

Appendix 1 – Recommended Conditions of Resource Consent

General Accordance

1. The use and development of the land must be as described within the application LUC25/48839 and be generally in accordance with the following plans except as amended by the conditions below:

- a. Assessment of Environmental Effects and Statutory Analysis dated 29 July 2025 submitted to New Plymouth District Council on 27 November 2025
- b. Plans entitled:
 - i. 'Proposed Site Plan' Drawing No: SP0_10 Rev. ~~FE~~ dated ~~15 July 2026~~ 2 October 2026,
 - ii. Proposed Elevation Signage: Drawing No: ESO_01 Rev. ~~CE~~ dated ~~28 May 2025~~ 2 October 2026;
 - iii. Proposed Elevation Signage: Drawing No: ESO_02 Rev. ~~EG~~ dated ~~19 November 2025~~ 2 October 2026;
 - iv. 'Bunnings New Plymouth' Sheet No C-000 Rev.7, C-100 Rev.6 & C210 Rev.5 dated 24 June 2025, C001 Rev.1 dated 20 February 2024, C150 Rev.5, C200 Rev.4 & C-610 Rev.3 dated 23 June 2025, and C-800 Rev.1 prepared by BCD Group
- c. Civil Engineer Design Features report prepared by BCD Group Job No: 23-0336 Rev.7 dated 27 November 2025.
- d. Landscape Package for Resource Consent – Bunnings New Plymouth dated 10 August 2026 and Landscape Design Statement dated 23 April 2023 prepared by Rough Milne Mitchell Landscape Architects.
- e. Ravensdown Contaminated Site Management Plan prepared by 4SightConsulting version 4 dated March 2018 and Site Validation Report prepared by HDGeo, project No.HD1781, reference SVR Rev3 dated 1 December 2023.
- f. Erosion and sediment Control Plan prepared by BCD Group Job No: 23-0336 Rev.1 dated 1 October 2025.

To the extent that there are any differences between any of the plans above, the information in the most recently dated plan prevails. This includes earthworks in the vicinity of Aotere Pa that must be in accordance with the Landscape Package and reduction in the width of the drive from Access 4 to only allow for one-way vehicle movements.

f.

Commented [LM1]: Update to reflect latest plans submitted.

Commented [LM2]: Update to reflect changes in the works which may not be reflected in all plans

Prior to commencement of works

2. The Consent Holder must arrange and attend a pre-start meeting with the New Plymouth District Council Monitoring Department, Ngāti Tāwhirikura and Puketapu Hapū at least 5 working days prior to the commencement of activities associated with this consent. The preferred means of contact is by email to PlanningConsents.Monitoring@npdc.govt.nz. The pre-start meeting must address:
 - a. Construction Traffic Management
 - b. Erosion and sediment control measures;
 - c. Contaminated soil disturbance;
 - d. Accidental Discovery Protocol; and
 - e. Cultural Monitoring
3. Pursuant to Section 36 of the Resource Management Act 1991 the Consent Holder must pay the actual and reasonable costs incurred by the New Plymouth District Council when monitoring the conditions of this consent.
4. Prior to the commencement of any site works, the Consent Holder must take all reasonable endeavours, and act in good faith, to convene and resource a Kaitiaki Forum.
 - a. The purpose of the Kaitiaki Forum is to enable the Consent Holder to share information and provide opportunities for the Kaitiaki Forum to comment on:
 - i. The Planting Plan required by Condition 15
 - ii. Surface treatments and pedestrian connections within the site
 - iii. The design and detail of the proposed Pou in the northwestern corner of the site
 - iii-iv. [Textural treatment of the 1.2m high white concrete dado on the western and southern façades of the garden centre](#)
 - iv-v. Other opportunities for applied cultural expression, including the location and ongoing maintenance of any installations of Toi Māori.
 - v-vi. Appropriate cultural contributions to the induction of all persons working on the site.
 - vi-vii. Implementation of necessary tikanga māori including a pre-start blessing and cultural monitoring of the earthworks within the application site.
 - b. The Consent Holder must facilitate opportunities for the Kaitiaki Forum to hold regular meetings, at least once every 3 months for the duration of construction until the opening of the Bunnings Warehouse.
 - c. The Kaitiaki Forum must include at least one representative of the Consent Holder, Ngāti Tāwhirikura Hapū and Puketapu Hapū;
 - d. The Consent Holder must maintain a record of all feedback provided by the Kaitiaki Forum and the Consent Holder's response to that feedback (including reasons in circumstances where no action is taken). [The record\(s\) of the meeting\(s\) must be provided to the New Plymouth District Council Monitoring Department at least one every three months.](#)
 - e. The Kaitiaki Forum may decide to meet less frequently or may be discontinued earlier at the unanimous agreement of its members.
5. No less than 20 working days prior to the commencement of works, the consent holder must submit a Construction Traffic Management Plan (CTMP), for certification by the New Plymouth District Council Monitoring Supervisor or nominee. The CTMP must identify how it will manage construction traffic to:
 - a. Protect public safety.
 - b. Minimise delays to road users.
 - c. Minimise disruption to property access; and
 - d. Inform the public about the potential impacts on the road network.
6. The CTMP must include, but not be limited to, the following:

