

**Subdivision Conditions of Consent:**

**Survey Plan:**

1. The survey plan must conform to the subdivision consent proposal shown on the scheme plan by Harrison Grierson Consultants Limited, submitted with Service Request No. ##### as follows:
  - [Council references]

**Subdivision Staging**

Individual certifications pursuant to section 223 and 224(c) of the Resource Management Act 1991 may be issued for this proposal in stages in accordance with the application drawings prepared by Harrison Grierson as follows:

- [Council references]
2. Lots ### and ### must be shown as Road to Vest on the survey plan.

**Service Connection to Lots:**

3. The consent holder shall provide certification from a suitably qualified person which confirms that all allotments have a functioning telecommunication, energy supply, water supply, stormwater and wastewater connection suitable for the current occupation of each lot at time of certification.

**Stormwater Quality:**

4. To mitigate stormwater contamination, the use of building or roofing materials that can leach contaminants such as lead, copper and zinc will require a stormwater treatment solution to be implemented prior to the construction of any building containing these materials. The proposed treatment system must be certified by the Council's Monitoring Officer prior to its installation.

**Note:** 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 **condition (4) above** to be registered against the Computer Freehold Register to issue in respect of Lots 1-11, 902 and 904 of this subdivision.

**Future buildings:**

5. Future development of Lots 1-11, 902 and 904 will require full utility servicing which meets the requirements of the WCC Code of Practice for Land Development.

***Note:** 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 **condition (5) above** to be registered against the Computer Freehold Register to issue in respect of Lots 1-11, 902 and 904 of this subdivision.*

**Easements:**

6. Any utility services serving an allotment within the subdivision, where contained within another allotment of this subdivision, must have appropriate easements duly granted or reserved. The easements, as necessary and subject to other conditions of this consent, are to ensure that the lots can be serviced for water supply, drainage, domestic energy supply, and telecommunications (including broadband).

***Notes:** This may be covered by a blanket easement over the entire site area of each lot, as preferred by the consent holder, without having to specifically locate the services.*

7. Rights of Way easement areas A-E as shown in the Memorandum of Easements on the subdivision concept plan must be duly granted or reserved.
8. A temporary easement must be created over the existing road that extends through proposed Lots 901, 902 and 904 to ensure public access is retained.

***Note:** Upon the construction of road (900 and 901) required by condition 42 under Decision Two below, the temporary easement can be extinguished.*

**Amalgamation Condition:**

9. The following amalgamation conditions are to be endorsed on the Digital Title Plan: Stage

1A

Proposed lots 2, 3, 4, 5 and 900 must be held in one Computer Freehold Register. Refer to LINZ reference no. (1470442)

Stage 1C:

Proposed lots 9, 10, 11 and 903 must be held in one Computer Freehold Register. Refer to LINZ reference no. (1470442)

**Land-Use Conditions of Consent:**

**General:**

1. The proposal must be in accordance with the information provided with the application Service Request No. [xxxx] and as follows:

The proposal must be in accordance with Plans entitled 'Shelly Bay Masterplan\_Sep 2016' (except where noted) and follow the general principles as set out in the following plans (Shelly Bay Master Plan Revision 10):

- [Council references to be inserted]

2. The proposal must also follow the general principle as set out in the plans by Envelope Engineering all dated [xxxx], except where noted, including:

- [Council references to be inserted]

**Construction Timeframe:**

3. The development of the site must meet the following construction timeframe:
  - Construction of 50 residential units must occur within 4 years of date of issue of this consent.
  - Construction of 150 residential units must occur within 6 years of date of issue of this consent.
  - Construction of 200 residential units must occur within 8 years of date of issue of this consent.
  - Construction of 250 residential units must occur within 9 years of date of issue of this consent.
  - Construction of 300 residential units must occur within 11 years of date of issue of this consent.
  - Construction of the remaining units must occur within 13 years of date of issue of this consent.

**Urban Design:**

4. Prior to the commencement of construction of any buildings, structures, open spaces, car parking or the relocation and alterations to existing buildings to be retained approved under **condition (1) above**, the consent holder must submit a detailed design proposal to the Council's Compliance Officer (CMO) for certification. The CMO shall liaise with the Council's Urban Design Advisor and Traffic team in certifying any detailed design.
5. Prior to submitting the detailed design of the proposal, as required under **condition (3) above**, the consent holder must first submit the detailed design to the Shelly Bay Design Panel for its recommendation. The recommendation must then be included with the detailed design proposal submitted to the CMO to satisfy **condition (3) above**. In seeking a recommendation from the Shelly Bay Design Panel the consent holder must demonstrate

## APPENDIX 6: RECOMMENDED CONSENT CONDITIONS

(through an assessment) that the proposal meets the intent of the consent applicants Shelly Bay Design Guide version 23 dated [xxxx].

