities.

Ms Broughton reviewed the additional information and was satisfied with the assessment of settlement risk, including the proposed trigger levels, monitoring requirements, and response actions. Ms Broughton also advised that the anticipated drawdown is a temporary and typical effect of dewatering excavations of this depth within a tidally influenced reclamation area. Given the site's hydraulic connection to Wellington Harbour, groundwater levels are expected to recover rapidly following the cessation of dewatering activities.

Advice was also sought from Mr Smith regarding potential settlement effects on surrounding infrastructure. Mr Smith confirmed that he was comfortable with a settlement threshold of up to 20mm, provided the applicant complies with the proposed monitoring regime, trigger levels, and response actions. He further advised that the proposed action levels are reasonable and appropriate given the site's ground conditions.

Mr Smith acknowledged that the motorway bridge piers are likely to be the most sensitive structures potentially affected by the proposed activity. However, he noted that the bridge foundations are likely founded within natural ground below the anticipated zone of groundwater drawdown and are therefore unlikely to experience adverse settlement effects.

Mr Smith was also asked to comment on the potential cumulative effects of repeated dewatering events. He advised that cumulative settlement effects are unlikely to occur as a result of repeated dewatering cycles, particularly where the dewatered soils comprise predominantly granular materials such as sands and gravels.

Based on the information in the application documents and advice received by Ms Broughton and Mr Smith, I am satisfied that the environmental effects from the proposed dewatering can be appropriately managed through the consent conditions, specifically, conditions of consent have been imposed that adopt the proposed trigger level thresholds and monitoring regime. An additional standalone condition requires that dewatering activities must not cause ground settlement of 20 mm or more. If settlement of 20 mm or more occurs, dewatering must cease immediately.

5.3 Effects on mana whenua values

As identified in Section 2.1 of this report, the receiving environment Te Whanganui a Tara/Wellington Harbour is identified under the following schedules of the NRP:

Schedule B - Ngā Taonga Nui a Kiwa

Ngā Taonga Nui a Kiwa, as defined in the NRP and summarised here, means, *"Those large freshwater and coastal entities from which mana whenua derives cultural and*

spiritual identity, their status as mana whenua and the associated responsibilities that come with that including those of kaitiaki…"

Te Whanganui-a-Tara is identified as a Schedule B area for both Taranaki Whanui ki te Upoko o te Ika and Ngāti Toa Rangatira.

For Taranaki Whanui ki te Upoko o te Ika, Te Whanganui-a-Tara forms part of their iwi creation story as well as a significant location for the collection of food and an area for activities that uphold tikanga Māori,

For Ngāti Toa Rangatira, Te Whanganui-ā-Tara is a defining feature of Ngāti Toa's settlement in the Wellington area and integral to Ngāti Toa's identity, For Ngāti Toa, the harbour is also a significant location for collecting food.

Schedule D – Statutory Acknowledgement Area

A statutory acknowledgement is an acknowledgement by the Crown that recognises the mana of a tangata whenua group in relation to specified areas – particularly the cultural, spiritual, historical and traditional associations with an area.

Te Whanganui-a-Tara is identified as a Schedule D site for both Port Nicholson Block Settlement Trust and Ngāti Toa Rangatira.

For Port Nicholson, this is recognised under Schedule D1 of the NRP: Statutory Acknowledgements from the Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009. As described in the NRP, Wellington Harbour was used for transport, fishing and sometimes warfare for Port Nicholson.

For Ngāti Toa Rangatira, the Statutory Acknowledgement is recognised under Schedule D2 of the NRP: Statutory Acknowledgement from the Ngāti Toa Rangatira Claims Settlement Act 2014. Wellington Harbour has high cultural, historical, spiritual, and traditional significance to Ngāti Toa Rangatira.

Assessment of effects

In assessing how the proposed works may impact cultural values, I engaged with Port Nicholson Block Settlement Trust and Te Rūnanga o Toa Rangatira. This engagement was to ensure cultural effects and values are identified by those with the appropriate authority and Mātauranga to do so.

Port Nicholson Block Settlement Trust provided comment on the application, acknowledging that Te Whanganui a Tara is considered a taonga for mana whenua and its protection is of critical importance to them. Port Nicholson Block Settlement Trust noted technical input is required to ensure any potential adverse effects to the moana are prepared for. Port Nicholson Block Settlement Trust also requested that they are informed immediately in the event of any unforeseen negative impacts to the moana.

Te Rūnanga provided comments on the application stating that they do not object to the proposal provided the mitigation measures described in the application are secured as conditions of consent.

