

Recommended Conditions of Consent (SR510418):

General:

1. The proposal must be in general accordance with the information provided with the application **Service Request No. 510418** and the following plans and information, or any updated plans and information certified under Conditions 2:
 - Plans prepared by Athfield Architects Limited titled “*110 Jervois Quay*”, project no. 16-10, all Rev 2 dated 12.08.2022:
 - Site Plan, RC_1.00
 - Ground Floor Plan, RC_1.01
 - Level 1 Plan, RC_1.02
 - Level 2 Plan, RC_1.03
 - Level 3 Plan, RC_1.04
 - Level 4 Plan, RC_1.05
 - Level 5 Plan, RC_1.06
 - Level 6 Plan, RC_1.07
 - Level 7 Plan, RC_1.08
 - Level 8 Plan, RC_1.09
 - Roof Plan, RC_1.10
 - Wakefield Street Context Elevation, RC_2.00
 - Jervois Quay Context Elevation, RC_2.01
 - South Elevation, RC_2.02
 - North East Elevation, RC_2.03
 - East Elevation, RC_2.04
 - West Elevation, RC_2.05
 - Section 1, RC_3.00
 - Section A, RC_3.01
 - Section B, RC_3.02

Design Details:

2. Prior to lodging an application for building consent, the consent holder must prepare and submit to the Council Compliance Monitoring officer (CMO), the following information to show consistency with the plans referred to in condition (1):
 - For all buildings: final set of drawings, including all plans (including roof plans); relevant cross sections; and all elevations;
 - For all buildings: final material palette (including specifications), façade detail and colour scheme; and
 - Details of the roof design, including the plant room. These details should be designed to minimising the visibility from surrounding public spaces and from elevated positions. The details of the roof design will also need to illustrate the treatment and materials around the roof edges as the lack of parapet around the edges of the various roof surfaces can lead to unintended visibility of minor roof mounted elements.

Before construction the CMO must certify (after consulting with the Heritage Advisor and the Urban Design Advisor, if necessary) that the information set out above is in general accordance with the information referred to in Condition (1).

Notes:

- The purpose of this information is to ensure that any change made to the proposal through the detailed design are within the scope of the consent.

- Façade details includes but is not limited to; location of downpipes, ducting, air conditioning units, vents and other external plant on the elevations of the buildings.
- If the development is constructed in stages, then this condition applies to the building that the building consent application applies to.
- All works shall be carried out in accordance with any final design details approved under condition (2) above.

Landscaping:

3. The consent holder must submit to the Councils CMO a final Landscaping Plan for certification at least 20 working days prior to any work commencing on site. The Landscaping Plan must be generally consistent with the Landscape Design Statement and Plans, prepared by Wraight + Associates Landscape Architects (reference Resource Consent Landscape Design, Revision C, 01.03.2022) submitted with the application and must provide as follows:
 - The location of all paved areas and edgings, grass areas, planting areas and specimen trees proposed
 - A planting schedule for all planting types to include plant grades, spacings and numbers
 - A specification for planting
 - On on-going maintenance plan for plant establishment and replacement.
4. All plantings must continue to be maintained in accordance with the maintenance plan by the consent holder thereafter.

Construction Management:

Accidental Discovery Protocol:

5. If during any site works involving excavation any kōiwi (human skeletal remains), ovenstones, worked stones, middens, charcoal or other Māori cultural material are unearthed, the consent holder must notify Iwi authorities to inspect the site. If as a result of this investigation there is a need for an appropriate ceremony the Iwi authorities' representatives will arrange for that process at the consent holder's expense. All materials discovered will be handled and removed by the Iwi authorities' representative(s) responsible for the tikanga appropriate to their removal and preservation, or re-interment.

The relevant iwi contacts are:

- Port Nicholson Block Settlement Trust
C/- Tramways Building, 1-3 Thorndon Quay
PO Box 12164
Thorndon
Wellington 6144
www.portnicholson.org.nz
Email: reception@portnicholson.org.nz
- Te Runanga o Toa Rangatira Incorporated
C/- 2/4 Nohorua Street
PO Box 50355
Takapuwahia
Porirua
www.ngatitoea.iwi.nz/runanga
Email: resourcemanagement@ngatitoea.iwi.nz or onur.oktem@ngatitoea.iwi.nz

Note: Wellington Tenth Trust has requested their representatives are also contacted should material be uncovered: Vicky Hollywell and Chris Fox: vicki@tekau.maori.nz and chris@ngahuru.maori.nz or via Wellington Tenth Trust Level 1, Te Raukura (Te Wharewaka), 2 Taranaki St, Wellington and Hikoikoi 24D Marine Parade, Petone.

6. The consent holder and any contractors working on the site must familiarise themselves with, and follow the methods within, the Accidental Discovery Protocol condition as set out in condition (5) above.

Certification of Management Plans:

7. At least 20 working days prior to any relevant work commencing on site, the following management plans must be submitted to the CMO for certification:
 - Construction Management Plan (CMP) – refer to condition (10)
 - Construction Traffic Plan (CTP) – refer to condition (11)
 - Construction Noise & Vibration Management Plan (CVNMP) – refer to condition (12)
 - Erosion and Sediment Control Plan (ESCP) - refer to condition (13)
 - Tree Protection Management Plan (TPMP) – refer to condition (15)

It is expected that the Draft Construction Management Plan that was submitted with the application will form the basis of the final CMP, CTP, CVNMP and ESCP to be submitted to the CMO for certification.