**Note:** *The Shelly Bay Design Panel is a panel that will be made up of three architecture/urban design experts to provide advice to the Council officers if the proposal meets the consent applicants Shelly Bay Design Guide.*

*The Design Panel will be jointly appointed by the consent applicant and the Council, consisting of 1 design panel member appointed by the consent applicant, 1 design panel member appointed by the Council and 1 design panel member jointly appointed by the consent applicant and the Council.*

*All costs associated with the assessment by the Design Panel shall be borne by the consent holder.*

### Earthworks:

6. A Geotechnical Professional must undertake further site investigations in line with the recommendations made in the geotechnical report by Aurecon Ltd dated the ## XXXX. A geotechnical assessment based on the additional site investigations must be submitted to the CMO for comment, at least 10 working days prior to any work commencing.

A 'Geotechnical Professional' is defined as a Chartered Professional Engineer (CPEng) with specialist geotechnical skills and experience in the design and construction of excavation and retaining works on steep slopes and filled ground similar to those proposed and in similar ground conditions.

7. Geotechnical Professional must be engaged for the detailed design and construction phases of the project. The name and the contact details of the Geotechnical Professional must be provided to the CMO, at the time the person is appointed.
8. The Geotechnical Professional will monitor the excavation and the construction of the retaining works. He/she will advise on the best methods to ensure:
  - the stability of the land
  - that the work does not cause damage, or have the potential to cause damage, to neighbouring land or buildings
  - that the design and construction of the temporary and permanent earthworks, retaining structures and drainage, are consistent with the recommendations from both the geotechnical assessments undertaken by Aurecon Ltd dated the 19 January, 2016 (Reference 60480847) and future assessments undertaken as part of **condition (5) above**.

The Consent Holder must follow all the advice of the Geotechnical Professional in a timely manner.

9. A suitably experienced Construction Supervisor must be engaged during the detailed construction phase of the project.
10. A 'Construction Supervisor' is defined as a person with skills and experience in the

## APPENDIX 6: RECOMMENDED CONSENT CONDITIONS

construction of excavation and retaining works on steep slopes similar to those proposed and in similar ground conditions. The name and the contact details of the Construction Supervisor must be provided to the CMO, at the time the person is appointed.

11. Daily excavation and retaining works construction must be directed by the Construction Supervisor.
12. The site must be inspected by the Geotechnical Professional or by an engineer/geologist under the Geotechnical Professional's direction following each increment of excavation and prior to the construction of the structural support to that increment of excavation.
13. The Geotechnical Professional must confirm the design of each increment of structural support to the architect/project manager prior to the construction of that increment of structural support.
14. A Construction Management Plan (CMP), prepared with involvement from the Geotechnical Professional and Construction Supervisor, must be submitted to the CMO for certification, at least 10 working days prior to any work commencing for each stage of the development.

In granting approval the CMO will consult with the Council's Earthworks Engineer, Traffic team and Transport Asset Performance teams. The officer's certification must be received prior to any work commencing relative to that particular stage.

The CMP must be consistent with both the geotechnical assessments undertaken by Aurecon Ltd dated the ## XXXX and any future geotechnical assessments undertaken as part of **condition (5) above** and will include, but is not limited to, the following:

- Roles and responsibility 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, passer-by's and the like.
- Hours of work at the site.
- Measures to ensure excavation and retaining structures are constructed incrementally to maintain stability of all the slopes.
- The maximum height increment of excavation before the structural support to that excavation is put in place.
- Other measures to ensure excavations and retaining structures remain stable, including measures to limit the exposure of unretained earthworks at any one time.
- Temporary pedestrian safety measures including directional signage where applicable.
- A limit on the days and hours of work for heavy vehicles. E.g. trucks may be restricted to operate outside commuter traffic peaks and school start and finish times.
- Measures to deal with any collateral damage to vehicles and property
- Any related occupation of the public footpath or carriageway for construction related purposes

## APPENDIX 6: RECOMMENDED CONSENT CONDITIONS

- Construction vehicle routes.
- Acknowledgement of sensitive sites along the route e.g schools.
- Details of the staging of work

Any amendments to the CMP once work starts must be authorised by the Construction Supervisor and the Geotechnical Professional, and certified by the CMO.

15. The CMP must be peer reviewed by the Geotechnical Professional, to ensure that the methodology is in accordance with both the geotechnical assessment undertaken by Aurecon Ltd dated the ## XXXX and any future geotechnical undertaken as part of **condition (5) above**.

The review must be provided to the CMO at least 10 working days prior to any work commencing.

