

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an appeal under section 120 of the Act

BETWEEN MICHAEL JOHN MELLOR

(ENV-2009-WLG-000019)

Appellant

AND

WELLINGTON CITY COUNCIL

Respondent

AND

WELLINGTON CITY COUNCIL

Applicant

BEFORE THE ENVIRONMENT COURT

Environment Judge CJ Thompson sitting alone pursuant to section 279 of the Act.

IN CHAMBERS

CONSENT ORDER

Introduction

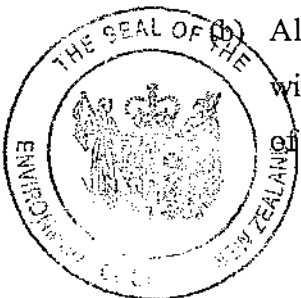
[1] The Court has read and considered the appeal, the respondent's reply and the memorandum of the parties dated 11 June 2009.

[2] G T Henry and the New Zealand Transport Agency have given notice of an intention to become parties under section 274 of the Act and have signed the memorandum setting out the relief sought. G O'Rourke gave notice of an intention to become a party under section 274, but subsequently withdrew that notice.

[3] The Court is making this order under section 279(1)(b) of the Act, such an order being by consent, rather than representing a decision or determination on the merits pursuant to section 297. The Court understands for the present purposes that:

(a) All parties to the proceedings have executed the memorandum requesting this order; and

(b) All parties are satisfied that all matters proposed for the Court's endorsement fall within the Court's jurisdiction, and conform to relevant requirements and objectives of the Act, including in particular Part 2.



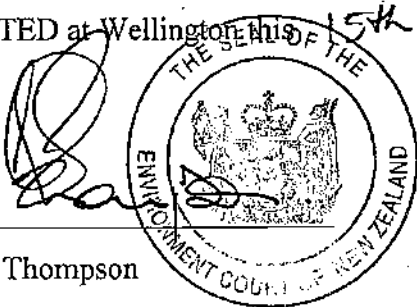
Order

[4] The Court orders, by consent, that the respondent's decision granting resource consent for the proposed indoor sports and recreation centre at Kilbirnie, Wellington, dated 14 January 2009 (SR181872), be amended so that the conditions of consent are replaced with the conditions of consent attached as Appendix One.

[5] The appeal is otherwise dismissed.

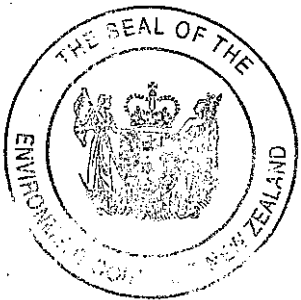
[6] There is no order as to costs.

DATED at Wellington this 15th day of June 2009.



C J Thompson
Environment Judge

Appendix One - consent conditions



General:

- (1) That the proposal must be in accordance with the information submitted to the Council under SR 181872 and the following plans submitted by Sinclair Knight Merz and Tennent and Brown Architects.

Drawing Number	Drawing Title	Date
RC05	Site Plan	June 08
RC06	Undercroft / Ground Level	June 08
RC07	Mezzanine / Roof Level	June 08
RC08	Building Sections	June 08
RC09	Ground Floor Plan - North	June 08
RC10	Ground Floor Plan - South	June 08
RC11	Mezzanine Level Plan - North	June 08
RC12	Mezzanine Level Plan - South	June 08
RC 13	Key Plan for Views	June 08
RC14	Building Elevations - South & East	June 08
RC15	Building Elevations - North & West	June 08
RC16	Sections & Interior Views	June 08
RC22	Site Sections	June 08
RC23	Site Sections	June 08
RC24	Site Sections	June 08
C-001 – Amendment A	Existing Contours and Site Plan	13.05.08
C-002 - Amendment B	Bulk Earthworks Cut and Fill Contours	05.06.08
C-003 - Amendment B	Bulk Earthworks Cross Section	05.06.08
C-004 - Amendment B	Finished Surface Contours	05.06.08
C-005 - Amendment A	Proposed Storm Water Layout	05.06.08
C-006 - Amendment A	Proposed Sanitary Sewer Layout	05.06.08
C-007 - Amendment A	Proposed Water Supply Layout	05.06.08
C-008 - Amendment A	Erosion and Sediment Control Plan	05.06.08
SKWA_14 –	Wind Mitigation Strategy	23.10.08

Special Events:

- (2) “Special Events” is defined as those events where capacity of 2,600 persons is exceeded on the site. Special Events held on the site are limited to 2 in number per year and must finish no later than 2400hrs.
- (3) The maximum capacity for special events is to be limited to 4000 persons.