The CMO will certify the final CMP and related CTP, CVNMP and ESCP following consultation with appropriate officers within the Council.

8. Relevant work must not commence on site until the management plans relevant to that work under condition (7), have been certified by the Council's CMO and stamped 'Approved for Final Use' (or similar). Relevant management plans are those that are reasonably intended to manage the effects of the relevant work.
9. The final CMP and associated CTP, CNVMP and ESCP must be implemented and maintained throughout the entire construction period. The consent holder may submit amended management plans if required, and any such amended plans shall be subject to the same certification process as set out in condition (7).

Construction Management Plan:

10. The final Construction Management Plan (CMP) must establish acceptable performance standards regarding public safety and amenity protection during the construction phases of the development. It must include the following:
 - A contact (mobile) telephone number(s) for the on-site manager where contact can be made 24 hours a day / 7 days a week;
 - Details of appropriate local signage/information on the proposed work including the location of a large (greater than 1m²) noticeboard on the site that clearly identifies the name, telephone number and address for service of the site manager, including mobile number and after-hours contact details;
 - A communication and complaints procedure for adjoining property owners/ occupiers, pedestrians and interested parties; and
 - Safety fencing and associated signage for the construction site.

Construction Traffic Plan:

11. The final CMP must include a detailed Construction Traffic Plan (CTP) that sets out methods to avoid, remedy or mitigate adverse construction traffic effects during the development of the site. The CTP must include:
- Timing of specific work phases;
 - Key activities in each work phase;
 - Truck routes for the removal of demolition materials;
 - Expected frequency of heavy vehicle movements specific to the construction phase, with details of the proposed hours and days of week. Vehicle movements into and out of the site should be restricted during peak traffic times (7-9 am and 4-6 pm weekdays);
 - Provision for maintaining safe pedestrian and vehicle movements in the vicinity of the site;
 - Locations where construction vehicles will park, wait, manoeuvre and carry out loading (and unloading) of materials.
 - Locations where construction materials would be stored.
 - Arrangements for temporary traffic management, including pedestrians, car-parking and servicing.
 - Temporary pedestrian safety measures, including directional signage where applicable.
 - Details of how servicing and access to adjacent site activities will be provided for, specific to each development phase.
 - Methods for the public to contact the site manager for complaints. There should be a 1 m² sign facing the public footpath at all points of entry to the site with the site manager's contact details

CTP Advice Notes:

1. The CTP will be certified by the CMO in consultation with the Traffic / Vehicle Access Team.
2. The CTP does not constitute an approved Traffic Management Plan (TMP) for any of the works. This approval must be gained separately. The TMP must reflect each different stage of the project including vehicle movements in and out of the site.
3. A Corridor Access Request (CAR) must be approved before construction activities within the road corridor commence. This is for mitigating public safety risks associated with the proposed earthworks and construction activities. The application needs to be made through <https://www.submitica.com/>.
4. A Road Usage Licence (RUL) is expected to be necessary due to the temporary structures or sole use of space on the legal road (including scaffolding, hoarding, loading zones and gantry). Please note additional fees can occur and will apply when occupying legal road for private use. A quote will be sent to you for acceptance if this applies.

Construction Noise and Vibration Management Plan:

12. A final Construction Noise and Vibration Management Plan (CNVMP) must be prepared by a suitably qualified and experienced acoustic expert acceptable to Council. The CNVMP must be amended, where directed by the CMO to address proven deficiencies in its operation at any stage of the works. The Construction Noise and Vibration Management Plan must include but not be limited to:
- Background and purpose of Construction Noise Management Plan
 - Objectives of Construction Noise Management Plan
 - Description of the project (nature and scale)
 - Description of site, designated areas and construction work areas
 - Description and location of noise sensitive sites (commercial and residential)
 - Construction and vibration sequences

- Noise and vibration sources
- Project period(s), sequencing and staging
- Performance noise and vibration standards
- Hours of operations (all activity types and activity area)
- Construction noise and vibration assessment (levels at adjacent sites)
- Physical noise and vibration mitigation measures
- Managerial noise and vibration mitigation measures
- Auxiliary noise control measures
- Community consultation and communication procedures
- Consultation and communication procedures with Council re: noise complaints
- Contact details of person in charge of noise management
- Construction noise and vibration monitoring and reporting
- Non-compliance contingency planning and monitoring
- Methods to review the CNVMP with respect to changes in programme
- Construction Noise Management Plan approval and sign off

Erosion and Sediment Control Plan:

13. The final CMP must include an Erosion and Sediment Control Plan (ESCP). The draft Construction Management Plan (CMP) submitted with the application has been assessed and is supported. The draft CMP is expected to form the basis of the final ESCP submitted for certification. The final ESCP must include, but is not limited to, the following:

Erosion and Sediment Controls

- An illustrated plan that records the key features of the ESCP including the approved area of earthworks (including the approved earthworks plan).
- A description of the broad approaches to be used to prevent erosion and minimise problems with dust and water-borne sediment.
- Measures to limit the area of earthworks exposed to the weather at any one time (sources of dust and sediment).
- Stabilisation of the site entrance(s) to minimise the tracking of earth by vehicles onto the adjoining roads.
- The type and location of silt fences to control water-borne sediment.
- Methods for protecting stormwater sumps from the infiltration of water-borne sediment.
- Covering of soil or other material that is stockpiled on the site or transported to, or from, the site, to prevent dust nuisance or erosion by rain and stormwater (creating water-borne sediment).