16. The earthworks and retaining work must be carried out in accordance with the CMP to the satisfaction of the CMO.

17. An Earthworks Management Plan (EMP), with involvement from the Geotechnical Professional and Construction Supervisor, must be submitted to the CMO for certification at least 10 working days prior to any work commencing for each stage of the development.

The CMO will consult with the Council's Earthworks Engineer. The EMP is to be based on the specifications of the Greater Wellington Regional Council's Erosion and Sediment Control Guidelines. The officer's certification must be received prior to any work commencing.

18. The EMP must be consistent with both the geotechnical assessments undertaken by Aurecon Ltd dated the ## XXXX and any future geotechnical assessments undertaken as part of **condition (5) above** and will include, but is not limited to, the following:

- An illustrated plan that records the key features of the EMP
- Erosion, dust and sediment control measures.
- Measures to ensure temporary and permanent excavations remain stable, including measures to limit the exposure of unretained earthworks at any one time.
- Measures to ensure that the discharge of dust created by earthworks, construction and transport activities are suitably controlled to minimise dust hazard or nuisance.
- Use of diversion bunds/cut off drains as required to minimise stormwater entering the site
- The type and location of silt fences and/or catch fences
- The methods for the protection of sumps from sediment infiltration
- Covering of soil or other material that is stockpiled on the site
- Covering of soil or other materials transported to, or from, the site
- Stabilisation of entrance to minimise sediment runoff
- The methods for managing and monitoring the EMP controls
- Nomination of a site person responsible for the implementation of the EMP.

Any amendments to the EMP once work starts must be authorised by the Construction

## APPENDIX 6: RECOMMENDED CONSENT CONDITIONS

Supervisor and the Geotechnical Professional, and certified by the CMO.

19. The EMP must be peer reviewed by the Geotechnical Professional, to ensure that the methodology is in accordance with both the geotechnical assessments undertaken by Aurecon Ltd dated the [xxxx] and any future geotechnical assessment undertaken as part of **condition (5) above**.

The review must be provided to the CMO at least 10 working days prior to any work commencing.

20. The earthworks and other work must be carried out in accordance with the EMP to the satisfaction of the CMO. The erosion and sediment control measures must not be removed until the site is remediated to the satisfaction of the CMO.

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

21. A copy of the producer statement 'PS1 - Design' and its accompanying documents for structures/buildings must be provided to the CMO, at the date the Building Consent is applied for.

The PS1 and documents must:

- be from a suitably experienced Chartered Professional Engineer (CPEng)
- show that the engineer has used both the geotechnical assessments undertaken by Aurecon Ltd dated the [xxxx] and any future geotechnical assessment undertaken as part of **condition (5) above** in the design of the structures and buildings.

The purpose of this condition is to make sure the assessment and recommendations of the Geotechnical Professional for the Resource Consent are used by the Structural Engineer for the Building Consent.

22. A copy of the producer statement 'PS4 – Construction Review' and its accompanying documents for structures/buildings, prepared for the associated Building Consent process, must be provided to the CMO within one month of the structures/buildings being completed.
23. Control measures must be put in place to prevent muddy water flowing, or earth slipping, onto neighbouring properties or the legal road. Sediment, earth or debris must not collect on land beyond the site or enter the Council's storm water system.
24. 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.
25. Any earth, rock, vegetation or demolition material that falls on the road, footpath, berm or neighbouring property during work or transport must be cleaned up immediately. The material must not be swept or washed into street channels or storm water inlets, or dumped on the side of the road.

## APPENDIX 6: RECOMMENDED CONSENT CONDITIONS

26. Earthworks and associated works, including the transport of excavated material from (or to) the site, must only occur within the following hours:
- Monday to Saturday 7:30 am to 6 pm.
  - Quiet setting up of site (not including running of plant or machinery) may start at 6.30 am.
  - No work is to be carried out on Sundays or public holidays

**Note:** *These hours have been selected from Table 2, NZS 6803: 1999 “Acoustics – Construction Noise”. The Standard applies in all other respects, including the permitted noise levels in Table 2, and all persons undertaking earthworks and management of the site must adopt the best practical option to control noise to a reasonable level.*

### **Contamination:**

27. Prior to the commencement of any earthworks, a Contaminated Soil Management Plan (CSMP) must be submitted to the CMO for certification. The CSMP should include but not be limited to:
- Roles and responsibilities and contact details for the parties involved in implementing the Plan, including the identification of a suitably qualified and experienced practitioner (SQEP) to advise on contamination aspects, as required.
  - A process for identifying the presence of contamination during earthworks.
  - Onsite soil management procedures in the event that contaminated soil is encountered including procedures for consulting with the SQEP, and for the protection of workers, the environment, and future users.
  - Requirement for soil testing of gardens and public spaces.
  - Soil disposal locations for contaminated soil.
28. The works shall be undertaken in accordance with the certified CSMP.
29. Any contaminated soil removed during the works shall be disposed of to a facility authorised to receive it, and the CMO notified of the soil disposal location.
30. A Validation Report documenting the implementation of the CSMP shall be provided to the CMO within 2 months of completion of (each stage) of the earthworks. The Validation Report shall:
- (a) Be prepared in general accordance with Contaminated Site Management Guideline No. 1 Guidelines for Reporting on Contaminated Sites in New Zealand, Ministry for the Environment 2011.
  - (b) Include, but not be limited to:
    - i. A summary of the works undertaken
    - ii. Details of any testing undertaken (either for disposal or for site validation)
    - iii. Copies of disposal documents for contaminated material removed from the site.