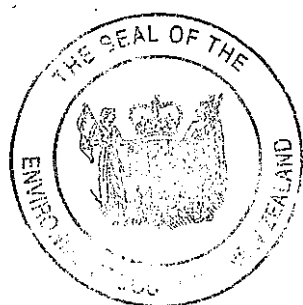
- (4) The consent holder must, at least one month prior to an individual Special Event being scheduled, submit for approval to the Compliance and Monitoring Officer, a Special Events Management Plan. The Plan must be implemented at all times during an event to address matters that may arise depending upon the circumstances of individual Special Events, including but not limited to, scheduling and hours of operation, community liaison, transport of persons to and from the site, parking, servicing, and noise management.

Noise:

- (5) The consent holder must not use the facility for amplified concerts.
- (6) Certification from an acoustic consultant must be made before initial operation of the Sports and Recreation Centre for sporting activities, and submitted to the Compliance and Monitoring Officer, confirming that any internal sound amplification systems have been calibrated in compliance with the Suburban Centre District Plan noise rules. Calibration of the sound system must be re-certified at least once per year and when any hardware or software changes are made to the sound system that would be likely to change the calibrated sound emission levels. A certification record of all calibrations carried out to the sound systems must be kept on site and made available for inspection by the Compliance and Monitoring Officer at any reasonable time.
- (7) Noise emission levels from activities within the site, including noise emanating from any mechanical plant, sporting, recreational and entertainment activities when measured at, or within any residential boundary in accordance with the District Plan, must not exceed the following noise limits:

Time Period		Noise Limit (dBA)	
		L ₁₀	L _{max}
Monday to Sunday	0700 to 2200 hours	55	-
	2200 to 2300hours	50	75
	2300 to 0700 hours	45	75

- (8) Before the operation of the Sports and Recreation Centre for sporting activities first commences, the consent holder shall provide certification from a suitably qualified person to the Compliance and Monitoring Officer for approval. This certification must identify the mitigation measures included, and confirm that the construction and design of those mitigation measures is consistent with the Marshall Day Acoustics report provided with the application and titled

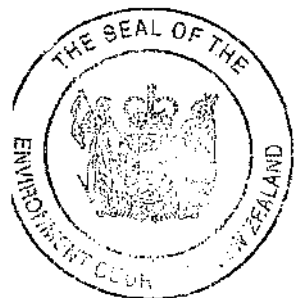


“Wellington Indoor Community Sports Centre Noise Assessment of Environmental Effects” dated 3 July 2008, report No. 2007410W Rp02 R02.

Note: The Council regards the following persons as fulfilling the requirements for being suitably qualified with respect to the above:

- Members of the Association of Consulting Engineers of New Zealand (Incorporated);
- Members of the Institution of Professional Engineers of New Zealand
- Members of the New Zealand Institute of Architects (N.Z.I.A.); and,
- Registered Clerks of Works
- Marshall Day Acoustics

