

Appendix 1 – Draft conditions of consent SR No. 471670

General

1. The proposal must be in accordance with the information provided with the application Service Request No. 471670 and the following plans prepared for Ryman Healthcare Limited, project title 'Comprehensive Care Retirement Village – Donald Street, Karori, Wellington', project number 042, all amendment A, all dated 18 June 2021 except where otherwise noted:
 - Drawing status RC04, drawing number A0-021, titled 'Proposed Site Plan with Aerial'
 - Drawing status RC05, drawing number A0-030, titled 'Proposed Site Plan - Level 0'
 - Drawing status RC06, drawing number A0-040, titled 'Proposed Site Plan – Level 1'
 - Drawing status RC07, drawing number A0-050, titled 'Proposed Site Plan – Level 2'
 - Drawing status RC08, drawing number A0-060, titled 'Proposed Site Plan – Level 3'
 - Drawing status RC09, drawing number A0-070, titled 'Proposed Site Plan – Level 4'
 - Drawing status RC10, drawing number A0-080, titled 'Proposed Site Plan - Level 5'
 - Drawing status RC11, drawing number A0-090, titled 'Proposed Site Plan – Level 6'
 - Drawing status RC12, drawing number A0-110, titled 'Proposed Site Fencing Plan'
 - Drawing status RC13, drawing number A0-200, titled 'Proposed Site Elevations'
 - Drawing status RC14, drawing number A0-205, titled 'Proposed Site Elevations'
 - Drawing status RC15, drawing number A0-300, titled 'Proposed Site Sections'
 - Drawing status RC16, drawing number A0-301, titled 'Proposed Site Sections'
 - Drawing status RC17, drawing number A0-302 titled 'Proposed Site Sections B02-B06'
 - Drawing status RC18, drawing number A1-010, titled 'Level 0 - Basement'
 - Drawing status RC19, drawing number A1-020, titled 'Level 1 - Terrace'
 - Drawing status RC20, drawing number A1-030, titled 'Level 2 - Terrace'
 - Drawing status RC21, drawing number A1-040, titled 'Level 3 – Ground Floor Plan'
 - Drawing status RC22, drawing number A1-050, titled 'Level 4 – First Floor Plan'
 - Drawing status RC23, drawing number A1-060, titled 'Level 5 – Second Floor'
 - Drawing status RC24, drawing number A1-070, titled 'Level 6 – Third Floor'
 - Drawing status RC25, drawing number A1-080, titled 'Proposed Roof Plan'
 - Drawing status RC26, drawing number A2-010, titled 'Proposed Village Centre Elevations'
 - Drawing status RC27, drawing number A2-020, titled 'Proposed Village Centre Elevations'
 - Drawing status RC28, drawing number A2-030, titled 'Proposed Village Centre Elevations'

- Drawing status RC29, drawing number A2-040, titled 'Proposed Village Centre Elevations'
- Drawing status RC30, drawing number A2-050, titled 'Proposed Village Centre Elevations'
- Drawing status RC31, drawing number A1-010, titled 'Ground Floor Plan – Apartments B02-B06'
- Drawing status RC32, drawing number A1-020, titled 'First Floor Plan – Apartments B02-B06'
- Drawing status RC33, drawing number A1-030, titled 'Second Floor Plan – Apartments B02-B06Proposed'
- Drawing status RC34, drawing number A1-040, titled 'Roof Plan – Apartments B02-B06'
- Drawing status RC35, drawing number A2-010, titled 'Elevations – Apartments B02-B06'
- Drawing status RC36, drawing number A1-010, titled 'Proposed Apartment B07 Floor Plan'
- Drawing status RC37, drawing number A2-030, titled 'Proposed Apartment B07 - Elevations'
- Drawing status RC38, drawing number A1-010, titled 'Proposed Waste/Recycling Shed'

Plans included in the Woods' Infrastructure Assessment, dated 14 August 2020:

- Drawing number 042-RCT_401_Co- 001, titled 'Proposed Site Layout'
- Drawing number 042-RCT_401_Co- 110, titled 'Final Contour Plan'
- Drawing number 042-RCT_401_Co- 120, titled 'Depth (Cut/Fill) Contour Plan'

Staging

2. At least 20 working days prior to any works commencing on site, the consent holder must provide the Council's Compliance Monitoring Officer with details on the proposed staging of earthworks and construction.

Note:

This condition is required given the scale of the project and that the staging details of the development have not been finalised.

Earthworks and Geotechnical

Geotechnical

3. The construction of earthworks on the site must incorporate specific engineering design by a suitably qualified Chartered Geotechnical Engineer (CPEng) for both the final design and construction stage and be in accordance with the geotechnical report by Tonkin and Taylor, job number 30309 v4, dated August 2020, titled 'Assessment of Geotechnical Effects' and the responses to the section 92 further information request, dated 13 November 2020.
4. All temporary works, foundations and excavations must be assessed and designed by a Chartered Geotechnical Engineer. The Chartered Geotechnical Engineer will advise on the best methods to ensure:
 - the stability of the site and surrounding land; and
 - the construction of cut faces, fill batters, staging, shoring, and benching as required for stability of the earthworks.

5. At least 20 working days prior to any work commencing on site, the following documentation must be developed by the consent holder and be submitted to the Council's Compliance Monitoring Officer for certification.
 - The maximum excavation heights on the earthwork's plans must be provided. The information is to include sketches illustrating the excavation sequence and stages at the most critical locations, identified by the CPEng.
 - A ground movement monitoring plan to monitor induced ground displacements due to excavation and vibration in neighbouring properties prior, during and after completion of critical geotechnical and earthworks activities.
 - Evidence that the monitoring plan has been prepared or reviewed by a Chartered Geotechnical Engineer.
 - The monitoring plan must also include a schedule for the monitoring results to be regularly checked against the temporary works design model to confirm acceptability. All instruments and survey points are to be monitored against proposed "Alert", "Action", "Alarm" (AAA) levels, specified by the engineer. The Contractor shall develop contingency plans to respond to exceedance of "Action Values" and "Alarm Values".
6. Work must not commence on site until the documents in condition 5 are certified by the Council's Compliance Monitoring Officer and the monitoring plan is to be implemented during the earthworks stage of the development and until such time retaining works are completed.

Construction Management Plan

7. A Construction Management Plan (CMP) must be developed by the consent holder, with input from the CPEng and submitted to the Council's Compliance Monitoring Officer for certification at least 20 working days prior to any work commencing on site.