In processing this application, regard has been given to the values outlined above and further detailed in the NRP. It has further been assessed how the proposed mitigations

for the works will protect these cultural values and associations. Furthermore, conditions will be imposed that will address the comments raised by Port Nicholson Block Settlement Trust and Te Rūnanga o Toa Rangatira, specifically:

- Conditions 15 - Relating to notifying Port Nicholson Block Settlement Trust in the event of an incident involving the discharge of sediment
- Condition 25 - Relating to compliance with the Dewatering Management Plan

5.4 Summary of effects

Given the assessment above, it is considered that the effects of the activity are, or will likely be, no more than minor when undertaken in accordance with the consent conditions.

6. Statutory Assessment

6.1 Part 2

Part 2 outlines the purposes and principles of the RMA. Section 5 defines its purpose as the promotion of the sustainable management of natural and physical resources. Sections 6, 7 and 8 of Part 2 define the matters a consent authority shall consider when achieving this purpose.

I am satisfied that the granting of the application is consistent with the purpose and principles in Part 2 of the RMA.

6.2 Matters to be considered

Sections 104-108AA of the RMA provide a statutory framework in which to consider resource consent applications. All relevant matters to be considered for this application are summarised below.

6.2.1 Section 104(1)(a) Actual and Potential Effects

See Section 5 of this report.

6.2.2 Section 104(1)(b) Relevant Statutory Provisions

The relevant provisions of the national and regional planning instruments are identified and assessed below:

6.2.2.1 New Zealand Coastal Policy Statement

New Zealand Coastal Policy Statement 2010 (amended 2025)	
Objectives	
1: To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land, by:	Through the proposed erosion and sediment, and dewatering management, I consider the proposed discharges can be appropriately managed to safeguard the integrity, form, functioning and resilience of the coastal environment.

3: To take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment by:	Through engagement with Te Rūnanga o Toa Rangatira and Port Nicholson Block Settlement Trust, I consider I have processed this application in a manner consistent with this objective.
Policies	
2: The Treaty of Waitangi, tangata whenua and Māori	Through engagement with Te Rūnanga o Toa Rangatira and Port Nicholson Block Settlement Trust, I consider I have processed this application in a manner consistent with this Policy.
11: Indigenous biological diversity (biodiversity)	I have recognised the significant indigenous biodiversity within the receiving environment. I consider the applicant has demonstrated they can appropriately manage the proposed activities to protect this biodiversity.
22: Sedimentation	I consider the proposed erosion and sediment, and dewatering management are appropriate to manage the discharges into the receiving environment.
23: Discharge of contaminants	During the processing of this resource consent application, I have had regard to the sensitivity of the receiving environment and consider the proposed management of the discharges are appropriate. Of particular note, policy 23(5), relates to managing discharges from ports and other marine facilities, specifically requiring all practicable steps are taken to avoid contamination of coastal waters. I consider the applicant has demonstrated they can manage the discharges from the site appropriately.

6.2.2.2 Regional Policy Statement for the Wellington Region 2013 (including Change 1)

The Regional Policy Statement was made operative on 24 April 2013. Proposed RPS Plan Change 1 was notified on the 19 August 2022 with the submission period closing on 14 Oct 2022. Following decisions on Change 1, the freshwater provisions (denoted by FW) of the RPS Change 1 are now deemed operative. Section 4.2 of the RPS sets out the policies that are to be considered when processing a resource consent. The key provisions are listed below.

Chapter 4.2 Regulatory policies – matters to be considered	
Policy IM.1 Integrated management - ki uta ki tai – consideration	I have had regard to the matters set out in this policy by way of engaging with Port Nicholson Block Settlement Trust and Te Rūnanga o Toa Rangatira, and assessing and considering the receiving environment at a whole-of-catchment basis. I consider the proposal is consistent with this policy.
Policy 41: Managing the effects of earthworks and vegetation clearance– consideration	During the processing of this application, I have had regard to the potential for erosion and sediment discharges, as a result of the proposed earthworks. I consider the proposed erosion and sediment management approach and conditions of consent will effectively manage this risk and potential and actual adverse effects. I consider the proposal is consistent with this policy.
Policy 47 Managing effects on indigenous ecosystems and habitats with significant indigenous biodiversity values and other significant habitats of indigenous fauna – consideration	I have recognised the significant indigenous biodiversity within the receiving environment. I consider the applicant has demonstrated they can appropriately manage the proposed activities to manage the effects on this environment.
Policy IE.2 Giving effect to mana whenua / tangata whenua roles and values when managing indigenous biodiversity – consideration	During the processing of this application, I have undertaken engagement with Port Nicholson Block Settlement Trust and Te Rūnanga o Toa Rangatira to ensure mana whenua roles and values are recognised and upheld. I consider the processing of this application has been undertaken in a manner consistent with this policy.
Policy 48 Principles of Te Tiriti o Waitangi – consideration	During the processing of this application, I have engaged with Port Nicholson Block Settlement Trust and Te Rūnanga o Toa Rangatira and where appropriate I have implemented the comments provided into the consent decision. I consider the processing of this application has been undertaken in a manner consistent with this policy.

