

ATTACHMENT 1

RESOURCE CONSENT CONDITIONS



Conditions:

General:

- (1) The proposal must be in accordance with the information and additional information provided with Application Service Request No. **282346** and the following plans by Spencer Holmes, project entitled “55-85 Curtis Street, Karori, Wellington”, except as amended to comply with the requirements of these conditions:

Dwg – S12-0592-20 Rev A entitled Proposed Earthworks, Re-vegetation and Landscape Areas, dated 6-11-2014

Dwg- S12-0592-21 Rev A entitled Proposed Earthworks Cross Sections (Draft)

Dwg – S12-0592-18 Rev A entitled Temporary Parking Plan Curtis Street dated 31-10-2014

Earthworks Design

- (2) The earthworks shown on Dwg- S12-0592-20 Rev A, entitled Proposed Earthworks, Re-vegetation and Landscape Areas, dated 6-11-2014 and Dwg- S12-0592-21 Rev A, entitled Proposed Earthworks Cross Sections (Draft), must be redesigned so that the finished level of the fill platform along the eastern edge from cross section 160.00 (as shown on Plan S12-059-20 Rev A) southwards is at least 4.0 metres (vertical) below the adjacent level of the Curtis Street footpath.

Duration of Works:

- (3) All works must be completed within a 50 week period from commencement of work. This includes all activities associated with the works such as vegetation clearance, earth moving and compaction, and truck movements to and from the site, but excludes any periods of inactivity of the works that is greater than one day in duration. For clarity and subject to the restrictions of conditions (14) and (45) below, any day where there are works occurring on site, including truck



movements, contributes to the overall 50 week time period regardless of the duration of those works on that day.

The consent holder must maintain a register of the days where activities have been occurring on the site in order to provide evidence that the 50 week period has not been exceeded. A record of the estimated quantity of fill material deposited onto the site on any one day must be recorded as part of this.

Chartered Professional Engineer (CPEng)

- (4) The Consent Holder must use a suitably experienced Chartered Professional Geotechnical Engineer (CPEng) to supervise the engineering aspects of the earthworks filling operations.

Earthworks stability

- (5) The Chartered Professional Engineer, required under condition (4) above, must ensure the stability of the land throughout the project. The Engineer must ensure that the work does not cause damage, or have the potential to cause damage, to neighbouring land or buildings.

Methodology

- (6) The Consent Holder must follow the earthworks and construction methodologies prepared by the Chartered Professional Geotechnical Engineer's Aurecon Ltd, titled:
- "Geotechnical Investigation Report 55-85 Curtis Street Prime Property Group": November 2010: Ref: 211507/Rev 1 and; Abuild Consulting Engineers Ltd, report commenting on Aurecon Ltd, technique in:
 - "Geotechnical Assessment of Proposed Development in support of Application for Earthworks Consent 55-85 Curtis Street Northland Wellington", dated April 2013
 - "Development Earthworks Management Plan", dated November 2013



- “Specification for Earthworks Construction/Filling for the Proposed Development 55-85 Curtis Street Northland Wellington for Prime Property Group Limited”, dated November 2013.

If unexpected ground conditions are encountered or other engineering problems occur, the Chartered Professional Engineer, required under condition (4) above, may revise the methodology. The Consent Holder must follow the revised methodology and provide the Compliance Monitoring Officer with a copy for his/her records.

Engineering Certificate

- (7) The Consent Holder must provide the Council’s Compliance Monitoring Officer with a construction review statement from a suitably experienced Chartered Professional Engineer (CPEng). The document should:

- state the earthworks have been completed in accordance with the earthworks plans, and associated geotechnical and structural reports, approved under the resource consent
- provide details of any changes that were necessary to address geotechnical or engineering problems encountered during the earthworks
- confirm the completed earthworks are consistent with the Wellington City Council Code of Practice for Land Development 2012, New Zealand Standard 4431: 1989, and they reflect best engineering practice.

The construction review statement must be provided within one month of the earthworks / each stage of the earthworks being completed.

Erosion and Sediment Control Plan (ESCP)

- (8) A final Erosion and Sediment Control Plan (ESCP), complying with Greater Wellington Regional Council’s “Erosion and Sediment Control Guidelines for the Wellington Region” must be provided to the



Council's Compliance Monitoring Officer for approval by the Compliance Monitoring Officer, at least 14 working days before the start of earthworks. No earthworks may commence until the ESCP is approved.