The CMP must be consistent with the findings and recommendations of the geotechnical assessment by Tonkin and Taylor Ltd (dated August 2020, reference 30309.v4) and will include, but is not limited to, the following:

- Measures to ensure earthworks and retaining structures are constructed incrementally to maintain stability of all the slopes
- The maximum height increment of earthworks before the structural support to that earthwork is put in place
- Other measures to ensure earthworks and retaining structures remain stable, including measures to limit the exposure of unretained earthworks at any one time
- Details of the staging of work
- Roles and responsibilities of key site personnel
- A contact (mobile) telephone number(s) for the on-site manager, where contact can be made 24 hours a day / 7 days a week
- A communication and complaints procedure for adjoining property owners/occupiers and the public, including details on how complaints have been addressed
- Details of the construction program.

The CMP must be peer reviewed by the CPEng prior to being submitted to Council to ensure that the methodology is in accordance with the geotechnical assessment, by Tonkin and Taylor Ltd (dated August 2020, reference 30309.v4) and current

engineering best practice. The review must be provided to the Council's Compliance Monitoring Officer when the final CMP is filed for certification.

8. No work may commence on site until the CMP is certified. The earthworks and retaining work must be carried out in accordance with the certified CMP.
9. Any amendments to the CMP (once work starts) must be approved by the CPEng and Certified by the Council's Compliance Monitoring Officer.

Erosion and Sediment Control

10. A final Erosion and Sediment Control Plan (ESCP) must be submitted to the Council's Compliance Monitoring Officer for certification at least 20 working days prior to any work commencing on site. The ESCP submitted with the application and prepared by Woods (reference 042-RCT_401_CO-180, dated 14 August 2020) is supported in principle and it is expected that this will form the basis of the final ESCP.

The following additional measures must be implemented:

- An illustrated plan that records the key features of the ESCP
- Measures to limit the area of earthworks exposed to the weather at any one time (sources of dust and sediment)
- Measures to ensure temporary excavations remain stable. Slips or failures can significantly increase dust and sediment
- Stabilisation of the site entrance(s) to minimise the tracking of earth by vehicles onto the adjoining roads
- Detail of the use of diversion bunds/cut-off drains, as required, to minimise stormwater entering the site and discharging onto earthworks areas where it can pick up sediment and not discharged on to sloping ground
- Details of how, throughout construction, all stormwater from roofs, paved and impermeable surfaces will be collected and piped to prevent it discharging onto earthworks areas where it can pick up sediment and not discharged on to sloping ground
- The type and location of silt fences to control water-borne sediment
- Methods for protecting stormwater sumps from the infiltration of water-borne sediment
- Measures to ensure that the discharge of dust created by earthworks, construction and transport activities are suitably controlled to minimise dust hazard or nuisance
- 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)
- The methods for managing and monitoring the ESCP controls
- Nomination of a site person responsible for the implementation and administration of the ESCP.

The ESCP must be peer reviewed by the CPEng prior to being submitted to Council, to ensure that the methodology is in accordance with engineering best practice. The review must be provided to the Council's Compliance Monitoring Officer when the final ESCP is filed for certification.

11. No work may commence on site until the ESCP is certified by the Council's Compliance Monitoring Officer. The earthworks and associated work must be carried out in accordance with the certified ESCP.

12. Any amendments to the ESCP once work starts must be approved by the CPEng and Certified by the Council's Compliance Monitoring Officer.

Note:

If necessary, the Council's Compliance Monitoring Officer 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.

13. The erosion, dust and sediment control measures put in place must not be removed until the site is remediated to the satisfaction of the Council's Compliance Monitoring Officer. '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.
14. All sediment laden run-off must be managed and contained within the site. Any sediment that is deposited onto neighbouring properties or the public road must be cleaned up immediately (with the landowner's permission on land that isn't public road). The deposited sediment must not be swept or washed into street channels or stormwater inlets or dumped on the side of the road.

Note:

As a minimum, 100mm of clarity is required to allow run-off to be discharged offsite. If clarity is less than 100mm then the run-off is considered to be sediment laden and must be contained and/or treated on site.

Producer Statements

15. A construction review statement must be supplied by a suitably experienced Chartered Professional Engineer (CPEng) to the Council's Compliance Monitoring Officer within one month of the earthworks being completed or at the conclusion of any stage of earthworks. The document must:
 - Provide details of any changes that were necessary to address geotechnical or engineering problems encountered during the earthworks; and
 - A certification upon completion of land development and subdivision, Schedule 2A of NZS4404:2010
16. A copy of the producer statement 'PS4 – Construction Review' and its accompanying documents for structures/buildings required for the stabilisation of earthworks and prepared for the associated building consent process, must be provided to the Council's Compliance Monitoring Officer within one month of the structures/buildings being completed which includes the completion of any stage of building works.

Dust

17. 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.

Grassing of Earthworks

18. All exposed areas of earthworks, unless otherwise built on, are to be grassed or re-vegetated within 1 month of completing each stage of the earthworks, to a level of establishment satisfactory to Council's Compliance Monitoring Officer.

Note:

The Council's Compliance Monitoring Officer may agree to a longer period than 1 month, if appropriate, and will approve it in writing.

Traffic

Construction Traffic Management

19. A Construction Traffic Management Plan (CTMP) must be prepared to ensure the development can proceed while ensuring that safeguards are provided to protect the public from any adverse construction effects. The CTMP must be developed and submitted to the Council's Compliance Monitoring Officer for certification at least 20 working days prior to any work commencing on site. The plan must include methods to avoid, remedy or mitigate, adverse construction traffic effects during the development of the site, including, but not limited to:
- Construction dates and hours of operation including any specific non-working hours to minimise traffic congestion
 - Construction traffic movements to and from the site must not occur during school drop off (8.15am to 9.15am) and pick up (2.30pm to 3.30pm) times during school terms to minimise public safety risks, ensure pedestrian safety and reduce local congestion
 - Truck route diagrams both internal to the site and external to the road network
 - All heavy vehicle movements must be managed to minimise the safety impact on local facilities and amenities
 - Temporary traffic management signage/details for pedestrians and drivers to safely manage the interaction of these road users with heavy construction traffic
 - Details of Site access/egress over the entire construction period are to be provided to ensure that pedestrian visibility splays are included with complying sight distances as per the Land Transport Safety Authority "Guidelines for visibility at driveways" RTS6 document
 - An emergency (24/7) contact phone number for the site
 - A public complaints register is to be kept on-site. The register must indicate how complaints have been addressed
 - Measures to deal with any collateral damage to vehicles, property and public assets
 - Any related occupation of the public area for construction purposes must be approved by Council prior to occupation
 - Where practicable, construction worker parking demands are to be provided off-street to minimise the use of public road.
20. No work may commence on site until the CTMP is certified by the Council's Compliance Monitoring Officer. The CTMP must be implemented until the development of the site is completed.