Dust Controls

- Measures to ensure that the discharge of dust created by earthworks, construction and transport activities are suitably controlled to minimise dust hazard or nuisance.

Management of Controls

- The methods for managing and monitoring the ESCP controls.
- Nomination of a site person responsible for the implementation and administration of the ESCP.

14. The erosion, dust and sediment control measures put in place under the ESCP must not be removed until the site is remediated to the satisfaction of the CMO. 'Remediated' means the ground surface of the areas of earthworks have been stabilised (no longer

producing dust or water-borne sediment), and any problems with erosion, dust or sediment that occur during the work have been remedied.

ESCP Note: If necessary, the CMO may require changes to the implementation of the ESCP to address any problem that occurs during the work or before the ground surface is stabilised.

Tree Protection Management Plan:

15. The final Tree Protection Management Plan (TPMP) that sets out methods to avoid, remedy or mitigate adverse construction traffic effects during the development of the site on the existing trees that will be retained on the site. Particular consideration must be given the existing Pohutukawa trees. The final TPMP must include, but is not limited to, the following:
 - Rigid protection walls (or other protection device designed with the input of a Council's approved consulting arborist) must be erected around the dripline of the tree for the duration of construction unless the consulting arborist determines and confirms in writing to the CMO that it is not practically possible.
 - Excavations within one metre of the dripline of the tree to be retained must be hand dug or an alternate methodology may be selected with the input of a Council approved consulting arborist. It is recommended a depth of 600 millimetres be dug to identify any roots that will be affected by excavations. Roots with a diameter less than 60 millimetres may be cut cleanly with a pruning saw. Any roots over 60 millimetres need to be assessed by a Council approved consulting arborist before proceeding with any excavations. <https://www.nzarb.org.nz/find-an-approved-contractor>

Construction Hoardings:

16. The signage installed on the construction hoardings that will be used to screen construction work must provide visual interest to the public realm. The design/treatment of the hoarding must be of sufficient quality to make a genuine contribution to the public realm and must only display images relating to the development of the site. It must not be used for third party advertising signage.

Note: The hoardings should be of a robust material that will not degrade when exposed to weather and time.

Earthworks:

General Earthworks Conditions:

17. Run-off must be controlled to prevent muddy water flowing, or earth slipping, onto neighbouring properties or the legal road. Sediment, earth or debris must not fall or collect on land beyond the site or enter the Council's stormwater system. Any material that falls on land beyond the site during work or transport must be cleaned up immediately (with the landowner's permission on land that isn't public road). The material must not be swept or washed into street channels or stormwater inlets or dumped on the side of the road.

Note: As a minimum, 100 mm clarity is required to allow water to be discharged offsite. If clarity is less than 100mm then the water is considered to be muddy and must be captured and treated on site.

18. Dust created by earthworks, transport and construction activities must be controlled to minimise nuisance and hazard. The controls must be implemented for the duration of the site works and continue until the site stops producing dust.

Construction Noise and Vibration:

Construction Noise Hours

19. The Consent Holder must ensure that construction, earthworks and any demolition activities operate between the hours of 7.30am and 6.00pm Monday to Saturday only. No construction work shall be permitted on site outside these hours. The Consent Holder must ensure that construction, earthworks and any demolition activities do not occur on any Public or stat holidays.

Construction Noise

20. The Consent Holder must ensure that construction, earthworks and any demolition activities are managed and controlled so that the noise received at any residential or commercial site does not exceed the limits set out in Table 2 and Table 3 of 'NZS6803:1999 Acoustics – Construction' Noise when measured and assessed in accordance with that Standard. Where a specific construction activity cannot comply with the limits set out in Table 2 or Table 3 of 'NZS6803:1999 Acoustics – Construction' Noise, the Consent Holder must provide Wellington City Councils Compliance Monitoring Officer (CMO) an assessment of physical and managerial vibration control methods that must be adopted. The assessment shall be in line with s.16 Best Practical Option (BPO).

Construction Vibration

21. The Consent Holder must ensure construction, earthworks and demolition activities must be controlled to ensure any vibration does not exceed the vibration limits set out in German Standard 'DIN 4150-3:1999 "Structural Vibration – Part 3: Effects of vibration on structures'. Where a specific construction activity cannot comply with the limits set out in DIN 4150-3:1999 "Structural Vibration – Part 3: Effects of vibration on structures' the Consent Holder must provide Wellington City Councils Compliance Monitoring Officer (CMO) an assessment of physical and managerial vibration control methods that must be adopted. The assessment shall be in line with s.16 Best Practical Option (BPO).

Contaminated Land:

22. Additional soil quality sampling shall be completed to supplement the Ground Contamination Assessment already completed by Tonkin & Taylor in 2016. The additional soil quality sampling shall be completed under the guidance of a suitably qualified and experienced practitioner (SQEP). The additional soil quality sampling shall be carried out in accordance with the Ministry for the Environment's (MfE) Contaminated Land Guidelines No.5 (CLMG 5), June 2021 and the New Zealand Guidelines for Managing and Assessing Asbestos in Soil (Building Research Advisory Council New Zealand, 2017).
23. A report summarising the additional soil quality sampling should be prepared by SQEP in general accordance with MfE Contaminated Land Guideline No. 1 (CLMG 1), June 2021. The additional soil sampling report must be submitted to the CMO for approval prior to earthworks commencing.
24. If the additional soil quality sampling confirms a risk to human health for the proposed land use, a remediation action plan (RAP) shall be prepared by a suitably qualified and experienced practitioner.