Once approved, the ESCP, must be implemented for the duration of the site works, and continue to be implemented until the ground surface has been stabilised by grass or other appropriate cover.

The ESCP, must be complied with at all times to the satisfaction of the Council's Compliance Monitoring Officer. If necessary, the Compliance Monitoring Officer may require changes to the implementation of the ESCP to address problems that may occur during the work or before the ground surface is fully stabilised.

The following measures must be incorporated into the ESCP:

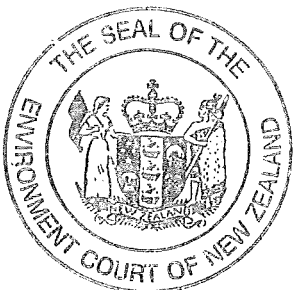
- Any soil or other material that is carted on or off the site must be covered.
- All vehicles must be cleaned of dust, mud or other hazardous or nuisance material, before exiting the site and entering the public road.

Note (1):

The Erosion and Sediment control measures submitted with the application have been approved in general principle. It is expected that the final Erosion and Sediment Control Plan (ESCP), for approval be based on the mitigation provided in Spencer Holmes Ltd. Sections 1.3.3, "Construction methodology and mitigation" and Section 1.3.4, "Existing services", and its reference plan "Schematic Sediment Control Plan" E10-0920-01/A.

Note (2):

It is recommended that the Greater Wellington Regional Council be consulted by Wellington City Council prior to final approval, to ensure that the final Erosion and Sediment Control Plan (ESCP), is consistent with the regional approach.



Dust Mitigation and Management

- (9) The Consent Holder must submit a Dust Management Plan to Council's Compliance Monitoring Officer for approval by the Compliance Monitoring Officer. The finished plan must be provided to the Compliance Monitoring Officer for approval at least 14 days prior to the start of any construction works on the site including clearing of any vegetation or other site preparation works, and any earthworks. The Dust Management Plan must be prepared in consultation with Kindercare learning Centres Limited (Kindercare), the operator of the childcare centre on the neighbouring property at 31 Curtis Street.

Special consideration must be given to achieve a high level of dust management over the total time the site is used for earthworks, whether earthworks are being constructed or the site is inactive.

The Dust Management Plan must include, but is not limited to, the following:

- How earthworks, vehicle and construction activities will be managed to avoid or control dust including, but not limited to, requirements that:
- Any soil or other material that is carted on or off the site must be covered; and
- Any exposed soil or other material on the site must be watered with sufficient regularity to avoid a dust nuisance to affected neighbouring properties.
- Timelines for re-establishing vegetation on earthworked areas.
- A definition of weather conditions that will be too dry or windy to work.
- A requirement that work will cease when weather conditions defined as too dry or windy to work are met.



- How the weather conditions will be predicted and monitored (wind-speed and direction measuring equipment on the site is suggested).
- Who will make the decision to not start or suspend work.
- Complaint and response procedures for complaints from residents in the surrounding area including a contact (mobile) telephone number for the on-site manager where contact could be made 24 hours a day/7days a week is provided to neighbouring landowners and occupiers. A sign shall be visibly located at the entrance to the site and contain the matters set out in condition 33 bullet point 2.
- Providing for regular meetings, between the Consent Holder and the Council's Compliance Monitoring Officer, to review the implementation of the Dust Management Plan.
- The results of consultation with Kindercare.

Note:

The Consent Holder may combine the Erosion and Sediment Control Plan (ESCP), and the Dust Management Plan in a single document.

- (10) The Dust Management Plan approved under condition (9) must be implemented and continue to be implemented for the duration of the site works and until the site has been stabilised.

All parts of the Dust Management Plan must be complied with at all times to the satisfaction of the Council's Compliance Monitoring Officer (if necessary, the Officer may require changes to the implementation of the Dust Management Plan, to address any problem that occurs during the work or in the period before the site is stabilised).

Grassing of earthworks

- (11) All bare ground on the site must be grassed, as soon as growing conditions are suitable after the completion of the earthworks or the stage of the earthworks.



The growth and coverage of grass must be to the earthworks and construction *methodology* approved by Councils Compliance Monitoring Officer and as required by the Erosion and Sediment Plan (ESCP), condition (8), and to the satisfaction of the Council's Compliance Monitoring Officer.