Detailed Construction Plans

21. Prior to the first building consent being submitted, the consent holder must prepare and submit to the Council's Compliance Monitoring Officer for certification detailed construction plans of the internal road system serving the development that show:
- the internal road layout provides emergency service vehicle access and manoeuvring as required in the Designers' guide to firefighting operations – Emergency vehicle access F5-02 GD;
 - the internal road layout includes speed humps and pedestrian crossing platforms to ensure a slow speed environment of 10km/h;

- the vehicle accesses have been designed with tracking paths, widths, pedestrian visibility splays, and traffic calming measures (speed humps at the back of footpath within the site) to ensure slow vehicle speed over the public footpath;
 - there is no visual obstruction higher than 1.0m within the pedestrian visibility splays, including signage and landscaping;
 - all covered parking areas, ramps, and loading areas comply with the District Plan AS/NZS 2890.1:2004, including details on vehicle height clearances to permit Emergency Service vehicle access and manoeuvring as required in the Designers' guide to firefighting operations – emergency vehicle access F5-02 GD; and
 - all internal vehicular and pedestrian paths are to be clearly marked and signed to minimise conflict.
22. The consent holder must undertake the works and build in accordance with the certified plans under condition 21 above.

Notes:

1. If there is any inconsistency between condition 1 and condition 21, condition 21 will prevail.
2. It is recommended that certification is obtained prior to or at time of building consent to avoid potential conflict and the need to change building consent plans.

Reinstatement of Redundant Vehicle Crossings

23. All redundant vehicle crossings must be reinstated by the consent holder with new footpath and kerb and channel at the consent holder's expense prior to the village commencing operation.

Long Term Parking and Parking Demand Management

24. The consent holder must develop a staff travel plan to promote and encourage car sharing or alternative work travel modes as a contribution to reducing emissions and support Council's climate change policies. The net result is likely to be modest, but it is appropriate that such a major development participates in promoting and supporting the Council's wider environmental policies. The staff travel plan must be submitted to the Council for certification at least 10 working days prior to operation and repeated for each stage until such time that the village is fully operational.
25. The consent holder must provide details on the staff travel plan to include staff shifts, changeover period, staff number on-site at any given time during the weekday and weekend and also staff travel behaviour and mode choices to confirm that staff shifts are arranged to avoid commuter peaks and that on-site staff parking provision is self-sufficient as expected by Commute Transportation Consultants (CTC). This staff travel plan is to be completed by the consent holder and submitted to the Council's Compliance Monitoring Officer for review and certification after six months of occupation of first residents and then again 12 months after the village is fully occupied to ensure that the staff travel behaviour, mode choices, staff shift avoiding commuter peaks and on-site staff parking provision (one space for two staff) continue to be consistent with CTC for staff parking to be self-contained on-site.
26. The consent holder must conduct a regular monitoring (every six months for two years once the village is fully operational) of the parking occupancy within the site and adjacent streets to ascertain the level of on-site parking demand and parking usage around the site. A baseline parking survey of the adjacent streets will be necessary for future comparison and is to be surveyed prior to any works commencing on site. The

baseline survey is to be conducted over a seven day period at hourly intervals from 7am to 6pm and must avoid being done during school holidays and public holidays. The survey must include details including vehicle number plates and locations, must be done on both sides of the street, and is to be done from the following locations:

- Donald Street (between Karori Road and Firth Terrace)
- Campbell Street (between Karori Road and Firth Terrace)
- Scapa Terrace (full length of the street)

The consent holder must provide a copy of the baseline survey and each set of subsequent monitoring data (based on the above parameters) to the Council's Compliance Monitoring Officer for review within 10 working days of each timeframe unless otherwise agreed to in writing by the Council's Compliance Monitoring Officer.

27. All on-site parking spaces must be clearly marked and signed to be available for shared use by the residents, staff and visitors. All mobility parking spaces are to be clearly marked and signed exclusively for mobility users. The staff travel plan will include the shared use of all on-site parking is to ensure that staff who arrive by private vehicles can park on-site while the consent holder gathers information on the staff travel behaviour and mode choice to develop the staff travel plan. The consent holder must actively manage how the on-site parking spaces are assigned to residents and staff as part of the staff travel plan to contain these parking demands within the site. The parking demand for residents and staff will be self-contained as expected in the CTC subject to active parking management by the consent holder to be incorporated in the staff travel plan.
28. In accordance with section 128 of the Act, the Council may undertake a review of conditions 25, 26, and 27 above to address any adverse effects of the exercise of the consent in respect of the allocation of car parking within the village. The review may be undertaken within five years from when the village is fully operational (not from when the first stage is operational).

Contamination

Contaminated Land Management Plan

29. A Contaminated Land Management Plan (CLMP) must be completed by a suitably qualified and experienced practitioner (SQEP) and submitted and certified by the Council's Compliance Officer 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 further soil sampling undertaken in relation to asbestos.
 - 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 WorkSafe's good practice guideline Conducting Asbestos Surveys, September 2017 and approved code of practice Management and Removal of Asbestos, November 2016

- 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.

30. The works must be undertaken in accordance with the approved CLMP.

31. Further sampling for asbestos in soils must be undertaken in accordance with the Tonkin and Taylor: Framework Site Management Plan for Ground Contamination 26 Donald Street and 37 Campbell Street, dated 11 March 2020.

Disposal of soil

32. All soil material with contaminant concentrations above background concentrations that is removed from the site must be disposed of at a licensed facility that holds a consent to accept the relevant level of contamination.

Site Validation

33. A Site Validation Report must be prepared in general accordance with Ministry for the Environment Contaminated Land Management Guideline No.1 and must be provided to WCC within 3 months of completion of the land 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.
- The requirements for ongoing monitoring and management (if required).

Noise

Construction Noise and Vibration Management Plan

34. The consent holder must submit to the Council's Compliance Monitoring Officer a Construction Noise and Vibration Management Plan (CNVMP) for review and certification at least 20 working days prior to any work commencing on site. The CNVMP must be prepared by a suitably qualified and experienced acoustic and vibration expert acceptable to Council. The CNVMP shall be drafted in accordance with Appendix E2 of NZS6803:1999 Acoustics – Construction'. The CNVMP must also:

- Identify and describe all specific activities that cannot comply with the upper recommended noise levels set in Table 2 of 6803:1999;
- Identify and describe all specific activities that cannot comply with vibration limits in 'DIN 4150-3:1999 'Structural Vibration – Part 3: Effects of vibration on structures'';
- Specify the predicted noise and vibration limits, and identify each separate affected property, for each activity (stage) that exceeds the recommended levels;
- Specify the duration of the works exceeding the recommended noise and vibration levels; and
- Specify the physical and managerial noise mitigation methods that must be adopted to reduce noise to a reasonable level of noise and vibration in

accordance with section 16 Best Practical Option (BPO) of the Resource Management Act 1991.