### **Accidental Discovery Protocol and Heritage Recording:**

31. If during any site works involving excavation any kōiwi (human skeletal remains),



ovenstones, worked stones, middens, charcoal, other Māori cultural material, or any evidence of early European occupation are unearthed, work must cease immediately to enable the project archaeologists to carry out a detailed examination of the area.

**Note:** *There are recorded archaeological sites in the vicinity of the proposed work. The applicant is advised to contact the Heritage New Zealand for further information. Work affecting archaeological sites is subject to a consent process under the Historic Places Act 1993. If any activity associated with this proposal, such as earthworks, fencing or landscaping, may modify, damage or destroy any archaeological site(s), an authority (consent) from the Heritage New Zealand must be obtained for the work prior to commencement. It is an offence to damage or destroy a site for any purpose without an authority. The Historic Places Act 1993 contains penalties for unauthorised site damage.*

32. The consent holder shall engage a suitably qualified heritage professional to undertake detailed recording on all structures proposed for demolition, removal and relocation. Upon the completion of the demolition, removal and relocation works, all recordings shall be provided to the CMO for their records.

**Construction Noise:**

33. A Construction Noise Management Plan (CNMP) must be submitted to, and certified by, the Compliance Monitoring Officer (CMO) prior to the commencement of works. The CNMP must be implemented for the duration of the site works (including demolition). The CNMP must be amended, where directed by the CMO to address proven deficiencies in its operation. The construction noise management plan shall:
  - i. Be prepared by a suitably qualified acoustic specialist.
  - ii. Specify hours of operation, a description of the main stages of work proposed, the equipment to be used and the predicted noise levels for receivers at sensitive nearby boundaries.
  - iii. Include specific details relating to methods for control of noise associated with construction works. Demonstrate these controls adopt the best practical option to reduce noise to a reasonable level in accordance with section 16 of the Resource Management Act 1991 and at all times be formulated to so as far as practicable, comply with the recommended upper limits for construction noise specified in NZS 6803:1999, Acoustics - Construction Noise when assessed in accordance with this standard.
  - iv. Specify details of complaint handling, communication procedures including notification and any necessary monitoring.

**Noise Emission Limits Post Construction:**

34. Noise emission levels from activities in Business Areas when measured at or within the boundary of any site to be used for a noise sensitive use or containing a residential building must meet the minimum noise insulation requirements as specified in the District Plan.

**Transportation:**

35. Detailed design plans of the public roading infrastructure to be provided in connection with the Shelly Bay development must be certified by the CMO prior to any works being carried out on the public road. This should include details of all proposed additions and alterations to the public roads including footpaths, kerb and channel, carriageway alterations including stormwater controls, levels and materials. Details on all street lighting, utility services alteration, signage and road markings must comply with Council's requirements. Specific design issues will include:

- Carriageway width
- Bus turning area
- Design of proposed shared spaces
- Pedestrian crossings

**Note 1:** *The CMO will liaise with the Council's Chief Transport Advisor in relation to the certification of the detailed plans submitted.*

**Note 2:** *Consideration may be given to the use of existing infrastructure if capacity is available and condition sufficient for the construction of residential and commercial buildings/ uses until such time as full infrastructure works are undertaken. Detailed plans, calculations, and specifications of existing infrastructure capacity or proposed interim measures must be provided to the Chief Transport Advisor if the use of existing infrastructure is to be considered.*

36. Detailed design plans showing all required signs, road markings and details of any traffic/parking restriction which will be required to ensure safe and efficient operation of the public roads and for the management of parking, must be approved by the Council prior to any works being carried out on the public road.

**Note 1:** *The CMO will liaise with the Council's Chief Transport Advisor in relation to the certification of the detailed plans submitted.*

**Note 2:** *The above requirements in conditions (34) and (35) above, apply to both the roading within the confines of the Shelly Bay development sites and also the proposed improvements to Shelly Bay Road between Shelly Bay and Miramar Avenue, as confirmed within the TDG proposed design for the Miramar Avenue and Shelly Bay intersection submitted with the application.*

37. A Servicing Management Plan (SMP) for the development shall be prepared and certified by the CMO (in consultation with the Council's Transport Engineer) prior to occupation of any non-residential building, or apartment buildings (containing multiple units) onsite. The Plan shall detail how the delivery of goods, collection of refuse and other routine operational needs of the development will be managed.