Note:

Areas that are covered over or otherwise treated under the Erosion and Sediment Control Plan, do not need to be grassed.

Muddy Water, Earth or Debris

- (12) Run-off and soil or other debris from vehicles must be controlled 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 stormwater system.

All departing vehicles must be cleaned of mud or other hazardous or nuisance material before exiting the site and entering the public road. Each vehicle must be inspected prior to leaving the site.

The condition must be complied with to the satisfaction of the Council's Compliance Monitoring Officer.

Material beyond the site:

- (13) Any earth, rock, vegetation or demolition material that falls on the road, footpath, berm or neighbouring property, must be cleaned up immediately. The material must not be swept or washed into street channels or stormwater inlets, or dumped on the side of the road. The clean-up must be carried out to the satisfaction of the Council's Compliance Monitoring Officer.

Hours of Work:

- (14) Earthworks and associated works, excluding the transport of excavated material to or from the site, must only occur within the following hours:



- Monday to Saturday 7:30am to 6pm
- No work is to be carried out on Sundays or public holidays.

Note:

For restrictions regarding hours of work for importing and exporting of excavated material see Condition (45) below.

Protection of the Vegetation Buffer

- (15) The Consent Holder must mark out on-site the property boundary between the site and Old Karori Road and the outer limit of the earthworks along Areas V and Y and south of Area V to the sealed part of Old Karori Road. Area Y in the vicinity of Whitehead Road must be as shown on Plan S12-0592-16 Rev A.

No vegetation is to be removed from Areas Y or U and the only vegetation to be removed from Area V is where earthworks are proposed or where revegetation will provide a superior buffer as approved by the Compliance Monitoring Officer.

The marking out must be done in consultation with the Compliance Monitoring Officer and other appropriate officers from the Council. The marking out must be approved by the Compliance Monitoring Officer before any removal of vegetation or earthworks is permitted within 10m of the boundary.

Karaka Tree

- (16) The Consent Holder must amend the earthworks level adjoining the large karaka tree, to ensure there is no disturbance of the natural ground within the drip-line of the tree or any earth placed within the drip-line of the tree, at any time. No removal of branches or other damage is permitted to the tree.

The outer limit of the earthworks adjoining the drip-line of the tree must be marked out on site in consultation with the Compliance Monitoring Officer and an ecologist and/or arborist from the Council. The marking



out must be approved by the Compliance Monitoring Officer before any earthworks is permitted within 5m of the drip-line of the tree.

5m Vegetation Protection/Revegetation Area

- (17) The Consent Holder must create a 5m strip along the Old Karori Road boundary of the site for the purposes of vegetation protection and re-vegetation. This must comprise an extension of Area V northwards from cross-section 120.00 to approximately cross-section 180.00 (as shown on Plan S12-059-20 Rev A) to a point where it joins Area Y at a distance of 5 metres (measured at 90°) from the boundary with Old Karori Road.

Note:

It is recognised that earthworks fill may extend into Area V (but not Area Y) to the extent indicated on Plan S12-0592-20 Rev A, dated 6/11/2014. Conditions (23) and (24) below require revegetation planting on the areas that have been earthworked.

- (18) The existing vegetation in Area Y and Area X as shown on Plan S12-0592-20 Rev A, and enlarged by condition (15) above and the existing vegetation (retained and re-planted) in the 5m wide strip (extended Area V) required by condition (17) above must be permanently protected in as much as the vegetation, except for invasive pest species, shall not be damaged or removed, or allowed to be damaged or removed, except for such pruning as is reasonably required for its continued health.
- (19) A covenant must be entered into with the Council that includes the requirements of condition (18) above. The covenant must be entered into within one month of completion of the works.

Note:

The covenant must be submitted to and approved by the 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.



- (20) The consent holder must register the covenant in accordance with section 109 of the Resource Management Act 1991 on the computer freehold register for the site within six months of completion of the works.

Note:

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

Council land on Old Karori Road

- (21) The Consent Holder must mark out on-site the extent and depth of earthworks and any vegetation to be removed on the Council land at the south end of Old Karori Road. This must be done in consultation with the Compliance Monitoring Officer who will liaise with Parks, Sport and Recreation staff. The marking out, and the removal of vegetation, must be approved by the Compliance Monitoring Officer before any vegetation removal or earthworks is permitted on Council land on Old Karori Road.