25. A Contaminated Land Management Plan (CLMP) for the proposed development will be completed by a SQEP and submitted and approval by the CMO prior to earthworks being undertaken at the site. The CLMP should include the following:
- Date and version control.
 - A summary of soil sampling results including the further soil sampling undertaken as part of the additional soil quality sampling.
 - A summary of the proposed redevelopment works.
 - Roles and responsibilities and contact details for the parties involved, including the SQEP.
 - Health and safety and environmental management procedures for implementation during the works including but not limited to:
 - Personal protection and monitoring.
 - On site soil management practices including stockpile management and stormwater and sediment controls.
 - Off site soil transport and disposal.
 - Asbestos in soil removal procedures in accordance with the approved code of practice Management and Removal of Asbestos, November 2016 and Building Research Association of New Zealand, November 2017. New Zealand Guidelines for Assessing and Managing Asbestos in Soil (BRANZ Guidelines).
 - Contingency measures in the event of accidental/unexpected discovery including the discovery of asbestos and asbestos related controls.
 - Post development controls on the management of remaining contamination in soils.
26. Soil disturbance works are to be undertaken in accordance with the approved RAP and/or CLMP.
27. If unexpected soil conditions, such as staining, odorous material or evidence of potential asbestos containing materials are encountered during the soil disturbance works, work in that area shall cease and the Council notified. Any unexpected contamination and contingency measures shall be overseen and assessed by a SQEP.
28. All soil material with contaminant concentrations above background concentrations that requires removal from the site shall be disposed of at a licensed facility that holds a consent to accept the relevant level of contamination.
29. If remedial works are required, a Site Validation Report will be prepared in general accordance with MfE CLMG No. 1 and shall be provided to WCC within 3 months of completion of the soil disturbance activities. The Site Validation Report should include the following:
- The location and dimensions of the excavations carried out, including a relevant site plan.
 - Records of any unexpected contamination encountered during the works.
 - Soil validation results, if applicable (i.e. if remediation is carried out or unexpected contamination is encountered).
 - Copies of the disposal dockets for the material removed from the site and any clean fill imported onto the site.
 - Specify the requirements for ongoing monitoring and management (if required).

- The report should outline the site's suitability for the intended use (commercial/residential).

Servicing Conditions:

Engineering Standards:

30. The consent holder must comply with the requirements of the Wellington City Council Code of Practice for Land Development (either its current version or replacement document), unless otherwise modified by condition(s) of the consent or agreed in writing by the Wellington Water Land Development Team. These are the engineering standards for mitigating adverse effects on the environment from wastewater and stormwater drainage, water supply and utility structures.
31. No construction shall start prior to following engineering plans in relation to water supply, stormwater or wastewater drainage, being accepted in writing by the Wellington Water Land Development Team:
- i. engineering plans and design certificate,
 - ii. specifications,
 - iii. Design documentation (assessment, detailed drawings and calculations) to support build over/near the Wellington Water;
 - Wastewater storage tank
 - 2210mm x 1220 ovoid stormwater main

Specifically, the design documentation shall include, but not be limited to:

 - The specific requirements outlined in conditions (35) and (36) below.
 - A contingency plan outlining an emergency situation response should the public infrastructure (in particular the stormwater main) be damaged during construction works.
 - A construction methodology – including methodology for installation of all piles to ensure they do not transfer any additional forces onto the public infrastructure.
 - Insurance Certificates demonstrating that the applicant/consent holder and its contractors carry appropriate insurances to remedy any damages caused to the public infrastructure.
32. Where existing buildings have been or are to be demolished or replaced, the end of the existing private water, stormwater and wastewater lateral(s) must be abandoned / decommissioned including disconnecting from the public main (water) and capping at the shared private drain (stormwater and wastewater). It is required that Council be advised of the final treatment by way of including the location of capping on the final as-built plan.

Advice Notes:

1. Where drainage works are required, permits in addition to this resource consent is required: namely
 - Building Consent for private drains,
 - Public Drainage Permit for public drains

Some of the engineering plans and specifications in the consent condition above are to be submitted during the application stage for these permit(s).
2. The Design and Construction documentation needs to include a copy of the Safety in Design documentation generated in response to the legal requirements under the Health and Safety at Work Act (2015) section 39.
3. Scheme and other indicative layout plans that were submitted as part of the application will be used by Council for information purposes only. These plans will not be used for granting approval under the condition above. Approvals will only be given on detailed engineering plans.

4. Prior to connection, an application for water supply, wastewater and stormwater is required to be made to the Council. All works must be inspected, and all testing

Water Supply Connections:

33. The consent holder shall provide the building with a separate appropriately sized metered water service pipe connected to a water supply main for domestic supply. An engraved plastic tag reading "WATER SUPPLY MANIFOLD FOR (Street No)" is to be secured to the manifold clearly showing which property is served by the manifold. An RPZ-type backflow preventer is required if the connection is greater than 20mm DI.
34. The consent holder shall provide for fire-fighting requirements in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies NZS PAS 4509:2008 [and the Code of Practice for Land Development], and;
 - i. Calculations are to be provided to Council by a suitably qualified engineer to certify that there is sufficient pressure and flow for the development to meet the Code of Practice for Land Development requirements. Calculations are to be based on pressure logging (seven day log) and flow readings taken from the nearest hydrant.
 - ii. If a separate fire connection is required, a separate application for the fire connection must be submitted to Council, along with detailed calculations as per (i) and a layout plan showing the proposed connection. The design of the fire service connection and sprinkler system shall allow for any head loss incurred by the required backflow prevention containment device.
 - iii. The consent holder shall provide all fire connections/sprinkler connections with a double check detector check backflow prevention containment device.