- (9) Noise emissions levels emanating from any fixed plant and equipment including heating, cooling and ventilation plant and/or air handling system must be monitored at the commissioning stage by an acoustic consultant to assess compliance with the design specifications. Certification must be provided to the Compliance Monitoring Officer, before any activity takes place at the Centre or prior to the operation of the fixed plant equipment. In the event of non-compliance, mitigation measures must be carried out to ensure compliance.
- (10) A detailed Construction Noise Management Plan must be prepared by the appointed contractor under the supervision of an acoustic consultant. The Plan must be submitted to the Compliance Monitoring Officer for approval, before the commencement of any works on site. The plan must describe the methods by which noise associated with the work will comply in all aspects with the controls set out in NZS 6803P:1984 and how all persons undertaking day-to-day site management will adopt the best practical option at all times to ensure the emission of noise from the site does not exceed a reasonable level in accordance with Section 16 of the Resource Management Act 1991. The Plan must follow the guidance contained within the advice notes below which cover “*Tips on writing a construction noise management plan*” and in particular detail how to manage noise and vibration effects from any construction work taking place on site. The construction noise management plan must be implemented by the consent holder at all times during any construction works.
- (11) Prior to the opening of the Centre for sporting activities, the consent holder must provide a Noise Management Plan prepared by a suitably qualified acoustic consultant to the Compliance and Monitoring Officer, for approval. The Noise Management Plan must set out the practices and procedures with respect to noise management to be adopted in order that compliance can be achieved with the conditions of the consent,



that the best practicable option is being adopted, and must as a minimum address the following:

- (a) Noise rules and consent conditions;
- (b) Types of events to be held at the centre;
- (c) General activity noise management;
- (d) Event noise management;
- (e) Allocation of staff responsibility;
- (f) Education and training;
- (g) Community liaison
- (h) Recording and reporting on complaints received;
- (i) Noise monitoring; and
- (j) Adopting the best practicable option to reduce noise to a reasonable level.

The Noise Management Plan must be implemented by the consent holder at all times during an event.

- (12) The consent holder must, from time to time, submit to the Compliance and Monitoring Officer a proposed amended Noise Management Plan, if so requested, in order to address any substantiated noise complaints.
- (13) Car park turning areas and ramps must be constructed using a design specification that will minimise adverse noise impacts from tyre squeal.
- (14) The consent holder must ensure that Kemp Street between the intersection of Tacy Street and Troy Street is resurfaced prior to the opening of the Centre. A suitable standard of the resurfacing that will reduce traffic noise must be agreed with the Council's Roding Department prior to the commencement of the works.

General Code of Practice & hours of work:

- (15) The earthworks and construction must be carried out in accordance with the Council's Code of Practice for Land Development, Part B - Earthworks Design and Construction. The hours of work are restricted to:
 - (a) Monday to Sunday 7:30am to 6pm
 - (b) Quiet setting up of site (not including running of plant or machinery) may start at 6:30am
 - (c) No construction work involving earthworks or heavy machinery is to be carried out on Sundays or public holidays.

Dust:

- (16) The consent holder must ensure that the discharge of dust created by earthworks, transportation and construction



activities is suitably controlled to minimise dust hazard or nuisance.

Transportation of Materials:

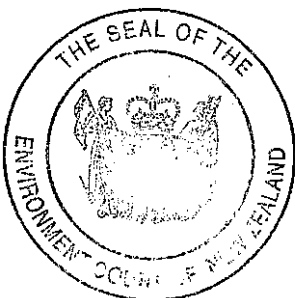
- (17) The proposed haulage and return route for the removal of material from the site is fixed to that shown in Figure 1 “proposed truck route to southern landfill” within Appendix 7 of the application. In the event that any material to be removed from the site is not acceptable to the Southern Landfill, a revised haulage route must be submitted for the approval of the Council’s Compliance and Monitoring Officer prior to the extraction of material. Any revised route must be fixed for the duration of works.

Note: The Compliance and Monitoring Officer shall liaise with the Council’s Chief Transport Planner regarding the acceptability of the revised haulage route.

- (18) The Council’s ‘General Conditions of Excavation and Transport of Excavated Materials’ dated December 1993, will apply and remain in force for the duration of the site development works, or as determined by the Wellington City Council’s Compliance Monitoring Officer.