Commented [LM3]: Amendment to include additional certainty regarding opportunities for cultural expression on parts of the façade of the building.

- a. Details of traffic management activities and sequencing.
 - b. Methods for managing effects from construction related traffic movements including but not limited to noise and vibration.
 - c. Provisions to ensure that, as far as practicable, road users will not be held up by construction activities for an unreasonable period of time (such time period to be specified).
 - d. The proposed route through the city for any trucks associated with the removal of earthworks and any traffic management measures.
 - e. Details on how construction traffic would be managed for the duration of the works noting that no construction vehicles shall be parked on any adjacent street for the duration of the works.
 - f. Details of how construction noise for all adjoining properties must be managed in line with the relevant standards outlined under NZS6803:1999
 - g. The management and mitigation measures prescribed in the CTMP must be implemented for the duration of the construction works.
7. Prior to the commencement of earthworks, the consent holder must forward the Erosion and Sediment Control Plan as approved by the Taranaki Regional Council to the New Plymouth District Council Monitoring Department.
 8. Prior to the commencement of earthworks, the consent holder must install all silt and sediment control measures in accordance with the Erosion and Sediment Control Plan forwarded in accordance with Condition 7.
 9. No less than 20 working days prior to the commencement of earthworks ~~in the area labelled "Council Land Area" (CLA) in Appendix E of the Site Validation Report~~, the consent holder must provide a Contamination Management Plan (CMP) to the Council for certification by the New Plymouth District Council Monitoring Supervisor. The objective of the CMP is to demonstrate how the consent holder will monitor and manage contaminated soil within the ~~CLA site~~, including detailed site management methods and techniques and how compliance with the consent conditions will be achieved. The CMP must include, but is not limited to, the following:
 - a. ~~Remediation of the On-Going Management Areas adjacent to Access 2 identified in the Site Validation Report prepared by HDGeo;~~
 - ~~a.b.~~ Sampling that will be undertaken within the ~~CLA site~~;
 - ~~b.c.~~ The erosion and sediment controls that will manage stormwater and contaminant runoff from the site; and
 - ~~c. An unexpected discovery protocol; and~~
 - d. Remediation measures that will occur for any contaminated soil discovered which exceeds the soil quality objectives outlined in table 3 of the Site Validation Report prepared by HDGeo, project No.HD1781, reference SVR Rev3 dated 1 December 2023.
 10. The CMP must be prepared by a suitably qualified and experienced person (SQEP) and certified by the Council that it meets the requirements of this condition.
 11. Prior to commencement of ground disturbance, the consent holder must provide evidence to the New Plymouth District Council Monitoring Department that a suitably qualified and experienced environmental practitioner has been appointed to monitor all ground disturbance works. The consent holder must include the contact details of the practitioner appointed in accordance with this condition.
 12. No less than 20 working days prior to commencement of construction, the Consent Holder must provide a finalised Landscape Plan in general accordance with the recommendations of the *Landscape Package for Resource Consent – Bunnings New Plymouth dated 10 August 2026 and Landscape Design Statement dated*

23 April 2023 prepared by Rough Milne Mitchell Landscape Architects for approval by the Council's Monitoring & Enforcement Officer. The Landscaping Plan shall include the following:

- a. A summary of the outcomes of the Kaitiaki Forum on the content of the Landscape Plan.
- b. Plant species, numbers, size, spacing, layout and grade;
- c. Height at installation
- d. Location of landscaping
- e. Confirmation in the form of a plan that the planting along Devon Road will achieve a minimum sight distance of 151m from Access 2 for traffic safety purposes.
- f. Height expected to grow to and within what time frame
- g. Methods of ground preparation, fertilising, mulching, spraying;
- h. Timing of planting;
- i. Maintenance and weed management.