Policy 49: Recognising and providing for matters of significance to tangata whenua – consideration	During the processing of this application, I consider I have recognised and provided for the matters set out in this policy, particularly through the direct engagement with Port Nicholson Block Settlement Trust and Te Rūnanga o Toa Rangatira.

6.2.2.3 Natural Resources Plan for the Wellington Region 2023

3 Objectives	
3.1 Ki uta ki tai: mountains to the sea	O1, O2, O4: The interconnectedness of the whole environment has been recognised during the processing of this application by considering the effects on the receiving environment and ensuring appropriate controls and management is in place to manage the effects on all receiving environments.
3.3 Māori relationships	O1, O12, O13: The processing of this application has been undertaken in a manner consistent with these provisions by engaging with Port Nicholson Block Settlement Trust and Te Rūnanga o Toa Rangatira and implementing the comments provided into the consent conditions and decision
3.6 Water quality	O17: By undertaking works in accordance with the conditions of consent, mainly the discharge quality requirement and certified ESCP, water quality in the receiving water bodies will be protected and managed appropriately.
3.7 Biodiversity, aquatic ecosystem health and mahinga kai	O19: I consider through the implementation of the conditions of consent, specifically the finalisation and certification of the ESCP and SMP, the significant indigenous biodiversity values of the receiving environments will be appropriately safeguarded. I consider the proposal is consistent with this objective

3.8 Sites with significant values	O28: The receiving environment, Te Whanganui a Tara, is considered an ecosystems and habitat with significant indigenous biodiversity values. I consider the values of this environment will be appropriately protected through the proposed management of earthworks and dewatering, and through the implementation of the conditions of consent.
3.10 Soil	O33: I consider through the implementation of the proposed erosion and sediment controls, the soils will be protected, and soil erosion will be minimised to an appropriate level.
3.11 Land use	O34: I consider the adverse effects on soil and water from the proposed soil disturbance has been minimised to the extent practicable and will be managed appropriately through the conditions of consent.
3.12 Discharges to land and water	O36, O37: I consider the proposed earthworks discharges can be appropriately managed through the conditions of consent. O42: As assessed in Section 1.5.1 of this report, the contamination onsite has been appropriately identified. Furthermore, the Applicant has confirmed they will comply with Rule R82 of the NRP and therefore undertake the discharges from contaminated land as a permitted activity.
4 Policies	
4.1 Ki uta ki tai and integrated catchment management	P1: During the processing of this application, I have had regard to the potential and actual adverse environmental effects on the receiving environment. I consider through the implementation of the conditions of consent; the receiving environment can be appropriately protected. The proposal is consistent with this policy.

4.3 Māori relationships	P18, P19, P20, P21, P22: During the processing of this application and through engagement with Port Nicholson Block Settlement Trust and Te Rūnanga o Toa Rangatira, I have had regard to the cultural values of the receiving environment. Furthermore, in accordance with Policy P22, I have had regard to the statutory acknowledgement identified for Te Whanganui a Tara.
4.6 Biodiversity, aquatic ecosystem health and mahinga kai	P30: I consider through the implementation of the conditions of consent the adverse effects on biodiversity, aquatic ecosystem health and mahinga kai will be appropriately managed.
Policy P80 Zone of reasonable mixing	I have determined an appropriate zone of reasonable mixing of 15m, in accordance with the natural resources plan.
Policy P107 Land use activities, erosion and associated discharges	I consider the proposed erosion and sediment control has been prepared in accordance with good management practices, such as the ESC Guide for Land Disturbing Activities in the Wellington Region, and that through the implementation of the conditions of consent, soil erosion will be minimised, sediment and silt runoff will be controlled, and progressive stabilisation will be undertaken in an appropriate manner.
8 Whaitua Te Whanganui-a-Tara	
Objective WH.O3 The health and wellbeing of coastal water quality, ecosystems and habitats in Te Whanganui-a-Tara is maintained or improved to achieve the coastal water objectives set out in Table 8.1, and by 2040:	I consider the proposed works will be managed in a manner that ensures the health and wellbeing of the receiving environment is maintained.