Traffic & Parking:

- (19) Any obstructions to visibility e.g. foliage or new fences, for the first 5 metres from the road edge either side of the crossing points on both Kemp Street and Tacy Street, must be maintained at 600mm maximum in height. This is to ensure adequate visibility between vehicles on the driveway and pedestrians on the footpath.
- (20) Prior to construction, the consent holder is required to submit for approval to the Compliance and Monitoring Officer, detailed construction plans for all traffic and transport improvements, including access arrangements for all vehicles associated with construction. These improvements are to include, but are not limited to, modifications which are generally consistent with those shown on the following drawings:
- (a) Drawing Number 005502-02-115 C02 Rev A by MWH and Transit New Zealand dated 23 November 2006.
 - (b) Drawing Number ZB00121-C-001 Amendment 1 by SKM dated 18 June 08 - Kemp Street Right Turn Lane and Traffic Calming
 - (c) Drawing Number ZB00121-C-002 Amendment 1 by SKM dated 18 June 08 – Troy Street/Kemp Street Intersection Improvement Details

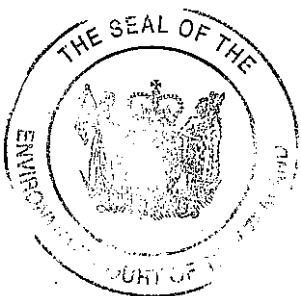


- (d) Drawing Number ZB00121-C-004 Amendment 0 by SKM dated 12 June 08 – Roading and Traffic Standard Speed Hump Details

The proposed dropped kerb crossing for pedestrians on Troy Street just south of and adjacent to the Fire Station kerb crossing is to be omitted for safety reasons.

Note: The Compliance Monitoring Officer is to liaise with the Council's Chief Transport Engineer and Council's Consultant Traffic Engineer to determine the acceptability of the plans.

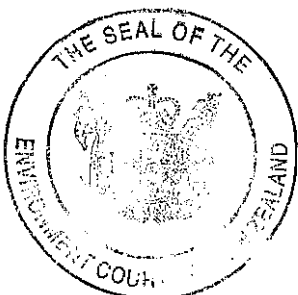
- (21) Prior to operation of the Sports and Recreation Centre for sporting activities, the consent holder must ensure that the Cobham Drive/Troy Street roundabout improvements referred to in condition (20) above are completed in full.
- (22) Prior to operation of the Sports and Recreation Centre for sporting activities, the consent holder must ensure that the proposed local road improvements and access linkages (traffic calming, pedestrian/cycle facilities, traffic management and island modifications) are completed.
- (23) The consent holder must, prior to the commencement of operation of the Sports and Recreation Centre, submit to the Compliance and Monitoring Officer, a Travel Demand Management Plan for the site. The Plan is to be developed in consultation with, and with assistance from, Wellington City Council, Greater Wellington Regional Council, the New Zealand Transport Agency, relevant sporting codes, and any other entity that Council considers necessary. The purpose of the document will be to:
- (a) Identify how private car use to the Sports and Recreation Centre can be reduced, including consideration of schemes to incentivise car pooling (including priority parking), and increased use of public transport, walking and cycling to and from the Sports and Recreation Centre. If considered beneficial, (and subject to obtaining any necessary approvals) consideration will be given to reducing the number of carparks over time;
 - (b) Undertake an audit of existing bus stop locations on Rongotai Road and Troy Streets, identify the best locations for bus stops on those roads and cover the existing pedestrian walkway/cycleway between Rongotai Road and Kemp Street, if the bus stops identified for upgrade in condition 23E are to be located immediately adjacent. Any decision to cover will be subject to obtaining any necessary approvals.



- (c) Identify how the use of alternative modes of travel to the private car can be maximised and made or kept safe, including investigation of and, where practical, using best endeavours to implement;
- (i) Discount payment options for bus users of the Sports and Recreation Centre, and how electronic cards that can be used on buses servicing the Sports and Recreation Centre can also be used for payment of all services within the Centre.
 - (ii) Methods to increase the level of cycling to and from the Sports and Recreation Centre (which may include, but are not limited to, the "Next Bike" scheme).
 - (iii) The feasibility of a partial bus fare subsidy for users of the Sports and Recreation Centre travelling by foot or cycle, to provide an alternative means to cross Cobham Drive/Calabar Road (SH1).

Note: Those aspects of the Travel Demand Management Plan which are within the responsibility or operational jurisdiction of the consent holder must be implemented by the consent holder.