Advice Notes:

1: Upgrading of the existing water infrastructure (including additional fire hydrants) and / or onsite solutions (booster pumps, sprinklers or tanks) may be required if the Code requirements cannot be achieved or if the proposal will have a detrimental effect on existing users.

2: A backflow device of a commercial or industrial site is required to be added to the building warrant of fitness (BWOFF) compliance schedule for the property.

3: Please note that permission is required prior to using or testing hydrants.

4: Where the manifold is located that can be identified as clearly serving a specific lot, an engraved plastic tag may not be required.

Wastewater and Stormwater Build Near Public Infrastructure

Prior to Construction Commencing

35. The consent holder may build over the existing public wastewater storage tank. No construction shall start prior to the detailed design documentation, being accepted in writing by the Wellington Water Land Development Team, including but not limited to;
 - (i) Engineering plans and design certificate,
 - (ii) Specifications,
 - (iii) Seismic and Structural Design Assessment and Calculations, including assessment of:
 - o The likely effects of sea-level / water table rise as a result of climate change,

- The potential magnitude of shaking and onset of liquefaction and the consequences for the tank including potential displacement and / or settlement,
 - The potential for any interaction effects between the proposed building's piles near the tank and the tank in a seismic event, and
 - The factors of safety for buoyancy and implications as a result of the new building,
- (iv) Safety in Design Assessment, including
- 24 / 7 access to the tank for operation / maintenance purposes,
 - Methodology for maintenance / eventual replacement.
36. Unless otherwise agreed with the Wellington Water Land Development Team, the consent holder may build over the existing public 2210mm wide x 1220mm high ovoid stormwater main. No construction shall start prior to the detailed design documentation, being accepted in writing by the Wellington Water Land Development Team, including but not limited to;
- (i) Engineering plans and design certificate,
 - (ii) Specifications,
 - (iii) Safety in Design Assessment, including
 - 24 / 7 access to the tank for operation / maintenance purposes,
 - Methodology for maintenance / eventual replacement.
37. Prior to construction commencing on site the ovoid stormwater main and wastewater storage tank must be accurately located on site.

Advice Notes:

1. Any panels / features within the stormwater main easement must be lightweight and easily removable to a height of at least 4m above existing ground level.
2. The foundation design must comply with the requirements of the Regional Standard for Water Services V3 to ensure the building piles / foundations are appropriately set back from the public infrastructure.
3. Any alteration or addition to the existing public drainage network is required to be carried out under a Public Drainage Permit (as distinct from a Building Consent) issued by the Wellington Water Land Development Team.

During Construction

38. During construction the consent holder shall implement continuous monitoring of the public ovoid stormwater main and wastewater tank (including regular CCTV inspection and monitoring for settlement). The monitoring shall continue for the duration of the construction works on site. Any defects / changes from the pre development state and, or damage to the public infrastructure that occurs during construction shall be immediately brought to the attention of the Wellington Water Land Development Team and all work halted until an emergency plan, amended design, methodology and, or remedial works are agreed with the Wellington Water Land Development Team and implemented by the consent holder. All costs incurred to implement the amended design, methodology and, or remedial works will be at the expense of the consent holder.

Advice Note:

1. All public drainage work is required to be carried out by a suitably experienced Registered Drainlayer; who is employed by a contractor who has an approved Health and Safety Plan and Public Liability Insurance
2. CCTV inspection shall be carried out by the consent holder in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main.

39. At the completion of the works, all pre and post construction condition data, including a post construction CCTV inspection must be provided to Wellington Water Land Development Team for review and approval.
40. The development of this site will require:
 - i. the public wastewater storage tank to be amended to facilitate the build over.
 - ii. foundations to be installed within close proximity to public infrastructure assets.

These works shall be inspected on site and certified by a suitably qualified Structural Engineer and at the conclusion of the engineering works, the consent holder is to provide an as-built detailing the amendments to the wastewater storage tank and the exact location of all foundations in relation to the existing wastewater storage tank and ovoid stormwater main to demonstrate appropriate clearance in accordance with the approved design. A PS4 certificate shall be provided for the public wastewater storage tank and foundations.

41. Any new defects identified post-development must be repaired by the consent holder. All costs incurred for repairs post development will be at the expense of the consent holder.

Wastewater and Stormwater Connections

42. The development must be provided with a suitably sized, separate and direct stormwater and wastewater lateral connections to a public stormwater and wastewater network a location accepted in writing by the Wellington Water Land Development Team.