Once approved, the consent holder must implement all of its obligations contained in the approved SMP.

38. A Staff Travel Plan (STP) for the development shall be prepared and approved by the CMO (in consultation with the Council's Transport Engineer) prior to occupation of any buildings

## APPENDIX 6: RECOMMENDED CONSENT CONDITIONS

utilised for non-residential purposes. The STP shall detail how employees working at Shelly Bay can travel to and from the site so as to minimise the need for individual workers to use their own transport. The plan should include the extent of staff parking to be provided, together with other transport arrangements to ensure staff can safely and conveniently travel to and from what is a relatively isolated site.

39. An independent SIDRA calculation must be carried out prior to commencement of works to certify the resulting level of service and delay results for the intersection of Shelly Bay Road and Miramar Avenue.

**Note:** *The Council will commission this work at the consent holder's cost.*

40. The consent holder shall comply with the design, construction and as-built requirements of the Council's Code of Practice for Land Development 2012 (either its current version or replacement document). These are the land development engineering standards for mitigating adverse effects on the environment from earthworks and traffic (roading and street lighting).

Other alternative solutions may be approved for those aspects where the standards of the Code of Practice are unable to be met or can be achieved in a different way.

41. Road construction and street lighting plans must be submitted to the Vehicle Access Engineer and the Street Lighting Engineer (Team Leader -Transport Infrastructure) respectively for approval prior to commencement of any works onsite. The road construction plans submitted to the Vehicle Access Engineer must include details of sumps and their locations.
42. As-built plans that meet the requirements of the Code of Practice (A.7 As-built Details and A.8 Certification) for earthworks, roading and vehicle access and street lighting, must be supplied to, and approved by the relevant sections of the Council upon the completion of each stage. These must be certified as being correct by a suitably qualified person.
43. The new road to vest (lots 900 and 901 of the subdivision plan approved by Decision One above) must be constructed prior to occupation of any building onsite. All construction shall be completed generally in accordance with the approved construction plans (refer to **condition (40) above**); except for final surfacing works which may be completed under bond or cash deposit.

**Note:** *The depth of the AC (Asphaltic Concrete) should be 40mm, water proofing layer (chip seal) should be added between AC and basecourse.*

44. The Right of Way areas A to E within both the legal road and the private property must be constructed prior to occupation of any building within that stage. All construction shall be completed generally in accordance with the approved construction plans except for the final surfacing works which may be completed under bond or cash deposit.
45. Traffic calming measures like speed limit signs, give-ways signs, stops signs, textural surface changes etc. must be installed on the shared lanes to control the internal traffic flow and exiting vehicle speed near to the public footpath. A final plan showing the traffic control measures

## APPENDIX 6: RECOMMENDED CONSENT CONDITIONS

and internal traffic circulation must be submitted to the CMO prior to commencement of works on each stage, who will liaise with the Council's Transport Engineer, for certification.

Once approved, all traffic calming measures detailed within the approved plan must be installed prior to the use of any internal road upon which it relates.

46. Vehicle crossings which service more than 6 household units or any commercial vehicle crossing must be constructed as heavy vehicle crossings.
47. Any household unit constructed must be allocated at least one District Plan complying carpark with the exemption of the aged care facility which will require an approved carparking assessment and plan completed by a suitably qualified traffic engineer, and certified by the CMO who will liaise with the Council's Transport Engineer.

### Services:

48. The consent holder shall comply with the design, construction and as-built requirements of the Wellington City Council Code of Practice for Land Development. These are the land development 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.

Other alternative solutions may be approved for those aspects where the standards of the Code of Practice are unable to be met or can be achieved in a different way.

49. Prior to commencing any engineering work onsite in relation to water supply, stormwater and wastewater drainage, the consent holder must provide for the approval of the Wellington Water Land Development Team all relevant;
  - engineering plans;
  - specifications;
  - design and construction documentation.

***Note:** Consideration may be given to the use of existing infrastructure if capacity is available and condition sufficient for the construction of residential buildings until such time as full infrastructure works are undertaken. Detailed plans, calculations, and specifications of existing infrastructure capacity must be provided to Wellington Water if the use of existing infrastructure is to be considered.*

50. All construction work approved under **condition (48) above** and in conjunction with construction plan requirements of this resource consent must be carried out in accordance with the approved plans.
51. At the conclusion of the engineering works, 'as-built' plans must be supplied to and approved by the Council, that meet the requirements of the Code of Practice for Land Development (A.7 As-built Details) for earthworks, roading and vehicle access and the Wellington City Council Interim Asbuilt Specification for wastewater, stormwater drainage, and water supply. These must be certified as having been constructed in accordance with the approved plans by a suitably qualified person.