The CNVMP must be amended, where directed by the Council's Compliance Monitoring Officer, to address proven deficiencies in its operation.

35. The consent holder must not undertake any activities authorised by this consent until the CNVMP has been signed off by Councils Compliance Monitoring Officer as final and is denoted by Council as being 'certified approved for use' as the final CNVMP. The mitigation and vibration measures detailed in the certified CNVMP must be adopted at all times by the consent holder for the duration of construction works.

Construction Noise Hours

36. The consent holder must ensure that construction activities only operate between the hours of 7.30am and 6.00pm Monday to Saturday (excluding public holidays).

Note:

The intent of the above condition is to restrict operating days and hours so as to ensure respite periods for the community. For example, not allowing construction work during early morning, evenings, or Sundays.

Construction Noise Limits and Management

37. The consent holder must ensure that construction activities, except were identified in the construction noise and vibration management plan (CNVMP) as predicted to exceed the levels in the NZS Acoustic standard 'NZS6803:1999 Acoustics Construction Noise', shall be 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 (stage) cannot comply with the noise limits set out in 'NZS6803:1999 Acoustics – Construction' the Consent Holder must provide to the Council's Compliance Monitoring Officer a written assessment of physical and managerial noise control methods that must be adopted. The assessment shall be in line with s.16 Best Practical Option (BPO) and included in the Construction Noise and Vibration Management Plan submitted to Council for approval.

Construction Vibration and Management

38. The consent holder must ensure that construction activities, except were identified in the construction noise and vibration management plan (CNVMP) as predicted to exceed the levels in 'DIN 4150-3:1999 "Structural Vibration – Part 3: Effects of vibration on structures', shall be managed and controlled so that the vibration levels received at any site does not exceed the limits in 'DIN 4150- 3:1999 "Structural Vibration – Part 3: Effects of vibration on structures'.

Where a specific construction activity cannot comply with the vibration limits set out in 'DIN 4150- 3:1999 "Structural Vibration – Part 3: Effects of vibration on structures' the Consent Holder must provide the Council's Compliance Monitoring Officer with an assessment of vibration control methods that are to be adopted for certification. The assessment must be in line with section 16 Best Practical Option (BPO) and must be included in the draft Construction Noise and Vibration Management Plan submitted to Council for approval.

Fixed Plant Noise

39. All fixed plant must be specified, located, designed and operated so that noise emission levels when measured at or within the boundary of any site, other than the site from which the noise is generated do not exceed the following limits:

- Monday to Sunday 7am to 10pm 45 dB LAeq (15 min)
- Monday to Sunday 10pm to 7am 40 dB LAeq (15 min)
- Monday to Sunday 10pm to 7am 65 dB LAFmax

Fixed plant noise must be measured in accordance with 'NZS 6801:2008 Acoustics - Measurement of Environmental Sound' and assessed in accordance with 'NZS 6802:2008 Acoustics - Environmental Noise'.

Note:

Fixed Plant means plant that is permanently or temporarily located and operated at any location and includes mechanical and building services equipment such as equipment that is required for ventilating, extracting, heating, cooling, conditioning, and exhaust either of buildings or commercial activities; associated with boilers or plant equipment, furnaces, incinerators or refuse equipment; electrical equipment, plumbing (including pumps), lift or escalator equipment; or similar plant, equipment, items, rooms or services

Acoustic Design Certificate District Plan Compliance (Fixed Plant Noise)

40. Prior to the occupation of the buildings authorised by this consent (at the conclusion of any stage), the consent holder must submit to the Council's Compliance Monitoring Officer an Acoustic Design Certificate (ADC) for fixed plant. This certificate must certify that suitable acoustic mitigation measures have been incorporated into the final design that are sufficient to ensure noise emitted from all fixed plant on the site authorised by this consent complies in all respects of the permitted noise standards set out under the condition 39 above. The ADC must be prepared by a suitably qualified and experienced acoustic expert acceptable to Council.

Note:

The intent of this condition is to ensure final design and specifications of fixed plant is suitably designed, specified, located and operated to ensure noise emissions comply with the fixed plant operational noise limits.

Wheel Squeal Noise Reduction

41. The undercroft car parking surfaces are to be appropriately treated/surfaced to reduce wheel squeal noise impact from the development. Prior to operation/occupation, the consent holder must provide the Council's Compliance Monitoring Officer with certification from a suitably qualified person that the undercroft car parking surfaces have been treated to reduce wheel squeal noise.

Heritage

Heritage Management Plan

42. At least 20 working days prior to the commencement of construction works on the site, the consent holder shall submit a Heritage Management Plan to the Compliance Monitoring Officer (in consultation with Council's Heritage advisor) for certification that it is in general accordance with the recommendations and drawings for the retirement village set out in "Proposed Comprehensive Care Retirement Village,

Technical Report – Heritage, 28 August 2020” by DPA Architects Limited, and address the following matters:

- The methodology for the structural upgrade of the Oldershaw Music Block, Tennant Block and Allen Ward VC Hall. This shall include a summary of the investigations of the existing buildings and outline the design and installation of any new structural elements;
- Drawings in plan and elevation at 1:50 scale that indicate the removal of pre-cast concrete panels from the Allen Ward VC Hall and their potential re-use on the Tennant Block;
- The design of any replacement pre-cast concrete panels and their proposed surface treatments;
- Drawings in plan and elevation at 1:50 scale that indicate the proposed alterations to the external form, cladding and joinery of the Oldershaw Music Block, Tennant Block and Allen Ward VC Hall;
- Drawings of the replacement timber window joinery as referenced in condition 47, which shall include a window schedule at 1:20 scale and details of a typical window at 1:10 scale;
- Drawings in plan and elevation at 1:50 scale of the Donald Street entrance, between the Allen Ward VC Hall and the Tennant Block, including the canopy (portico), entrance doors, and vertical timber louvres as referenced in condition 48;
- The location of any mechanical plant in the vicinity of the Oldershaw Music Block, Tennant Block and Allen Ward VC Hall in plan and elevation;
- The methodology for the removal and storage of any heritage fabric from the Oldershaw Music Block, Tennant Block and Allen Ward VC Hall;
- The proposed colour scheme for the Oldershaw Music Block, Tennant Block and Allen Ward VC Hall and Buildings B01A and B01B.

The Heritage Management Plan shall be prepared by a suitably qualified and experienced heritage architect.