Stormwater Management (Treatment and Neutrality)

43. To avoid impact on the receiving network and environment, stormwater management (treatment and neutrality) is required. The stormwater management system(s) (treatment and detention device(s)) shall be designed to treat stormwater runoff and provide stormwater neutrality for all rainfall events up to and including the 1% AEP (1 in 100 year) event. The stormwater management system must be approved in writing by the Wellington Water Land Development Team and the following aspects must be met.
 - (i) The consent holder must construct an approved stormwater management system or systems in accordance with plans approved under the Building Consent and agreed with the Wellington Water Land Development Team.
 - (ii) The stormwater management system must be designed to:
 - treat stormwater runoff from the site to for contaminants.
 - so that the total stormwater discharge post-development from the site for all rainfall events up to the 1% AEP plus climate change event must be less than or equal to the stormwater runoff flows prior to the development.
 - (iii) The consent holder must ensure that all connections to the system(s) are trapped to minimise debris entering the system.
44. Prior to Engineering Approval, the consent holder will be required to prepare a draft Operation and Maintenance Manual for all stormwater device(s) setting out the principles of the general operation and maintenance for the stormwater system(s) and associated management devices. The draft Operations and Maintenance Manual shall be submitted to the Wellington Water Land Development Team for approval and is to include, but not be limited to:
 - (i) a detailed technical data sheet
 - (ii) details of who will hold responsibility for short-term and long-term maintenance of the stormwater devices

- (iii) a programme for regular maintenance and inspection of the stormwater system
 - (iv) a programme for the collection and disposal of debris and sediment collected by the stormwater management device or practices
 - (v) a programme for post storm maintenance
 - (vi) general inspection checklists for all aspects of the stormwater system, including visual check of roadside sumps and outfalls
 - (vii) a programme for inspection and maintenance of vegetation associated with the stormwater devices.
45. Bare galvanised, zinc alum or unpainted metal (including copper) may result in contamination of stormwater runoff upon corrosion of surfaces and therefore shall not be used for exterior construction, including but not limited to roofing, cladding, gutters and downpipes.
46. The site has been provided with a stormwater management system to treat and detain stormwater runoff. The owners of the parent parcel must follow the required operation, maintenance and renewal of the system(s), set out in the operation and maintenance manual, to ensure the system is in full working order at all times.
47. The consent holder cannot increase stormwater discharge, through an increase in non-permeable areas, without Council approval; as an increase in stormwater discharge may result in failure of the stormwater detention systems.

Advice Note: The consent holder may also require Greater Wellington Regional Council approval for the proposed stormwater management system.

Minimum Floor Levels

48. Any building constructed on the site must have a minimum floor level of 3.03 m RL (Wellington 1953 Datum).
49. The consent holder may apply the minimum floor level to the top of the concrete floor slab provided they demonstrate that the concrete floor slab construction (including any damp proof membrane requirements) below 3.03 m RL (Wellington 1953 Datum) is flood resilient (will not be impacted / effected by potential flooding).
50. Any basement floor level sited below the minimum floor level of 3.03 m RL (Wellington 1953 Datum) must be designed to be flood resilient and easy to clean out after a flood event. The design shall be presented to Council for approval and shall include but not be limited to:
- a. Minimising / protecting flood entrance points to the basement (servicing vents, entrances etc).
 - b. Not locating any critical building services / plant rooms within the basement,
 - c. Locating all basement services (where possible) above 2.83 m RL.
 - d. Use of flood resilient materials.
51. Any basement area would be subject to a residual flood hazard the consent holder shall provide a flood management plan for the future owner(s) / occupiers. The flood management plan shall be submitted to the Wellington Water Land Development Team for approval and shall as a minimum outline the flood hazard and appropriate measures for managing / mitigating the effect of any flooding.

Advice Note: In addition to this resource consent the proposed development will also require assessment by the Wellington City Council under S71 to 73 of the Building Act,

2004. Granting of this resource consent does automatically guarantee that building consent will be granted.

As-builts

52. At the conclusion of the engineering works the consent holder must submit as-built drawings that meet the requirements of Regional As-Built Specification for Water Services, for any new water supply, wastewater and stormwater drainage.
53. Once an as-built plan has been submitted, the consent holder must arrange for a final inspection with the Wellington Water Senior Drainage Inspector.

Advice Notes:

1. Where possible, all as-built plans are to be submitted in both hard copy and electronically (PDF). Electronic copies are to be submitted in CAD format (.DWG file) drawn in the NZGD 2000 New Zealand Transverse Mercator' coordinate system.
2. Wellington Water Ltd are updating to the New Zealand Vertical Datum 2016 (NZVD2016) on 1 July 2022. Hence Engineering Plans and As-Built plans will be required to be in terms of the NZVD2016 from 1 July 2022. Prior to 1 January 2023 either Wellington Vertical Datum 1953 or NZVD2016 will be accepted.

Transport:

Traffic Resolution:

54. The proposed loading area on street and removal of tour coach parking needs traffic resolution. The applicant should provide a plan showing the changes to road markings required and the existing and proposed locations of any parking signs or any other signs affected.

As it may be necessary for the Council to modify the legal traffic restrictions because of this proposal, the applicant should provide at least 4 to 6 months' notice in advance of the proposed loading area being constructed, for the legal resolutions to be processed.

All costs involved in modifying the existing road, including signage and road marking changes are to be met by the consent holder and work must be completed to the satisfaction of the CMO.

Detailed Road Changes Plan:

55. For the new building, detailed plans showing the design and specifications for all required roading, and footpath modifications must be submitted to and approved by the CMO prior to any construction works commencing. All changes including changes on Wakefield St and Jervois Quay. These plans should cover details of all proposed additions and alterations to the public roads, including footpaths, kerb and channel, carriageway alterations (including storm water controls) with levels and materials, all of which will need to follow the Council's Infrastructure code of practice requirements.