**Stormwater Connections:**

52. The development must be provided with stormwater connections in accordance with the specifications of the Wellington City Council Code of Practice for Land Development; at locations approved by the Wellington Water Land Development Team.

**Note 1:** *The Wellington City Council Code of Practice for Land Development – Regional Standard for Water Services, requires that each proposed buildings on a lot shall be serviced by a separate connection to the public network at a location approved by council; Wellington Water Land Development Team. This will be a pre- requisite requirement for any future subdivision(s) of the development.*

**Note 2:** *Consideration may be given to the use of existing infrastructure if capacity is available and condition sufficient for the construction of residential buildings until such time as full infrastructure works are undertaken. Detailed plans, calculations, and specifications of existing infrastructure capacity must be provided to Wellington Water if the use of existing infrastructure is to be considered.*

**Public Stormwater Networks:**

53. The development of this site will require the public gravity stormwater network to be extended to serve the proposed development.

Construction plans of the proposed Public Drainage work must be submitted to the Wellington Water Land Development team for approval, and all work is to be carried out in accordance with the approved plans, the Wellington City Council Code of Practice for Land Development, Regional Standard for Water Services, and Regional Specification for Water Services. At the conclusion of the Public Drainage work an as- built drawing, which conforms to the Wellington City Council Interim As-built Specification, is to be presented for approval. These must be certified as being correct by a suitably qualified person.

**Note 1:** *The extension of the public gravity stormwater network should take into account the overall level of development proposed for the site to ensure that there is sufficient capacity.*

**Note 2:** *Scheme and other indicative layout plans submitted as part of the application will be taken by Council as being for information purposes only. These plans will not be used for granting approval. Approvals will only be given on detailed construction plans.*

**Note 3:** *Any alterations or additions to the existing public stormwater network must be carried out under a Public Drainage Permit (as distinct from a Building Consent) to be issued by the Wellington Water Land Development team and fees paid. All Public Drainage work must 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.*

**Note 4:** *The Public Drainage Permit application must now also 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.*

**Note 5:** *The Public Drainage Permit holder is to submit a compliant as-built drawing to the*

## APPENDIX 6: RECOMMENDED CONSENT CONDITIONS

*Wellington Water Senior Drainage Inspector and arrange for a final inspection to be carried out within 1 month of completion of the main drainage works and/or before vesting of assets.*

**Note 6:** *Preliminary discussions with Greater Wellington Regional Council have found that any changes to stormwater outfalls, or creation of new outfalls, will not be approved with the current level of stormwater treatment proposed.*

**Note 7:** *Consideration may be given to the use of existing infrastructure if capacity is available and condition sufficient for the construction of residential buildings until such time as full infrastructure works are undertaken. Detailed plans, calculations, and specifications of existing infrastructure capacity must be provided to Wellington Water if the use of existing infrastructure is to be considered.*

54. The consent holder must assess the ability of the existing public stormwater outfall to accommodate any proposed increase in stormwater runoff associated with the development and provide documentation to Wellington Water Limited for certification.
55. The consent holder must implement any works required to upgrade the existing outfall to accommodate any increase in stormwater runoff associated with any development (if required).

### **Stormwater Quality:**

56. To mitigate stormwater contamination, the use of building or roofing materials that can leach contaminants such as lead, copper and zinc will require a stormwater treatment solution to be implemented prior to the construction of any building containing these materials. The proposed treatment system must be certified by the Council's Monitoring Officer prior to its installation.

### **Wastewater Connections:**

55. The development must be provided with wastewater connections in accordance with the specifications of the Wellington City Council Code of Practice for Land Development; at locations approved by the Wellington Water Land Development Team.

**Note 1:** *The Wellington City Council Code of Practice for Land Development – Regional Standard for Water Services, requires that each proposed dwelling on a lot shall be serviced by a separate connection to the public network at a location approved by council; Wellington Water Land Development Team. Accordingly, in order to ensure that there will be sufficient capacity to serve the development, the connections should be appropriately sized. Connections which meet the Wellington City Council Code of Practice for Land Development specifications will be a pre- requisite requirement for any future subdivision(s) of the development.*

**Note 2:** *Consideration may be given to the use of existing infrastructure if capacity is available and condition sufficient for the construction of residential buildings until such time as full infrastructure works are undertaken. Detailed plans, calculations, and specifications of existing infrastructure capacity must be provided to Wellington Water if the use of existing infrastructure is to be considered.*

**Public Wastewater:**

56. The development of this site will require the public gravity wastewater network to be replaced to serve the proposed lots.