- (23A) The consent holder must, prior to the commencement of operation of the Sports and Recreation Centre, identify the existing cycle and walking corridors that are likely to be used to access the Sports and Recreation Centre and, in consultation with the Greater Wellington Regional Council and the NZ Transport Agency, prepare a draft of the proposed scope and parameters of an audit of the current level of service provided by those corridors, including the specific corridors proposed to be audited. The consent holder must submit that draft to the Council's Compliance and Monitoring Officer and obtain approval of the scope and parameters of the audit from that Officer prior to the audit being undertaken.
- (23B) The consent holder must, prior to the commencement of operation of the Sports and Recreation Centre, commission an independent expert (approved by the Compliance and Monitoring Officer) to undertake an audit of the existing cycle and walking corridors likely to be used to access the Sports and Recreation Centre in compliance with the scope and parameters approved under condition 23A and submit the results of that audit to the Compliance and Monitoring Officer.
- (23C) Following completion of the audit under condition 23B, and prior to the commencement of operation of the Sports and Recreation Centre, the consent holder must:
- (a) Submit to the Compliance and Monitoring Officer a suggested "Target Level of Service" to be achieved in relation to those parts of the audited cycle and walking



corridors not located within State Highway 1 and obtain that Officer's approval of that "Target Level of Service"; and

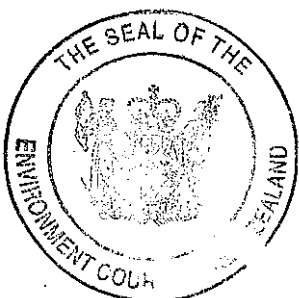
- (b) Meet with the NZ Transport Agency with a view to agreeing a "Target Level of Service" for those parts of the audited cycle and walking corridors located within State Highway 1.

(23D) Having regard to the relevant jurisdictional, operational and process limitations, the consent holder must at its cost:

- (a) Use its best endeavours to improve those parts of the audited cycle and walking corridors not located within State Highway 1 to meet the "Target Level of Service" approved by the Compliance and Monitoring Officer under condition 23C(a);
- (b) If agreement is reached between the consent holder and the NZ Transport Agency as to a "Target Level of Service" for those parts of the audited cycle and walking corridors located within State Highway 1, use its best endeavours to improve those parts of the cycle and walking corridors to meet that agreed "Target Level of Service";
- (c) If agreement is not reached between the consent holder and the NZ Transport Agency as to a "Target Level of Service" for those parts of the audited cycle and walking corridors located with State Highway 1, use its best endeavours to improve those parts of the cycle and walking corridors within State highway to meet the "Target Level of Service" that has been approved by the Compliance and Monitoring Officer in respect of the other parts of the audited cycle and walking corridors.

(23E) The consent holder must prior to the commencement of operation of the Sports and Recreation Centre upgrade the 2 bus stops nearest to the Sports and Recreation Centre (one inbound and one outbound) that are identified in the audit required under condition (23(b)) by installing adequate seating, effective shelter and lighting and if such a system is in operation, real time information displays (the information being repeated at a display or displays within the Sports and Recreation Centre) are also to be installed. If a real time information system is not in operation prior to the commencement of operation of the Sports and Recreation Centre, operation of the Centre can still commence without it being in place, but the real time information displays at the 2 bus stops and within the Sports and Recreation Centre will be installed as soon as the system becomes operative.

(23F) The consent holder must liaise with Greater Wellington Regional Council and use its best endeavours to obtain a commitment from GWRC to review the existing bus routes servicing the Sports and Recreation Centre, including the Airport Flyer service, with the aim of enhancing accessibility



for actual and potential users of public transport to and from the Sports and Recreation Centre.

- (23G) The consent holder must investigate prioritised car parking and implement the relocation of some bicycle parks to the under-croft carpark at the Sports and Recreation Centre,
- (24) The consent holder is required, prior to the consent being exercised, to submit for approval to the Compliance and Monitoring Officer a Construction Traffic Management Plan for the proposed construction period.