Photographic Record

43. At least 20 working days prior to the commencement of construction works on the site, the consent holder shall submit a photographic record in a digital format showing the existing condition of the Oldershaw Music Block, Tennant Block and Allen Ward VC Hall, along with the Courtyard and Lopdell Gardens, to the Compliance Monitoring officer (in consultation with the Council’s Heritage advisor). The photographic record shall include:
 - Views of the Oldershaw Music Block, Tennant Block and Allen Ward VC Hall, along with the Courtyard and Lopdell Gardens, from different locations and perspectives within the site;
 - Views of the building elevations that will be subject to refurbishment as part of the establishment of the retirement village;
 - Views of any significant detailing on the Oldershaw Music Block, Tennant Block and Allen Ward VC Hall, including fixings and fittings;
 - A key / legend showing the location of each photo and the direction photos were taken from;
 - A cover sheet with the site address, author and date of submission; and
 - All photographs must be dated and labelled within the photographic record document with descriptive captions to indicate title, location, and treatment.
44. Prior to preparing the photographic record required in accordance with Condition 45, the consent holder shall consult with the Compliance Monitoring Officer and the

Council's Heritage Advisor over the locations from where the photographic record is to be taken within the site.

In addition to the photographic record, the consent holder shall submit all photographic images to the Compliance Monitoring Officer (in consultation with Council's Heritage advisor) in a digital format for approval. The filename of each photo must include the address, name of elevation / detail, and photography date.

Joinery

45. The consent holder may retain or replace the existing timber window joinery as part of the refurbishment of the Oldershaw Music Block, Allen Ward VC Hall and Tennant Block authorised as part of this resource consent. Any new or replacement windows shall have painted timber frames and be consistent with the original fenestration pattern of the joinery in the Oldershaw Music Block, Allen Ward VC Hall and Tennant Block. The windows may be single glazed or include insulated glazed units.

Donald Street Entrance

46. The consent holder shall ensure that the design of the entrance canopy, doors and vertical timber louvres at the Donald Street entrance, between the Allen Ward VC Hall and the Tennant Block, is consistent with the original architecture of this entrance.
47. The consent holder shall engage a suitably qualified and experienced heritage architect to oversee, on a monthly basis or at a frequency otherwise agreed with the Compliance Monitoring Officer (in consultation with Council's Heritage advisor), any remedial work to the Oldershaw Music Block, Tennant Block and Allen Ward VC Hall. This includes the following:
 - Repairs and remedial work to concrete surfaces, particularly where concrete is spalling due to rusting reinforcing;
 - Remedial work to any existing timber surfaces, including replacement of defective timber and applied finishes; and
 - Work to remove any accretions to the Oldershaw Music Block, Tennant Block and Allen Ward VC Hall to ensure remaining heritage fabric is protected from damage.
48. Prior to the commencement of construction works on the site, the consent holder's nominated heritage architect shall hold a site briefing with all lead contractors and supervising staff to communicate the significance of the Oldershaw Music Block, Allen Ward VC Hall and Tennant Block, the requirements of these consent conditions and the requirements of the Heritage Management Plan.

The consent holder shall provide the Compliance Monitoring Officer and the Council's Heritage Advisor with at least five working days' notice of the site briefing so that they may also attend.

Heritage Information Plan

49. Prior to the implementation of any landscaping on the site, the consent holder shall provide a Heritage Information Plan to the Compliance Monitoring Officer (in consultation with Council's Heritage advisor) for certification that details how information on the heritage features of the site is to be incorporated within the landscaping.

The Heritage Information Plan shall provide detail on interpretative signage / boards for residents, staff and visitors at three prominent locations within the site, with information on:

- The history, architecture and social values of the former Teacher's College;
- Any significant people associated with the former Teacher's College; and
- The significance of the Oldershaw Music Block, Tennant Block and Allen Ward VC Hall, along with the Courtyard and Lopdell Gardens, as part of the former Teacher's College.

The Heritage Information Plan must be prepared by a suitably qualified and experienced heritage architect.

50. The consent holder must implement the Heritage Information Plan within six months of the completion of construction works on the site and maintain the interpretative signage / boards on an ongoing basis.

Accidental Discovery

51. In the event that an unidentified archaeological site is located during construction works on the site, the following protocols will apply:

- Work shall cease immediately within 10 m of the archaeological site;
- The consent holder shall ensure that all machinery is shut down and the area secured;
- The consent holder shall notify the Port Nicholson Block Settlement Trust, Te Runanga o Toa Rangatira Incorporated and the Heritage New Zealand Regional Archaeologist;
- If the site is potentially of Māori origin, the consent holder shall notify the Heritage New Zealand Regional Archaeologist, and the Port Nicholson Block Settlement Trust and Te Runanga o Toa Rangatira Incorporated, of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (e.g. Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975);
- If human remains (kōiwi tangata) are uncovered, the consent holder shall advise the Heritage New Zealand Regional Archaeologist, New Zealand Police, Port Nicholson Block Settlement Trust and Te Runanga o Toa Rangatira Incorporated and the above process under (d) shall apply. Remains are not to be moved until such time as the Port Nicholson Block Settlement Trust, Te Runanga o Toa Rangatira Incorporated and Heritage New Zealand have responded;
- Works affecting the archaeological site and any human remains (kōiwi tangata) shall not resume until the Compliance Monitoring Officer gives written approval for work to continue; and
- Where the relevant iwi authorities make a request to the consent holder, any information recorded that directly relates to the find such as a description of location and content, is to be provided to the iwi for their records as soon as practicable.

Lighting

52. At least 20 working days prior to any construction commencing on site (not earthworks), a Lighting Plan must be prepared and submitted to the Council's Compliance Monitoring Officer for certification. The plan must show details of all proposed lighting relating to the proposal (including afterhours way-finding) ways to

mitigate effects of light spill, and it must demonstrate that it can achieve compliance with the standards below insofar as they are relevant:

- AS/NZS Standard 1158.3.1:2005
- AS/NZS Standard 1680.2.1:2008
- AS/NZS Standard 4282:2019

Note:

The Council's Compliance Monitoring Officer will liaise with the Council's Urban Designer and Projects Engineer Street Lighting Officer in approving this plan.

53. Prior to operation / occupation of the village, the consent holder must submit a letter from a suitably qualified lighting expert to confirm that the lighting, as approved under condition 52, has been installed in general accordance with the certified plan, any mitigation measures have been included, and compliance with the relevant standards are met.

Note:

The Council's Compliance Monitoring Officer will liaise with the Council's Urban Designer and Projects Engineer Street Lighting Officer in reviewing this letter.

Signage

54. Prior to construction commencing on site (not earthworks), the consent holder must submit the final signage details for the two Donald Street entry signs to the Council's Compliance Monitoring Officer for certification. The details must include, but not be limited to, the village name, dimensions, and lighting (down lighting for example). The signs are not to be digitalised.

Note:

The Council's Compliance Monitoring Officer will liaise with the Council's Urban Designer in certifying these details.