Note: The CMO will consult with the Transport Consents team about this condition.

All costs involved in modifying the existing road, including signage and road marking changes are to be met by the consent holder and work must be completed to the satisfaction of the CMO.

Operational Noise:

Boundary Noise Emissions:

56. The consent holder must ensure noise emission levels when measured at or within the boundary of any fee simple site or at the outside wall of any building on any site, other than the site from which the noise is emitted, do not exceed the following:

- At all times: 60 dBA LAeq(15 min)
- At all times: 85 dBA LAFmax

Advice Note: Measurements shall be measured and assessed in accordance with NZS 6801:2008 "Acoustics – Measurement of environmental sound" and NZS 6802:2008 "Acoustics - Environmental Noise"

Fixed Plant Noise:

57. The consent holder must ensure noise emission levels from fixed plant does not exceed the following levels at or within the boundary of any land parcel, or at the outside wall of any building on any site, other than the building or site from which the noise is emitted:

- At all times: 55 dB LAeq(15 min)
- 10pm to 7am: 70 dB LAFmax

Note: Measurements must be measured and assessed in accordance with NZS 6801:2008 "Acoustics – Measurement of environmental sound" and NZS 6802:2008 "Acoustics - Environmental Noise"

Fixed Plant Noise Certification (Acoustic Design Certificate):

58. The Consent Holder must ensure that noise emission levels emanating from all fixed plant and equipment must be monitored at the commissioning stage (prior to occupation) by a qualified and experienced acoustic expert suitable to Council. Written certification in the form of an acoustic compliance and commissioning report shall be provided to the CMO. The certificate must certify that commutative worst case fixed plant operations and noise emissions comply with the noise limits set out in Condition (57) above.

Monitoring and Review:

59. Prior to starting work the consent holder must advise the CMO of the date when work will begin. This advice must be provided at least 48 hours before work starts to the CMO either by telephone (04) 801 4017 or email (rcmonitoring@wcc.govt.nz) and must include the address of the property and the Service Request Number.

60. The conditions of this resource consent must be met to the satisfaction of the CMO. The CMO will visit the site to monitor the conditions, with more than one site visit where necessary. The consent holder must pay to the 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 Act. 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.

Advice Notes:

1. 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 as granted by the Council pursuant to section 125 of the Act.
2. Section 36 of the Act allows the Council to charge for all fair and reasonable costs associated with the assessment of your application. We will confirm in due course whether the time spent on the assessment of this application is covered by the initial fee paid. If the time exceeds the hours covered by the initial fee you will be sent an invoice for additional fees. If the application was assessed in less time you will be sent a refund. For more information on your fees contact planning.admin@wcc.govt.nz.
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 the Council.
4. This resource consent is not a consent to build. A building consent will be required under the Building Act 2004 prior to commencement of construction.
5. This resource consent does not authorise any works which also require consent from the Greater Wellington Regional Council. If necessary, separate resource consent(s) will need to be obtained prior to commencing work.
6. This consent was granted based on the proposal achieving 'Design Excellence' and any changes must continue to meet 'Design Excellence' or are unlikely to be supported by Council.
7. The methods set out in the Greater Wellington Regional Council guideline for erosion and sediment control for the Wellington Region should be followed when undertaking earthworks on the site:
<https://www.gw.govt.nz/assets/Resource-Consents/Erosion-and-Sediment-Control-Guide-for-Land-Disturbing-Activities-in-the-Wellington-Region.pdf>
8. A vehicle access bylaw approval is required for the construction of new sections of vehicle crossing under Part 5, Section 18 of the Council's Consolidated Bylaw 2008.
9. The consent holder will need to apply for an encroachment licence for the canopy and any other structures on the legal road. Applications for encroachment licences must be made to the Council's Property Team (encroachments@wcc.govt.nz).
10. It is expected that rubbish associated with the building will be collected by a private collector. For more information and/or contact the Council's Waste Operations wasteplans@wcc.govt.nz
11. New addresses have been allocated to the development. An 'Allocation of Addresses Sheet' will be provided on request.
12. The consent holder is responsible for all costs associated with the changes on legal road required to implement this development, including changes to parking signs, road markings, streetlights, and/or the kerb and channel. A vehicle access bylaw approval may also be required.
13. The WIAL1 Designation protects the airspace for the safe and efficient operation of Wellington International Airport. The Designation requires that any person proposing to construct or alter a building or structure, which does the following, must advise Wellington International Airport Limited (WIAL) and obtain approval from them under section 176 of the Act:

1. a new building/structure, additions and/or alterations or a crane or scaffolding which penetrates the Take-off and Approach Surfaces and exceeds a height of 8m above existing ground level; or
2. a new building/structure, additions and alterations or a crane or scaffolding which penetrates the Conical, Inner Horizontal, or Transitional Side Slopes of the Airport; or
3. a new building/structure, additions and/or alterations or a crane or scaffolding which results in a height of more than 30m above ground level in the remainder of the Designation area (Outer Horizontal Surface).

You can find these surfaces and slopes [here](#) and you can contact WIAL at planning@wellingtonairport.co.nz for any questions that you might have or if you need to seek their approval.

14. As far as practicable all construction activity related to the development must take place within the confines of the site. No buildings, vehicles, materials or debris associated with construction may be kept on Council land, including the road, without prior approval from the Council. Please note that land owner approval is required under a separate approval process and that this will need to be sought and approved prior to any works commencing.