Note: The Compliance Monitoring Officer is to liaise with the Council's Consultant Traffic Engineer on the plan's acceptability. The plan should consider methods to minimise interruption to the daily operations of commercial and residential interests in the local area. (See also conditions 17 & 18)

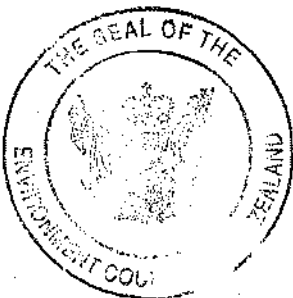
- (25) The consent holder is required to submit for approval to the Compliance and Monitoring Officer a Traffic Management Plan to address Tournament Events one month prior to the event taking place. Tournament Events are defined as those sporting events expected to attract on site participants/spectators in excess of 600 persons at any time to a maximum of 2599 persons at any one time. The plan shall consider the likely magnitude of Tournament Events in terms of day and time of the event, total visitor numbers, and the scale and nature of temporary parking and traffic management measures to be implemented. The traffic management plan to address tournament events must be implemented by the consent holder.

Contamination:

- (26) Prior to commencement of construction on the site, the consent holder must undertake further testing to identify the nature of the contaminated material on the site. Testing must include all matters mentioned within the letter from SKM dated 12th September 2008 held on the Council's Files
- (27) Prior to earthworks commencing on the site, a Contamination Management Plan for the project must be submitted to, and approved by the Wellington City Council's Compliance and Monitoring Officer in liaison with the Council's Contamination Land Advisor (currently URS Consultants).

Note: The Contamination Management Plan must include the following:

- Procedures for monitoring contamination levels during construction and excavation works;



- Procedures for the safe storage, treatment and disposal of identified contaminated material, including dust, silt, storm water, groundwater and odour;
- Identification of the person/s responsible for assessing and disposal of contaminated material;
- Procedures for dealing with noise, traffic and site security.

This management plan is required to control all aspects of excavation and construction related to this approval that involve the contaminated material. The document should be prepared by a suitably qualified professional with experience in remedial measures for contaminated sites.

The plan shall take into account all matters relating to the further testing required on the site mentioned in condition (26) above.

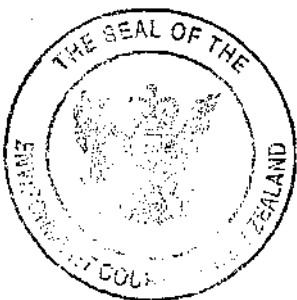
- (28) The consent holder must submit to the Wellington City Council's Compliance and Monitoring Officer for approval a Health and Safety Management Plan prior to any works commencing.

Note: The Compliance and Monitoring Officer is to liaise with the Council's Contamination Consultant's (currently URS) to determine the acceptability of the Plan.

- (29) The applicant is required to carry out the works to remedy site contamination in accordance with the approved plans required by Conditions (27) and (28) above.

Landscaping Plan

- (30) The consent holder must, prior to exercising the consent, submit for approval to the Compliance and Monitoring Officer a Landscape Plan showing the following;
- (a) All plants, their names, grade and locations on a detailed plan.
 - (b) Further sections showing mound details within the northern and south eastern areas of the site must be shown at a reasonable scale.
 - (c) Areas of the site needing the greatest protection from wind and the appropriate density of planting.
 - (d) Further information and improvements that address the impact of the building along the narrow eastern



edge of the site (Section G contained within the Tennent Brown Drawing RC 24).

- (e) Details regarding the sizing and availability and management of sufficient numbers of *pohutukawa* specimens to ensure an appropriate quality and number of trees on the site as part of the overall landscaping design.
- (f) Details showing how existing trees proposed to be retained will be managed and protected, identifying all methods and procedures to protect trees during the construction phase, which must be implemented throughout the construction phase.

Note: The Compliance and Monitoring Officer is to liaise with the Council's Landscape Architect in respect of the Plans acceptability.

- (31) The landscaping approved under condition (30) is to be completed by the consent holder within 6 months of completion of construction. The plantings are to be monitored for a period of 18 months from the time of planting in order to allow for plant establishment. This includes the removal of weeds within the vicinity of the plantings and the replacement of plants that die or are removed unlawfully within this period in the same location with the same species and sized plants. Any plants that fail must be replaced at the expense of the consent holder. All plantings shall continue to be maintained by the consent holder thereafter.