55. The signs must to be installed in accordance with the certified details prior to operation/occupation of the village.

Landscaping

Tree Management Plan

56. A Tree Management Plan in accordance with the Final Arboriculturists Report, dated 26 May 2020, prepared by Tree Management Solutions, must identify and make a photographic record of the retention areas G1, G2, G3, G4 including the Tree Protection Zone (TPZ) including the individual trees identified for protection and provide details for the protection methodology proposed during construction. The Works Arborist must prepare a Tree Protection Methodology and must supervise all works within the root protection area as defined in AS 4970 - 2009 Protection of Trees on Development Sites. This report is to be provided to Council's Arboricultural Officer for review and certification at least 15 working days prior to any works commencing on site.

Landscape and Pavement Plan

57. At least 20 working days prior to any works commencing on-site, the consent holder must provide the Council's Compliance Monitoring Officer with a finalised set of Landscape and Pavement Plans for certification. The Landscape and Pavement Plans

must be generally consistent with the consented Indicative Landscape Plan Revision S prepared by Sullivan and Wall Landscape Architects, dated 14 July 2021 and, at a minimum must include:

- The final landscape plan, detailed planting plans and specifications (inclusive of existing areas of planting that are to be retained) must include all garden areas including street frontages and the pocket park, first level terraces, rain gardens, planting for privacy and wind protection and walkways/pedestrian connections around the site.
- Planting close to the south boundary with adjoining properties along Scapa Terrace must avoid Pohutukawa, Silver Tree Fern, Rimu, Puriri. Trees species must be restricted to small – medium evergreen trees with light textured foliage that will reach a maximum height of 4m. Trees must be maintained at this height to avoid future shading within adjoining properties. Suggested native trees to plant at a minimum grade of 12L and they must be have a minimum height of 1.5-2m in height at the time of planting are:
 - Dodonaea; Olearia, Pittosporum, Hoheria, and Pseudonpanax
 - Any taller trees proposed must be deciduous;
- All specimen trees proposed at the street edges (both Donald Street and Campbell Street) must have a minimum height of 2.5m - 3m at the time of planting.
- A planting schedule, detailing the specific planting species, the number of plants provided, locations, heights and plant grades;
- Annotated cross-sections and / or design details with key dimensions to illustrate that adequate widths and depths are provided for rain gardens, roof terrace planters and garden beds. Planting proposed for roof top terraces between apartment buildings B02, B03, B04, B05 and B06 must be a minimum height of 1.5m - 2m at the time of planting to ensure immediate impact for privacy screening;
- An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing;
- The location and type of all wind mitigation landscaping (including plantings, vertical screens or walls) – refer also to condition 61.
- A management / maintenance programme.
- The existing memorial tree in the Pocket Park must be retained and maintained.

Note:

The Council's Compliance Monitoring Officer will certify this plan in conjunction with the Council's Urban Designer, the Council's Landscape Architect, and the Council's Wind Advisor.

58. At least 20 working days prior to any works commencing on-site, the consent holder must submit to the Council's Compliance Monitoring Officer a staging plan illustrating how the landscaping plan(s) submitted under condition 56 above is to be implemented at each stage of the development.

Note:

The purpose of this condition is to provide information to the Council on the staging of the development so that the landscaping can be implemented in stages. This is to avoid the village becoming fully operational and there being no landscaping on site.

59. The landscape and pavement plan certified under condition 56 must be implemented in the first planting seasons following completion of each stage identified in condition 57 except where it is required for wind mitigation as outlined in condition 61 below. All landscaping must be implemented and maintained thereafter by the consent holder.

60. In accordance with section 128 of the Act, the Council may undertake a review of condition 57 above to address any adverse effects of the exercise of the consent in respect of landscaping matters. The review may be undertaken within five years following operation / occupation of the village.

Wind

Wind Report

61. At least 20 working days prior to any works commencing on site, a Wind Assessment must be prepared and submitted to the Council's Compliance Monitoring Officer for certification. The Wind Assessment must demonstrate to the satisfaction of the Council's Compliance Monitoring Officer that wind mitigation measures have been incorporated into the design to mitigate actual and potential wind effects on adjoining properties, Donald Street and Campbell Street, and within the site, as outlined in Dr Donn's wind assessment, dated 26 July 2022. The Wind Assessment must detail the proposed wind mitigation measures including, but not limited to:

- External boundary fencing (where shown as fence 'Type C' on RC12) must be aerodynamically designed. Details of the fencing must be included. For clarity, this does not include the area where fence 'Type A' is shown on RC12.
- The Donald Street and Campbell Street fencing can remain as fence 'Type B', but changes to the landscaping are required to mitigate wind effects on the footpath and pedestrian wind environment. Options could include, but not limited to, planting more trees at smaller intervals or supplementing the planting that is shown on the draft landscape plan with underplanting of a sufficient height.
- Either fencing or landscaping that will act as a wind screen around the pocket park and courtyard along the Donald Street frontage. This is to ensure that the wind effects in courtyard and pocket park have been mitigated for user comfort. If any changes to the fencing are proposed around the pocket part, CPTED principles must be incorporated into the fence design. Details of the fencing must be included.
- Landscaping on the first level terraces between B02-B06 must be designed as a wind screen.
- Landscaping along the boundary shared with 29 Campbell Street (Karori Kids) and the northern boundary where adjacent to the public footpath (up until the Karori pool building), including the retention of any existing vegetation if practicable. This is to achieve a wind screen along this boundary in addition to the aerodynamic fence.
- Wind mitigation between B01A and B01B (as shown in Figure 7 of Dr Donn's wind assessment, dated 26 July 2022).

Note:

The landscaping required to mitigate wind effects under this condition must also be shown on the final Landscape and Paving Plan, as required by condition 57.

62. At least 20 working days prior to construction works commencing on site (excluding earthworks), the consent holder must submit to the Council's Compliance Monitoring Officer a staging plan to illustrate when the mitigation measures certified under condition 61 will be implemented at each stage. This information will need to take into planting season for the landscape wind mitigation.

63. The wind mitigation measures certified under condition 61 must be constructed, implemented, and/or planted as soon as the exterior wall cladding and roof are

installed for the buildings being constructed under each stage unless otherwise agreed to in writing by the Council's Compliance Monitoring Officer.

Notes for conditions 61, 62, and 63:

The Council's Compliance Monitoring Officer will certify mitigation measures in conjunction with the Council's Wind Advisor. If changes to the fencing design, particularly along the Donald Street and Campbell Street frontage and/or around the pocket park will be certified also in conjunction with the Council's Urban Designer (to ensure the design is appropriate from an urban design perspective and CPTED perspective for the pocket park). The mitigation measures involving landscaping will be certified also in conjunction with the Council's Landscape Architect.