Construction plans of the proposed Public Drainage work must be submitted to the Wellington Water Land Development team for approval, and all work is to be carried out in accordance with the approved plans, the Wellington City Council Code of Practice for Land Development, Regional Standard for Water Services, and Regional Specification for Water Services. At the conclusion of the Public Drainage work an as-built drawing, which conforms to the Wellington City Council Interim As-built Specification, is to be presented for approval. These must be certified as being correct by a suitably qualified person.

**Note 1:** *The replacement of the public gravity wastewater network should take into account the level of development proposed to ensure that there is sufficient capacity.*

**Note 2:** *Scheme and other indicative layout plans submitted as part of the application will be taken by Council as being for information purposes only. These plans will not be used for granting approval. Approvals will only be given on detailed construction plans.*

**Note 3:** *The replacement of the wastewater network will require a new pump station and the associated rising main discharging into the Wellington City pump station at Salek Street. This pump station and rising main will be vested to Wellington City Council. Sizing and design of this pump station and rising main will require input and approval at all stages from Wellington Water.*

**Note 4:** *Any alterations or additions to the existing public wastewater network must be carried out under a Public Drainage Permit (as distinct from a Building Consent) to be issued by the Wellington Water Land Development team and fees paid. All Public Drainage work must be carried out by a suitable experienced Registered Drainlayer; who is employed by a contractor who has an approved Health and Safety Plan and Public Liability Insurance.*

**Note 5:** *The Public Drainage Permit application must now also 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.*

**Note 6:** *The Public Drainage Permit holder is to submit a compliant as-built drawing to the Wellington Water Senior Drainage Inspector and arrange for a final inspection to be carried out within 1 month of completion of the main drainage works and/or before vesting of assets.*

**Note 7:** *Consideration may be given to the use of existing infrastructure if capacity is available and condition sufficient for the construction of residential buildings until such time as full infrastructure works are undertaken. Detailed plans, calculations, and specifications of existing infrastructure capacity must be provided to Wellington Water if the use of existing infrastructure is to be considered.*

**Water Supply:**

57. The development must be provided with water supply which meets the specifications of the Wellington City Council Code of Practice for Land Development; at locations approved by

the Wellington Water Land Development Team.

58. Unless an alternative proposal is approved, a new reservoir, water supply pipe work and associated infrastructure works will be required. This will include the removal of existing reservoir and pipe as required. The reservoir and pump station proposal shall be in accordance with the Council's reservoir and pump station rationalisation policy.

Calculations are to be provided to confirm that there is sufficient pressure and flow for the development to meet the Code of Practice for Land Development requirements. Upgrading of the existing water infrastructure may be required if the Code's requirements cannot be achieved or if the proposal will have a detrimental effect on existing users. All calculations and designs, including structural elements related to water supply, must be endorsed by an appropriately qualified chartered engineer and submitted with a design statement.

The design statement shall include the following statement: "The design of the water mains and services complies with the Wellington City Council Code of Practice for Land Development and current Wellington City Council Water Supply Specification".

A separate completion certificate is required to cover the construction of the works and shall be submitted with the as-built drawings. The completion certificate shall be signed by a suitably qualified professional and shall certify that the construction work pertaining to the water supply infrastructure has been carried out in accordance with the consent conditions. The developer shall have new hydrants tested for compliance against SNZ PAS 4509:2008 and the certified results submitted with the completion certificate.

**Note 1:** *Scheme and other indicative layout plans submitted as part of the application will be taken by Council as being for information purposes only. These plans will not be used for granting approval. Approvals will only be given on detailed construction plans.*

**Note 2:** *Consideration may be given to the use of existing infrastructure if capacity is available and condition sufficient for the construction of residential buildings until such time as full infrastructure works are undertaken. Detailed plans, calculations, and specifications of existing infrastructure capacity must be provided to Wellington Water if the use of existing infrastructure is to be considered.*

#### **Landscaping:**

59. Prior to commencement of works a pre-construction meeting must be held with the construction manager, consulting arborist, monitoring arborist and a Council arboriculture representative. At the meeting, the construction manager must agree with the consulting arborist, monitoring arborist and Council arboriculture representative:
- The methodology and timing of the works
  - Site access and areas for manoeuvring vehicles and machinery
  - Areas for storing and/or stockpiling materials, spoil and equipment
  - The care needed when working around trees
  - The conditions of the resource consent

The construction manager must read and sign the Wellington City Council's Working around Trees Guidelines.



## APPENDIX 6: RECOMMENDED CONSENT CONDITIONS

60. A Landscape Plan for the North Point and South Point based on the indicative list in Section 7.2 Plant Strategy, must be submitted to, and certified by the CMO prior to works being undertaken within those areas. The Landscape Plan must show a scale; the individual location and species (with both scientific and common names); PB size of proposed plants; and details of plants to be removed or pruned.