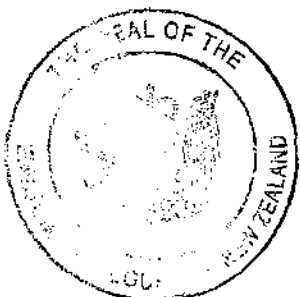
Signage

- (32) The consent holder must, prior to exercising the consent, submit for approval to the Compliance and Monitoring Officer a Signage Strategy for all signage, permanent and temporary now and in the future. This strategy shall be complied with on an ongoing basis once approved.

Note: The Compliance and Monitoring Officer is to liaise with the Urban Design Team in respect of the strategy's acceptability. The Signage Strategy must consider the likely locations, forms and functions of all proposed temporary and future signage.

Lighting Plan for External Signage

- (33) The consent holder must, prior to exercising the consent, submit for approval to the Compliance and Monitoring Officer an external lighting plan for signage. This Plan shall be complied with on an ongoing basis once approved.



Note: The Compliance and Monitoring Officer is to liaise with the Chief Urban Designer in respect of the strategy's acceptability. The lighting strategy should consider the likely modes of external illumination for the site.

Lighting

- (34) Lighting levels emanating from any light sources at the sports centre site must be monitored at the commissioning stage by a qualified engineer to assess compliance with the design specifications as assessed by Sinclair Knight Merz in the Lighting Statement dated 10 June 2008 (Appendix 10 to the Assessment of Environmental Effects submitted as part of the Resource Consent Application) and to assess compliance with the conditions of this consent. Certification must be provided to the Compliance and Monitoring Officer before the Centre is opened confirming the design specification has been met.
- (35) The luminous intensity of any external lighting must be less than 10,000 candela in the direction of residential properties;
- (36) The maximum upward light ratio for any lighting on site must not exceed 5% maximum upward light.

Discovery of Artefact Material

- (37) If any antiquities, koiwi, taonga or other artefact material is discovered in the course of works on the site, then the works must cease and local Iwi and Historic Places Trust are to be notified immediately. This requirement is to be specified in the Contract Specifications for the building project.

Note: This condition is to allow Iwi representatives and/or other advisors to inspect the site and then arrange with the consent holder appropriate steps to recover the artefacts and/or safeguard them so that work can resume.

Monitoring and Review:

- (38) The Council may, within one year of commencement of operation of the Sports and Recreation Centre for sporting activities, and at five yearly intervals thereafter, review the conditions of consent pursuant to section 128 of the Act to address any adverse effects that may result from exercising this consent.
- (38A) Notwithstanding condition (38) the Council may at any time review the conditions of the consent to address any issues relating to the safety of pedestrians and cyclists travelling along or across Cobham Drive or Calabar Road.



Note: NZTA will be placed on the Council's 'interested party' list for any applications relating to Cobham Drive or Calabar Road.

- (39) The consent holder shall pay to the Wellington City Council the actual and reasonable costs associated with the monitoring of conditions [or review of consent conditions], or supervision of the resource consent as set in accordance with section 36 of the Resource Management Act 1991. These costs* may include site visits, correspondence and other activities, the actual costs of materials or services, including the costs of consultants or other reports or investigations which may have to be obtained.

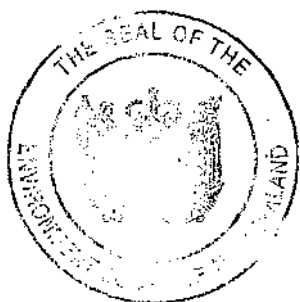
* Please refer to the current schedule of Resource Management Fees for guidance on the current administration charge and hourly rate chargeable for Council officers.

- (40) Prior to starting work, the consent holder must advise of the date when work will begin. This advice must be provided at least 48 hours before work starts to the Wellington City Council's Compliance & Monitoring Officer by either telephone (801 4017) or facsimile (801 3165), and must include the address of the property and the service request number.