Review Condition

64. In accordance with section 128 of the Act, the Council may undertake a review of condition 61 above to address any adverse effects of the exercise of the consent in respect of efficacy of the wind mitigation measures and further mitigation may be required if the mitigation measures are not performing as intended. The review may be undertaken within two years once the village is fully operational and occupied.

Design Details

65. Prior to submitting the first building consent for any of the buildings, the consent holder to must submit plans showing the full and final details of the materials to be used to the Council's Compliance Monitoring Officer for certification. The information must include the following details:
- Exterior envelope materials and detailing; and
 - Roof materials.

Note:

The Compliance Monitoring Officer will liaise with the Urban Design Advisor to confirm that the materials are appropriate.

Infrastructure and Servicing

Engineering Standards

66. 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 earthworks, traffic (roading and vehicle access), wastewater and stormwater drainage, water supply and utility structures.
67. No construction must start prior to the following engineering plans in relation to water supply, stormwater or wastewater drainage being accepted in writing by the Wellington Water Land Development Team:
- engineering plans and design certificate;
 - specifications; and
 - relevant draft commissioning, operational and maintenance documentation.
68. The application for engineering plans must be accompanied by a Wastewater Management Report, prepared and certified by a Chartered Professional Engineer, which as a minimum includes: the identification of drainage catchment and drainage

sub-catchment areas for the pre-development and post-development scenarios including a suitably scaled wastewater master plan showing the aforementioned catchment details including lawful point(s) of discharge, complying with the requirements of the Regional Standard for Water Services.

69. The application for engineering plans must be accompanied by a Stormwater Management Report, prepared and certified by a Chartered Professional Engineer, which as a minimum includes:
- identification of drainage catchment and drainage sub-catchment areas for the pre-development and post-development scenarios including a suitably scaled stormwater master plan showing the aforementioned catchment details, including lawful point(s) of discharge complying with the requirements of the Regional Standard for Water Services;
 - an assessment of the peak discharges for all events up to 1% AEP including climate change for the pre-development and post-development scenarios;
 - details of any proposed on-site detention / retention systems and associated outlet systems required to mitigate the impacts of the proposed development on downstream lands and existing upstream and downstream drainage systems;
 - engineering design of all new drainage systems servicing the development and modifications (if any) to existing drainage systems required to adequately manage stormwater collection and discharge from the proposed development;
 - identification of the area of land inundated (if any) as a consequence of the minor and major design storm events in the catchment for both the pre-development and post-development scenarios;
 - All land proposed as major overland flow paths must be identified and provided with easements. The design must demonstrate that all secondary flow paths proposed in the design can manage flows beyond the capacity of the primary stormwater system; and
 - details of all calculations, assumptions and data files (where applicable).

Notes:

Where drainage works are required, permits in addition to this resource consent will be required namely:

- building consent for private drains, and
- Public drainage permit for all public drains.

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.

Stormwater Quantity

70. To avoid impact on the downstream network, stormwater neutrality is required for all rainfall events up to the 1% AEP event (1 in 100 year event) plus climate change. The consent holder is therefore required to provide a stormwater management system(s). The stormwater management design must be approved in writing by the Wellington Water Land Development Team.
71. The owner of site is required to install an approved stormwater management system(s) in accordance with plans approved under the Building Consent and agreed with the Wellington Water Land Development Team.
72. The stormwater management system(s) must be designed so that:

- the total stormwater discharge from the site post-development does not exceed the pre-development discharge from the site for all rainfall events up to the 1% AEP plus climate change event; and
- the development does not increase the inundation risk upstream and downstream of the site.

Stormwater Quality

73. All runoff from the proposed carpark areas, including associated accessways (manoeuvring, entries, and exits), is required to be treated prior to discharge.
74. The stormwater treatment systems are required to be designed in accordance with Wellington Water Limited's Water Sensitive Design for Stormwater: Treatment Device Design Guideline December 2019 Version 1.1.
75. Bare galvanised, zinc alum or unpainted metal (including copper) may result in contamination of stormwater runoff upon corrosion of surfaces and therefore must not be used for exterior construction, including, but not limited to roofing, cladding, gutters and downpipes.
76. The consent holder must install stormwater educational plaques alongside each stormwater sump that is installed within, or in association with, the development which promote awareness toward maintaining the water quality of the stormwater discharge. The educational plaques and their placement must be certified by the Council's Compliance Monitoring Officer and installed within two months of completion of works.

Public Wastewater and Stormwater Network

77. The site shall have separate and direct connections to the public stormwater and wastewater networks at locations accepted in writing by the Wellington Water Land Development Team.
78. The development of this site will require the public drainage network to be extended/alterd to serve the proposed development. All newly constructed sewer/stormwater mains to be vested in Council shall be approved by Wellington Water Land Development Team based on a video or closed circuit television (CCTV) inspection 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.
79. As the proposed construction will not comply with the Regional Standard for Water Services requirement for building/working near public drains, the consent holder/property owner must provide pre and post CCTV footages and reports of the existing main to the Wellington Water Land Development Team.

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

80. Where building in close proximity to public mains cannot be avoided, proposals to build over public mains will be assessed by Wellington Water based on Council policy all relevant requirements in the Regional Standard for Water Services and Regional Specification for Water Services. In particular, a proposal must address the following:
 - All practicable alternatives to relocate the pipe or relocate the structure/retaining wall must be considered at the consent holder's expense.

- Relaying with or without sleeving of the pipe at the consent holder's expense is generally required, as detailed in the Regional Specification for Water Services. Geotechnical investigation or confirmation of the soil type may be required at the discretion of Wellington Water.
- Design of the works must:
 - a. include consideration of seismic resilience of both the pipeline and building works;
 - b. provide for a secondary flow path if needed and as far as practicable;
 - c. maximise the ease with which the pipe can be maintained and replaced; and
 - d. take into account network structures such as chambers and manholes, maintenance access for machinery at a future date, and access to manholes.

Notes:

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.

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.

Water Supply

81. The consent holder must provide an appropriately sized metered water supply connection to the public main for potable and private fire hydrant 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.
82. The consent holder must provide for fire-fighting requirements in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies NZS PAS 4509:2008. Calculations are to be provided 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.
 - a separate application for the fire connection must be submitted. Applications for fire service connections must provide a copy of a flow test and pressure log (seven day log) along with supporting calculations conducted by a suitably qualified engineer as well as a detail layout plan showing the proposed connection. The design of the fire service connection and sprinkler system must allow for any head loss incurred by the required backflow prevention containment device.
 - The consent holder must provide all fire connections/sprinkler connections with a double check detector check backflow prevention containment device.