Any earthworks within Council land on Old Karori Road must not interfere with the marked carparking spaces on the western side of Old Karori Road. Unobstructed access (as a result of contractor use) to the carparking spaces on the western side of Old Karori Road must be maintained at all times and must not be used by the Consent Holder or any of its contractors or sub-contractors for parking.

Note:

The land on Old Karori Road is legal road. A separate Land Owner Approval will be required from the Council to use this land for earthworks.

Council land on Curtis Street

- (22) The Consent Holder must mark out on-site:
- levels of the earthworks, at their maximum height (including any additional height for preloading)



- the finished levels of the council land on Curtis Street and the adjoining part of the Prime Property Group (PPG) property must be 4m, or more, below the level of the footpath at its closest point, with any transition to higher levels on the PPG property being made through a gradual change in level
- the outer limit of the earthworks
- trees to be protected within Area W
- trees to be protected within Area X.

The marking out must be done in consultation with the Compliance Monitoring Officer who will liaise with Parks, Sports and Recreation staff. The marking out, and the removal of vegetation, must be approved by the Compliance Monitoring Officer before any vegetation removal or earthworks are permitted on:

- Council land on Curtis Street
- within 10m of the eastern boundary of the site.

Note:

The land on Curtis Street is legal road. A separate Land Owner Approval will be required from the Council to use this land for earthworks.

Removal of Vegetation

- (22A) The Consent Holder must not damage or remove existing vegetation within identified areas any earlier than 2 months before the start of the earthworks within that particular area. The identified areas are Area V and all land within 10m of the eastern and western boundaries of the earthworks.

Note:

The land on Curtis Street is legal road. A separate Land Owner Approval will be required from the Council to use this land for earthworks.



Revegetation Plan

- (23) A Revegetation Plan must be submitted to, and approved by, the Compliance Monitoring Officer in consultation with the Councils Parks, Sport and Recreation Team, prior to any work being undertaken. The Plan must specify and include:

Plants:

- The species - both scientific and common names
- Species must be indigenous to the Wellington Ecological District and appropriate to the area being planted
- Where practical, plants must be eco-sourced i.e. grown from seed collected in the Ecological District (unless otherwise agreed beforehand, in writing)
- The number of plants of each species
- The PB sizes of the plants - a minimum size of PB3–PB5 is required for mass planting, and PB45–PB60 for tall growing, long lived trees
- The nursery(s) providing the plants.

Plant spacing:

- 1m x 1m, for low growing shrubs and climbers to seal the newly exposed buffer edge
- 1m x 1m, for fast growing trees to be planted outside the low growing shrubs / climbers
- 5m x 5m, for large specimens of tall growing long lived trees, within the 1m x 1m matrix
- Gaps in the existing vegetation within the 5m wide strip created under Condition (17), 1m x 1m from the first two bullet points above.

Site preparation & planting:



- A landscape plan must be provided showing areas for planting, slope gradient and the planting medium (a minimum of 300mm topsoil is required for any batters - see B.16 Code of Practice for Land Development)
- Topsoil must be weed free (stockpiled topsoil from initial clearance may not be used as it is likely to contain high levels of seeds from weed species.
- All planting must be supplied and carried out in accordance with horticultural best practice
- The timetable for planting – the preferred time is late autumn and early winter
- Any staging of the planting.

Maintenance programme:

- For a minimum of 36 months, or until a closed canopy is established
- Weeds must be removed from the vicinity of the plants
- Dead or damaged plants, or plants that have been removed unlawfully, must be replaced throughout the maintenance period, in the autumn/winter months, to maintain vegetation density and achieve canopy closure.

(24) The Revegetation Plan must be prepared to cover the following areas of the site, Old Karori Road and Curtis Street:

- Area V on Plan S12-0592-20 Rev A, dated 6/11/2014
- The 5m revegetation strip required under Condition (17)
- The area of proposed earthworks on the south end of Old Karori Road, shown on Plan S12-0592-20 Rev A, dated 6/11/2014 (subject to Land Owner Approval).
- Area X on Plan S12-0592-20 Rev A dated 6/11/2014



- Area W along Curtis Street (subject to Land Owner Approval)

Note:

The land at the southern end of Old Karori Road and Area W are parts of legal roads. A separate Land Owner Approval will be required from the Council to use this land for earthworks. No revegetation work is permitted on this land unless approval is granted.