During Construction

13. If the consent holder discovers archaeological evidence, or suspected archaeological evidence, they must without delay notify:
 - a. Ngāti Tāwhirikura and Puketapu Hapū; and
 - b. Heritage New Zealand Pouhere Taonga (HNZPT); and
 - c. New Plymouth District Council Monitoring Officer; and
 - d. New Zealand Police in the case of skeletal remains; andstop work within the immediate vicinity of the discovery to allow a site inspection by HNZPT and their advisors, who must determine whether the discovery is likely to be extensive and if a thorough site investigation is required. Site work must only recommence following consultation with the New Plymouth District Council, HNZPT, Ngāti Tāwhirikura and Puketapu Hapū, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.
14. Land disturbed by earthworks, must be wetted as required to ensure that dust nuisance is maintained within the site.
15. The consent holder must install a stabilised vehicle entrance to prevent the tracking of earth worked materials onto the surrounding road network. If contaminant material is tracked onto the road, the consent holder must clean and repair the road back to its original condition. In doing this, the consent holder must ensure that no materials are washed or swept into any stormwater drains or natural drainage systems.
16. Prior to construction of any services or the building, the consent holder must undertake remediation of the contamination identified in the vicinity of the existing office buildings and trees adjacent to Devon Road in the Site Validation Report prepared by HDGeo. Earthworks and remediation works must be undertaken in accordance with the Contamination Management Plan certified in accordance with Condition 9.
17. Prior to commencement of the construction of the Bunnings Warehouse and no later than one month of completion of groundworks whichever occurs first, the consent holder must supply a Site Validation Report for the approval of the Development Control Lead. The Site Validation report must confirm that all contaminated soil within the site has been remediated to a level appropriate for commercial activities. The Site Validation report must be prepared by the Suitably Qualified Environmental Practitioner appointed in accordance with Condition [1410](#). The Site Validation report must be prepared generally in accordance with the MfE Contaminated Land Management Guideline No.1.
18. The existing collapsed Stormwater pipe work on site that has collapsed must be removed and reinstated with appropriate engineered fill.

19. At completion of the earthworks and prior to undertaking any building works, a Geotechnical Completion Report must be submitted to the Council's Monitoring Officer prepared by a suitably qualified Geo Professional in accordance with Section 2.6.1 of the New Plymouth District Council Land Development and Subdivision Infrastructure Standard (Local Amendments Version 3).
20. The Geotechnical Completion Report must include (but not be limited to) the assessment of the stability of slopes, earth fills, cut and fill batters associated with the earthworks. This report must be provided along with the Schedule 2A Statement which relates to matters in Chapter 2 of the Land Development & Subdivision Infrastructure Standard.

Completion of Construction

21. Within six months of completion of earthworks activities, all exposed areas must be regressed/hydroseeded.

Advice Note:

Earthworked areas which have subsequently been the subject of mitigation or covered by impermeable surfaces will not be treated as an exposed area.