As Builts

83. At the conclusion of the engineering works, and prior to occupation or Code of Compliance (whichever comes first) the consent holder must submit as-built drawings that meet the requirements of Wellington Water Regional As-built Specification for Water Services, for water supply, wastewater, and stormwater drainage.

84. Once an as-built plan has been submitted and within one month of completion of the water supply and drainage works, the consent holder shall arrange for a final inspection with the Wellington Water drainage and water supply inspectors.

Note:

Where possible, all as-built plans shall be submitted in both hard copy (PDF) and electronically. Electronic copies are to be submitted in CAD format (.DWG file) drawn in the NZGD 2000 New Zealand Transverse Mercator' coordinate system.

Easements on the parent parcel for public mains / overland flow paths.

Operation and Maintenance Manual

85. Prior to Engineering Approval, the consent holder must prepare a draft Operation and Maintenance Manual for all stormwater devices, setting out the principles for the general operation and maintenance for the stormwater system (treatment and detention). The draft Operation and Maintenance Manual must be submitted to the Wellington Water Land Development Team for approval. The Operation and Maintenance manual must include, but not be limited to:
- a detailed technical data sheet;
 - all the requirements as defined within the Water Sensitive Design for Stormwater: Treatment Device Design Guideline;
 - details of who will hold responsibility for short-term and long-term maintenance of the stormwater devices;
 - a programme for regular maintenance and inspection of the stormwater system;
 - a programme for the collection and disposal of debris and sediment collected by the stormwater management device or practices;
 - a programme for post storm maintenance;
 - a programme for inspection and maintenance of outfall erosion;
 - general inspection checklists for all aspects of the stormwater system, including visual check of roadside sumps and outfalls;
 - a programme for inspection and maintenance of vegetation associated with the stormwater devices; and
 - recommended on-going control methodology to eradicate established pests and invasive weeds from both terrestrial and aquatic areas.
86. The consent holder must follow the required operation, maintenance and renewal of the system(s) set out in the Operation and Maintenance Manual to ensure it is in full working order at all times. Details of all inspections and maintenance for the stormwater management system for the preceding three years must be retained.
87. A maintenance report must be provided to the Council on request. The maintenance report shall include the following information:
- details of who is responsible for maintenance of the stormwater management system;
 - details of any maintenance undertaken; and
 - details of any inspections completed.
88. 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.
89. A covenant must be entered into with the Council that includes the requirements of conditions 86, 87, and 88. The covenant must be entered into within one month of the stormwater management system becoming operational.

The covenant must be submitted to, and certified by, the Council's Compliance Monitoring Officer who will execute the covenant on behalf of the Council once approved. This will be subject to payment of the Council's fee relating to the execution of legal documents.

90. The consent holder must register the covenant in accordance with section 109 of the Act on the Record of Title for the site within six months of the stormwater system becoming operational.

All legal expenses associated with preparing and registering the covenant will be met exclusively by the consent holder.

Easement for Secondary Flow Paths

91. The consent holder must define the secondary flow paths required under condition 69 on an easement plan, to be submitted for approval by the Wellington Water Land Development Team. The easement(s) must be shown as the 'Right to Drain Stormwater (Secondary Flow Path) in Gross', in favour of Wellington City Council. The easement instrument must include provisions to ensure there are no changes to the land or structures carried out within the easement area that could impede the flow of stormwater through the secondary flow path.

The easement plan must be deposited with Land Information New Zealand, and the easement registered on the relevant Record of Title(s), within six months of the issue of Code Compliance Certificate for the building consents associated with the secondary flow path. If the buildings are constructed in stages the easements can be created in conjunction with each stage

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 may be required under the Building Act 2004 prior to commencement of construction.
5. Out of courtesy, it is suggested that you advise your nearest neighbours of your intention to proceed with this land use consent, your proposed construction timetable and contact details should any issues arise during construction.

6. This resource consent does not authorise any works that also require consent from the Greater Wellington Regional Council. If necessary, separate resource consent(s) will need to be obtained prior to commencing work.
7. The consent holder must gain a corridor access approval from the Council before trucks and other heavy vehicles will be permitted on site. A CAR will also need to be obtained from Council for the storage of any materials, equipment, and machinery on the road corridor.
8. A vehicle access bylaw consent is required under Part 5, Section 18 of the Council's Consolidated Bylaw 2008 for the construction of a kerb crossing or driveway within legal road.
9. 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 landowner 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>

10. 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/Documents/2022/03/Erosion-and-Sediment-Control-Guide-for-Land-Disturbing-Activities-in-the-Wellington-Region.pdf>
11. It is the responsibility of the consent holder to identify any service mains or laterals that might be affected by any new buildings as proximity to these pipes will be considered at the building consent stage.
12. As the development is for more than 10 units, the owner and/or the manager of the development must make provision for the management of all recyclable materials and rubbish generated within the property, including identification of an adequate area on the premises for the storage of containers that is readily accessible to the occupier of units and to waste operators, to enable separate collection and transportation of recyclable materials, rubbish and/or organic materials – Bo8 is the dedicated area within the development for this. More information can be found at the following link: <https://wellington.govt.nz/rubbish-recycling-and-waste/bins-bags-crates-and-skips/multi-unit-dwellings>
13. No buildings, vehicles, materials or debris associated with construction may be kept on Council land, including the road, without prior approval from the Council.
14. As landowner the Council requires damaged areas of legal road vegetation or berm to be reinstated by the consent holder within three months of completion of construction and this includes suitable remedy of compacted areas, including removal of any building debris, ripping of compacted soil and new topsoil if required to ensure grass strike or planting success. Grass is acceptable for reinstatement if the area was previously grassed; however, in appropriate circumstances it is preferable (and required if existing

previously) that the berm is reinstated with Wellington native plant species planted at 900mm maximum spacing and mulched.

15. The Council has launched a pilot 'Creative Hoardings' programme, which has been designed to enliven building sites and celebrate creativity across the city. Creative hoardings present opportunities for artists and property developers to contribute to the revitalisation of the city and the consent holder is encouraged to use this programme during the construction phase. Local artists, Gabby O'Connor, Ariki Brightwell, Ruth Thomas-Edmond and Telly Tuita have been commissioned to design artworks for hoarding. Their work can be downloaded from the Creative Hoardings Library on the Council's website, printed and installed on hoarding. For more information visit the Council's website or contact the City Arts and Events Team, email: arts@wcc.govt.nz.

The BPO is defined as the best method for preventing or minimising the adverse noise or vibration effects on the environment having regard to (1) the sensitivity of the receiving environment to adverse noise or vibration effects, (2) the financial implications and (3) the current state of technical knowledge and the likelihood that the option can be successfully applied.

16. 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 Contributions Officer.