For more information on the traffic management process and what further separate land owner approvals may be required in relation to the logistics of working within the legal road either contact the Transport Asset Performance team or visit this link:

<https://wellington.govt.nz/services/parking-and-roads/road-works/work-on-the-roads/permissions-and-approvals>

15. The proposal may affect a recorded archaeological sites, being R27/270, R27/456, R27/266 and NZAA R27/765. Work affecting archaeological sites is subject to a consent process under the Heritage New Zealand Pouhere Taonga Act 2014. An archaeological authority (consent) from Heritage New Zealand Pouhere Taonga (HNZPT) must be obtained for works to proceed if the archaeological site has the potential to be modified or destroyed. It is illegal to modify or destroy an archaeological site without obtaining an archaeological authority. The consent holder is advised to contact HNZPT for further information prior to works commencing.
16. Wellington Water Land Development Team (Wellington Water) has advised that the following requirements will apply, in addition to the conditions above, to the development at subdivision stage:
 - The consent holder shall provide easements in gross in favour of Council over all public stormwater and public wastewater mains to be vested in Council that are located within the parent parcel.

The easement must:

- comply with the requirements of the Regional Standard for Water Services V3, December 2021, and
 - cover the full extent of the structures, and
 - include areas required access / turning for maintenance vehicles.
- The parent parcel contains a large public wastewater storage tank, the consent holder shall provide an easement instrument for the ongoing access to the public wastewater storage tank and shall include specific provisions, in plain English about the respective obligations of the parties to the easement in relation to access for

routine maintenance and / or eventual upgrade. The easement instrument shall include wording to the effect that:

- The owner(s) of the parent parcel must ensure 24 / 7 access to the easement area to enable Council to complete routine, emergency maintenance and / or eventual upgrade of the structure.
- The routine and emergency maintenance of the wastewater storage tank will generate foul odours and whilst Council will endeavour to plan maintenance for quiet periods it is expected that routine and emergency maintenance will impact on the site occupation and use. It will be the owner(s) responsibility to manage the site including the potential exposure to foul odours during periods of routine and emergency maintenance.
- Unless otherwise agreed with the Wellington Water Land Development Team, the parent parcel contains a large public stormwater main and the consent holder shall provide an easement instrument for the ongoing access to the public stormwater asset and shall include specific provisions, in plain English about the respective obligations of the parties to the easement in relation to access for routine maintenance and / or eventual upgrade / replacement. The easement instrument shall include wording to the effect that:
 - Any 'panels' / features installed / constructed within / across the easement to a height of at least 4 m must be fully removable and must be removed by the owner(s) of the parent parcel and / or their representative within 24 hours of receiving notification from Council that access is required to the public stormwater main.
 - Any 'panels' / features installed / constructed within / across the easement to a height of at least 4 m that are not removed within 24 hours of receiving notification from Council that access is required to the public stormwater main will be removed by Council at the owner(s) expense.
 - Council will not be liable for any damage to any 'structural panels' / features that they are required to remove.
 - All costs associated with removing, storing and replacing any 'panels' / features installed / constructed within / across the easement to a height of at least 4 m must be born by the owner(s) of the parent parcel.
- The parent parcel contains a large public wastewater storage tank.
 - The owner(s) of the parent parcel must ensure 24 / 7 access to the easement area to enable Council to complete routine, emergency maintenance and / or eventual upgrade of the structure.
 - The routine and emergency maintenance of the wastewater storage tank will generate foul odours and whilst Council will endeavour to plan maintenance for quiet periods it is expected that routine and emergency maintenance will impact on the site occupation and use. It will be the owner(s) responsibility to manage the site including the potential exposure to foul odours during periods of routine and emergency maintenance.
- The parent parcel contains a large public stormwater main, The owner(s) of the parent parcel must comply with the following on an ongoing basis:
 - Any 'structural panels' / features installed / constructed within / across the easement to a height of at least 4 m must be fully removable and must be

removed by the owner(s) of the parent parcel and / or their representative within 24 hours of receiving notification from Council that access is required to the public stormwater main.

- Any 'structural panels' / features installed / constructed within / across the easement to a height of at least 4 m that are not removed within 24 hours of receiving notification from Council that access is required to the public stormwater main will be removed by Council at the owner(s) expense.
- Council will not be liable for any damage to any 'structural panels' / features that they are required to remove.
- All costs associated with removing, storing and replacing any 'structural panels' / features installed / constructed within / across the easement to a height of at least 4 m must be born by the owner(s) of the parent parcel.

Note: Unless otherwise agreed with the Wellington Water Land Development Team, upon the issue of the certificate pursuant to section 224 or at such earlier time as may be required, a Consent Notice pursuant to section 221 will be issued. The Consent Notice will specify conditions (xxx) and (xxx) to be registered against the Record of Title to issue in respect of the parent parcel of this subdivision.

17. The development will be assessed for development contributions under the Council's Development Contributions Policy. 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 at www.Wellington.govt.nz; or
 - Contact the Council's Development Contribution Officer.

It is noted that if the development achieves a 5 Green Star rating a standard remission equating to 50% of the total standard assessed levy can be applied, subject to the criteria as outlined in the policy.

18. Rights of objection to the conditions specified above may be exercised by the consent holder pursuant to section 357A of the Act. Any objection shall be made in writing, setting out the reasons for the objection within 15 working days of this notification or within such extended period as the Council in any special case may allow.