Prior to Opening and Operational Matters

22. Prior to opening of the Bunnings Warehouse, the stormwater soakage system must be installed in accordance with the approved plan entitled '*Bunnings New Plymouth' Sheet No C-150 Rev.5 dated 23 June 2025* and operational. The stormwater system must be constructed to manage stormwater for a 1% Annual Exceedance Probability event based on RCP 8.5 climate change scenario.
23. Prior to opening of the Bunnings Warehouse, all planting in the Landscape Plan approved in accordance with Condition 152 must be installed.
24. All planting in the Landscape Plan approved in accordance with Condition 125 must be maintained to the satisfaction of Council in perpetuity. If any of the landscaping dies and/or becomes diseased, the dead and/or diseased landscaping must be replaced in the same or similar location within the next planting season (generally between May and October) by a same or similar species of landscaping.
25. Prior to opening of the Bunnings Warehouse, car parking must be provided on site in accordance with the approved plan entitled '*Bunnings New Plymouth' Sheet No C100 Rev.6 dated 24 June 2025*.
26. Prior to the opening of the Bunnings Warehouse, at least eight parking spaces must be provided for people with disabilities. The location of the parking spaces for persons with disabilities must be located as shown in Proposed Site Plan' Drawing No: SP0_10 Rev. E dated 15 July 2026 (refer Condition 1.b.i) and must meet the other Accessible Route requirements of Standard NZS4121:2001.
27. Prior to opening of the Bunnings Warehouse, 36 bicycle spaces must be provided on site.
28. Prior to opening of the Bunnings Warehouse, all parking, manoeuvring, loading and access must be constructed to an all-weather standard and marked in accordance with the approved plan entitled '*Bunnings New Plymouth' Sheet No C-100 Rev.6 dated 24 June 2025*.
29. Prior to opening of the Bunnings Warehouse, all turning areas located at the end of 'blind aisles' must be marked as 'no parking' or similar.
30. During the operation of the Bunnings Warehouse, the required car parking and bicycle spaces must be retained on the site.

31. B-train truck movements from the loading area exiting the site via Access 3 must not occur between 11am and 1pm on ~~weekends~~Saturdays and Sundays.
32. Prior to opening of the Bunnings Warehouse, the consent holder must construct three new heavy industrial vehicle crossings at Access 1, 3 and Smart Road (adjacent to Access 4) as identified on Figure 4-1 of the *Transportation Assessment Report*, ref: 310205066.100.0108 dated June 2025 prepared by Stantec in accordance with the New Plymouth District Council Land Development and Subdivision Infrastructure Standard (Local Amendments Version 3) or as otherwise agreed to by the Council in regard to the 'wings' to enable safe movement by longer vehicles such as trucks by Council.
33. Prior to opening of the Bunnings Warehouse, the vehicle crossing onto Devon Road must be upgraded to a heavy industrial vehicle crossing standard in accordance with the New Plymouth District Council Land Development and Subdivision Infrastructure Standard (Local Amendments Version 3) or as otherwise agreed to by the Council in regard to the 'wings' to enable safe movement by longer vehicles such as trucks by Council and to the satisfaction of the New Zealand Transport Agency Network Manager.
34. Prior to opening of the Bunnings Warehouse, the consent holder must remove the existing vehicle crossings off Smart and Devon Roads that are no longer required and reinstate the kerb, channel and footpath and grass berm in accordance with the New Plymouth District Council Land Development and Subdivision Infrastructure Standard (Local Amendments Version 3).
35. Within three (3) months of completion of any remedial works identified under Condition ~~9.11~~ and prior to construction of any new buildings, the consent holder must provide a site validation report (SVR) to the Council's Monitoring Officer showing that the identified contamination has been successfully remediated in accordance with the RAP. The site validation report must be prepared by a suitably qualified and experienced practitioner in accordance with the current edition of the Ministry for Environment Contaminated Land Management Guidelines No.1 – Reporting on Contaminated Sites in New Zealand. The SVR must include as a minimum, but not be limited to:
 - a. Proposed validation samples identified in the RAP
 - b. Photographs of the work as detailed in the RAP
 - c. Details of TCLP analysis undertaken
 - d. Disposal receipts
36. Prior to opening of the Bunnings Warehouse to the public, the consent holder must supply to the New Plymouth District Council Monitoring Department, the Record of Title to confirm that Lots 1 & 4 DP 509004 are held in one Record of Title.
37. Prior to the ~~commencement of the activity~~opening of the Bunnings Warehouse to the public, the Consent Holder must ensure that the vehicle access (Access 2) to State Highway 3 operates as entry and left-out only. This shall be achieved through appropriate line marking and the installation of a 'No Right Turn' sign at the exit, to the satisfaction of New Zealand Transport Agency (NZTA). Confirmation of the installation of the required line marking and signage must be provided to NZTA and New Plymouth District Council Monitoring Department prior to operation. The entry and left-out only restriction must be retained for the duration of the operation of the activity, unless otherwise approved in writing by NZTA.
38. Prior to opening of the Bunnings Warehouse to the public, the Consent Holder must ensure that vehicle access 4 from Smart Road and vehicle access 5 operate as entry only. This shall be achieved through appropriate line marking and the installation of a 'No Exit' signs, to the satisfaction of the New Plymouth District Council Monitoring Supervisor. Confirmation of the installation of the required line marking and signage must be provided to the New Plymouth District Council Monitoring Department prior to operation. The entry only restrictions must be retained for the duration of the operation of the activity.