Advice Notes:

1. A vehicle access approval is required for the construction of the new kerb crossings under Part 5, Section 16 of the WCC Consolidated Bylaw 2008.
2. The land use consent must be given effect to within 5 years of the granting of this consent, or within such extended period of time pursuant to sections 125 and 37 as the Council may allow.
3. Where appropriate, the Council may agree to reduce the required monitoring charges where the consent holder will carry out appropriate monitoring and reporting back to Council.
4. This development will be assessed for development contributions under the Council's Development Contributions Policy when an application for building consent is made. If a development contribution is required it will be imposed under section 198 of the Local Government Act 2002. If you want to obtain an indication of the amount of the development contribution payable you can:

- access the development contributions policy and calculator online at www.Wellington.govt.nz; or
- contact the Council's Development Contribution Officer.



5. The consent holder is required to meet the costs of any replacement, relocation, removal or modification to existing street lighting. The consent holder will need to confirm the Council's lighting requirements with the Wellington City Council's Project Manager Street Lighting.
6. Any damages to the adjacent streets, kerbing, footpaths or other Council property as a result of the works, should be promptly made good and remedied to the Council's satisfaction.
7. The consent holder should provide for the reuse and treatment of stormwater on site where practical. Further discussion can be had with Council's Drainage Engineer, John Boot, in the first instance.
8. Tips on writing a Construction Noise Management Plan

- What will the noisiest work be?

List the noisiest machines and type of work. If possible, include the sound levels where available from hirers or suppliers. Examples include hammer-driven piling, concrete breaking using rock breakers on foundations near to shared or common walls, jack hammering, saw cutting of steel, concrete pouring, heavy plant such as excavators and generators. Describe where this work will happen on site and when.

- Who and where are all the neighbours?

What are the distances to the nearest residential and other noise sensitive sites? Preferably draw a diagram showing where local shops, offices, cafes, hotels, education centres and residential sites are located around the construction site. Preferably speak to these neighbours and find out if they have a problem with very noisy work at certain times of the day. Describe how this may have an impact on the work. For example, some demolition in the CBD may have to take place between 7.30am and 9am and between 5pm and 8pm.

- What can be done about the noisiest work?

Look at as many options as possible for noise controls that are reasonable? For example – barriers placed near to very noisy activities, lower noise producing plant and equipment (electric rather than diesel, concrete crushers rather than breakers) and where plant could best be located on site. Describe how these options can be made to work to reduce noise as much as possible. It will be necessary to state how this will actually be done in practice to plan practical controls



in advance.

- Will standard working hours be exceeded?

The standard working hours are from 7.30am to 6pm on Mondays to Saturdays. Is it likely that any work will take place outside these hours? For example, early morning concrete pours before 7.30am or setting up a crane on a Sunday. Describe how the Council will be contacted to agree to any exemptions and how neighbours will be notified in advance.

- How will site workers and sub-contractors be supervised?

Describe how measures will be put in place to monitor noise on site and to control noise from sub-contractors and their hours of working. This is a major source of complaints on construction sites, especially if sub-contractors go on site at times when there is no site manager around, though it is preferable that this never happens.

- How will site workers be trained?

Describe how all site workers will be made aware of the noise control requirements. For example, at site induction or at regular site meetings.

- How will complaints be handled?

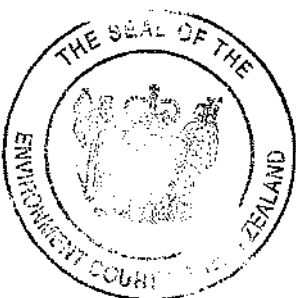
Describe the system for logging and following up complaints, who will take action and feedback to the complainant and what happens if the complainant is still not happy.

- How will neighbours be kept informed?

Describe which neighbours will need to be consulted about special requirements, who will need to be informed and kept up to date with work on site as it progresses and who will carry this out. For example, will there be letter drops for special works, newsletter updates, and regular weekly or monthly meetings with the community and/or Council noise control staff. Will early consultation take place with a noise control officer? Their local knowledge may be beneficial to highlight any special issues to consider. This process has proved to be one of the best things site managers can do to get support from neighbours and avoid time dealing with complaints and the stoppages that can result.

- Where will contact details be posted?

What are the details of the person responsible on site, their mobile phone number, email address and where will people



be able to see this. For example, on a site board at the gate,
on letters to neighbours.