6.2.2.4 Weighting not required

As the conclusion reached under the NRP assessment is consistent with that reached under the proposed NRP-PC1 there is no need to undertake a weighting exercise between the NRP and proposed NRP- PC1.

6.2.3 Section 104(1)(c) Other Matters

There are no other matters relevant to this application.

6.2.4 Section 104(2EA) Compliance history

The applicant has no history of any previous or current abatement notices, enforcement orders, infringement notices, or convictions under this Act in the Wellington region.

6.2.5 Section 104D

As this application is for a non-complying activity, under s104D of the RMA, a consent authority may grant resource consent for a non-complying activity, only if it is satisfied that either:

- the adverse effects of the activity on the environment will be minor; or
- the application is for an activity that will not be contrary to the objectives and policies of the Natural Resources Plan (including the objectives and policies of the NRP-PC1)

If the application cannot meet either of the 'gateway tests' outlined above, the consent application must be declined.

As determined in section 5 of this report, it is considered the adverse environmental effects are no more than minor. Additionally, as assessed in Section 6 of this report, the proposal is consistent with the relevant objectives and policies of the NRP, including PC1.

The proposal meets both arms of the gateway test.

6.2.6 Section 105(1) Matters relevant to Discharge Permits

I have had regard to the matters in s105(1)(a) – (c) of the RMA when considering this application, including:

- the nature of the discharge and sensitivity of the receiving environment
- the applicant's reasons for proposed choice
- possible alternative methods of discharge.

6.2.7 Section 107 Restriction on Grant of Certain Discharge Permits

The proposed discharge is not expected to result in any of the effects listed in s107(1) of the RMA after reasonable mixing. In the event that any of the effects listed in s107(1) do arise, the discharge will be temporary and so will meet the requirements of section 107(2).

7. Decision

Pursuant to section 104B and 104C resource consent is granted to CentrePort Limited with conditions.

The reasons for this decision are:

1. The proposed activity is consistent with the purpose and principles of the Resource Management Act 1991.

2. The proposed activity is consistent with the relevant objectives and policies of the New Coastal Policy Statement, Regional Policy Statement (including Change 1) and the Natural Resources Plan (including proposed Plan Change 1).

3. In relation to s104D, the proposed activity is not contrary to the objectives and policies of the Natural Resources Plan or proposed Plan Change 1.

4. The actual or potential adverse effects of the proposed activity on the environment are likely to be no more than minor.

5. The proposal incorporates appropriate mitigation measures to manage the adverse effects of the proposal.

6. Conditions of the consent(s) require that the adverse effects of the activity on the environment are appropriately avoided, remedied or mitigated.

All the conditions of consent meet s108 and s108AA of the RMA. I have assessed the conditions against the criteria in s108AA and consider that they:

- have been agreed to by the applicant, and so meet s108AA(1)(a)

- are directly connected to an adverse effect of the activity on the environment, a regional rule or an NES, and so meet s108AA(1)(b)

- relate to an administrative matter of the resource consent, and so meet s108AA(1)(c)

7.1 Duration of Consent

The applicant initially sought a consent duration of 10 years. However, given that the proposed earthworks are of a relatively short duration and the consent will be given effect to immediately upon granting, a 10-year consent duration was not considered appropriate in this instance.

Following discussions with the applicant, a consent duration of five years was agreed as a reasonable and practical timeframe for the proposed activities. This duration provides sufficient time for the authorised works to be undertaken.

The consent expiry dates are as follows:

- [41531] – Land Use Consent for earthworks, expiring 28 September 2031.

- [41532] – Discharge Permit for earthworks-related discharges, expiring 28 September 2031.

- [41575] – Water Permit for dewatering activities, expiring 28 September 2031.

Decision recommended by:	Jessica Glover	Resource Advisor, Environmental Regulation	
Decision peer reviewed by:	Annie Graham	Resource Advisor, Environmental Regulation	
Decision approved by:	Richard Percy	Team Leader, Environmental Regulation	

Processing Timeframes

Application lodged:	23/07/2026	**Application officially received:**	29/07/2026
Application stopped (s92(1):	12/08/2026	**Application started:**	02/09/2026
Application stopped (s107G)	11/09/2026	**Application started:**	22/09/2026
Applicant to be notified of decision by:	28/09/2026	**Applicant notified of decision on:**	28/09/2026
Time taken to process application:	20 working days		