Commented [LM4]: to ensure drive functions as one-way as now shown on the revised Site Plan.

37.

~~38-39.~~ Prior to the opening of the Bunnings Warehouse to the public~~commencement of the activity~~, the consent holder must prune all vegetation within Lot 4 DP 509004 adjoining State Highway 3 to ensure sightlines at Access 2 meet the required sight distances set out in the Transportation Assessment Report prepared by Stantec dated 26 June 2025. All vegetation within this area must be maintained by the Consent Holder for the duration of the operation of the activity to ensure ongoing compliance with the required sight distances.

~~39-40.~~ Prior to the opening of the Bunnings Warehouse to the public~~giving effect to the activity~~ the consent holder must provide to New Plymouth District Council Monitoring Department, correspondence from the New Zealand Transport Agency confirming that works in the State Highway, including the upgrade of the vehicle crossing and associated line markings, have been constructed to New Zealand Transport Agency standards.

~~40-41.~~ The consent holder must undertake a traffic safety review of the operation of the vehicle crossing (Access 2) to Devon Road (SH3). The review must be undertaken by a suitably qualified traffic engineer 12 months following the public opening of Bunnings. The review is to assess (but not limited to) any increase in vehicle crashes at the access and observations of any excessive queuing, specifically in relation to the right-turn-in movement. The results must be reported to New Plymouth District Council and New Zealand Transport Agency within 15 working days of completing the review. If the review concludes that there are traffic safety issues at the access arising from the operation of the Bunnings activity, further mitigation measures to address the safety issues identified must be recommended for consideration by New Plymouth District Council and NZTA and agreed for implementation by the consent holder. The review must include observations of the safety and efficiency of the use of Access 2:

- a. in the weekday evening peak hour including the number of times a driver was able to undertake the right hand turn freely versus having to be 'waived through' by other drivers;
- b. if there are changes made to the movements permitted at Access 2, then an evaluation on the safe and efficient operation of the Devon Road/Smart Road intersection must be evaluated.

~~41-42.~~ Pursuant to section 128 to 131 of the Resource Management Act 1991, the New Plymouth District Council may review Conditions ~~41-37~~ & ~~44-39~~ of this consent after 12 months from opening of the Bunnings Warehouse, and receipt of the review submitted in accordance with Condition ~~41~~~~44~~, and then every 5 years thereafter. The Council will serve notice on the Consent Holder of its intention to review any or all of the conditions of this consent for any of the following purposes:

- a. To review the effectiveness of the conditions of this consent in avoiding, remedying, or mitigating any adverse effect on the environment that may arise from the exercise of this resource consent (in particular the potential adverse environmental effects in relation to traffic effects), and if necessary to avoid, remedy or mitigate such effects by way of further or amended conditions;
- b. To address any adverse effects on the environment which have arisen as a result of the exercise of this consent that were not anticipated at the time of granting this consent, including addressing any issues arising out of complaints.

~~43.~~ The Council will undertake the review in consultation with the consent holder and the consent holder must pay the actual and reasonable costs of the review pursuant to section 36 of the Resource Management Act 1991.

~~44.~~ Any future development of "Pad Site 3" as identified on 'Proposed Site Plan' Drawing No: SP0_10 Rev. E dated 15 July 2026 must not exceed a height of 6.5m.

Commented [LM5]: Suggested condition to provide additional comfort around the protection of the viewshaft. This height was decided to reflect the height of the building modelled in the visual simulations provided to hapū.

Commented [RW5R2]: I am neutral on the inclusion of this condition given the development of pad 3 does not form part of the application but acknowledge the offering of it by the applicant.

Advice Notes

- a) A Development Contribution for off-site services of \$545,276.70 excluding GST is payable by the consent holder and will be invoiced separately. In accordance with Section 208 of the Local Government Act 2002, the Council may prevent commitment of the resource consent under the Resource Management Act 1991.
- b) This consent lapses on 5 years from commencement unless the consent is given effect to before that date; or unless an application is made before the expiry of that date for the Council to grant an extension of time for establishment of the use. An application for an extension of time will be subject to the provisions of section 125 of the Resource Management Act 1991.