Once certified the landscaping must be completed by the consent holder within 3 months of completion of construction within that area to which it relates. The plantings must be monitored for 18 months from time of planting in order to allow for plant establishment to the satisfaction of the CMO.

61. The new Specimen tree selection and planting strategy shown in Section 7.2 Planting Strategy- Indicative Tree: Streets, Park & Mews must be implemented within 3 months of completion of construction within that area to which it relates. In addition to that required by **condition (72) below**, the plantings must be monitored for 18 months from time of planting in order to allow for plant establishment to the satisfaction of the CMO.

***Note:** The species *Myoporum (Ngaio)* is preferred over *Ulmus parvifolia (Chinese Elm)* due to its ability to tolerate the conditions.*

62. A final planting plan including a planting schedule and specification must be submitted to the CMO for certification, relating to Open Space Areas, prior to any site works commencing.

63. A landscape plan showing mitigation planting details along the escarpment (rear of apartment blocks) must be provided to the CMO for certification, prior to earthworks commencing. The plan must detail plant schedules and specification for planting.

64. A mix of species of similar form must be included in the private trees to increase species diversity.

***Note:** *Myoporum laetum (Ngaio)* should be considered as an alternative to *Ulmus parvifolia (Chinese elm)*. Ngaio are hardy, provide food for bird life and do not reach a large mature height when compared with the elm.*

65. The best quality 24 pohutukawa listed for removal must be transplanted and used for the new street trees.

66. Prior to commencement of works, an independent risk analysis must be done by a recognised and qualified arborist on the effects of removing the pine trees on bank stability and on the remaining woodlot, and the risk analysis and any recommendations to ensure bank stability and the integrity of the remaining woodlot then submitted to the CMO for certification in liaison with a Council Arborist. The recommendations must then be implemented by the consent holder.

67. A tree protection and construction methodology prepared by a Council approved Arborist, must be submitted to and certified by the CMO in liaison with a Council Arborist prior to commencement of works. The methodology must show how the consent holder will comply

## APPENDIX 6: RECOMMENDED CONSENT CONDITIONS

with the Wellington City Councils working around trees guidelines including but not limited to;

- Suitable trees for transplanting;
- Tree protection fencing for remaining trees;
- Low impact excavation processes within the dripline of the trees; and,
- An onsite monitoring arborist for any work within the fenced area of the trees.

68. A vegetation protection methodology must be submitted to the CMO for approval prior to works commencing detailing the protection of vegetation within the escarpment vegetation management zone. The CMO shall liaise with the Council's ecologist in approving the methodology.
69. The methodologies required by **conditions (67) and (68) above** must be implemented by the consent holder throughout the construction period. A 24 month watering programme on any newly planted or transplanted trees in any public spaces must be implemented post construction at the consent holder's expense.

### Minimum Floor Levels:

70. Any building constructed on the site must have a minimum floor level of 2.1m RL (WCC New City Datum) or minimum floor level of 1.74m RL (NZVD2016).

***Note:** As there is currently no modelling of this area held by the Wellington City Council, this level is to be based on the future maximum peak tide level as forecast by NIWA climate change modelling.*

### Lighting of Roads and Public Spaces:

71. All outdoor lighting to roads and outdoor public spaces available for use during the hours of darkness shall be designed and installed in accordance with AS/NZS 1158.3.1:2005 and any amendments in accordance with District Plan standard 34.6.1.7.2.

### Monitoring and Review:

72. Prior to starting work the consent holder must advise of the date when work will begin. This advice must be provided at least 48 hours before work starts to the Council's Compliance Monitoring Officer either by telephone (801 4017), facsimile (801 3165) or email ([rcmonitoring@wcc.govt.nz](mailto:rcmonitoring@wcc.govt.nz)) and must include the address of the property and the Service Request Number.
73. The conditions of this resource consent must be met to the satisfaction of the Council's Compliance Monitoring Officer. The Compliance Monitoring Officer 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

## APPENDIX 6: RECOMMENDED CONSENT CONDITIONS

accordance with section 36 of the Resource Management Act 1991. These costs\* may include site visits, correspondence and other activities, the actual costs of materials or services, including the costs of consultants or other reports or investigations which may have to be obtained.

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

### **CANCELLATION OF AMALGAMATION CONDITION:**

- (a) That any existing buildings which straddle any new boundaries on completion of the subdivision have been relocated or demolished as it relates to that specific lot so that no buildings straddle new boundaries.
- (b) That Rights of Way B, C and D have been constructed to ensure that the lots being served have physical and legal access. The Council would accept a bond against final surfacing of the Rights of Way.

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