(24A) The Consent Holder must undertake planting, in the following planting season: mid-May to mid-August.

- in each completed earthworks area; and
- in any adjoining area (outside the earthworks) required to be planted.

Unless alternative recommendations are made by the applicant's landscape architect/landscape contractor and approved by Council.

(25) The Revegetation Plan approved under conditions (23) and (24) above must be implemented in accordance with the specified staging and timetable. The planting at each stage must be monitored for 36 months from the time of planting in order to allow for plant establishment to the satisfaction of the Compliance Monitoring Officer. Any plants that fail must be replaced at the expense of the consent holder. All replacement planting must continue to be maintained by the consent holder for a further 36 months.

(26) Where practicable a minimum of 200mm of heavy mulch is required for all planting.

Revegetation Plan - Review Condition

(27) The Council may undertake a review of revegetation plan conditions (23) to (26) above under section 128 of the Resource Management Act 1991 to address any adverse effects of the exercise of the consent in respect of unsuccessful establishment of revegetation planting. The review may be undertaken within 18 months of the undertaking of the revegetation planting relating to any one stage of the overall works.



Re-Grass/Hydro-seeding

- (28) Within 3 months of the completion of the earthworks, all exposed areas must be sown with grass or hydro-seeded, or otherwise planted, to reach a level of establishment satisfactory to the Council's Compliance Monitoring Officer in order to establish a ground cover for the purposes of limiting dust and erosion and also to mitigate the visual appearance of the exposed earthworked surface.
- (29) All grass sown or hydro-seeded, or other planting (as required by condition 11 above) must be successfully established and actively maintained by the consent holder for 18 months. Progress must be monitored at regular intervals and remedial works carried out by the consent holder if required. The grassing must achieve a minimum strike rate of 80% to the satisfaction of the Council's Compliance Monitoring Officer.

Noise

- (30) An Earthworks Construction Noise Management Plan (ECNMP) must be prepared by a person suitably qualified and experienced in acoustic engineering. The ECNMP must be submitted to and approved by the Compliance Monitoring Officer prior to the commencement of all works on site. The ECNMP must describe the methods by which noise associated with the work will comply in all aspects with the controls set out in NZS 6803:1999 *Acoustics— Construction Noise* and how all persons undertaking day-to-day activity management will adopt the best practical option at all times to ensure the emission of noise from the site does not exceed a reasonable level in accordance with Section 16 of the Resource Management Act 1991. The ECNMP must be implemented for the duration of the site works.

Note:

Guidance on the preparation of an Earthworks Construction Noise Management Plan can be found in Annexure E1 and E2 of New Zealand Standard NZS 6803:1999 *Acoustics— Construction Noise*.



- (31) Noise monitoring will be conducted in accordance with NZS 6801: 2008 Acoustics – Measurement of environmental sound and NZS 6803:1999 Acoustics- Construction Noise, at the times and at the noise sensitive locations and during the construction (earthworks) activities identified in the Earthworks Construction Noise Management Plan (ECNMP). The results of the monitoring shall be provided to the Compliance Monitoring Officer within 48 hours of monitoring being carried out.

Note:

Noise monitoring shall be representative of the highest levels of earthworks noise (including truck movements on site) received at noise sensitive locations and will be performed at the commencement of earthworks and during critical phases of earthworks when possible exceedance of the recommended upper noise limits for long term construction in Table 2, NZS 6803:1999 Acoustics- construction noise has been identified in the ECNMP.

- (32) Where monitoring shows noise emanating from earthworks activities at the site and measured at noise sensitive locations exceeds the recommended upper noise limits for long term construction in NZS 6803:1999 Acoustics- construction, noise mitigation measures recommended by an acoustic engineer to adopt the best practicable option to reduce the emission of noise from the site to a reasonable level pursuant to section 16 of the Resource Management Act 1991 shall be immediately implemented. A copy of the acoustic engineer's recommendations shall be provided to the Compliance Monitoring Officer by the consent holder within 48 hours of the receipt of the report.

Construction Management Plan

- (33) Prior to works commencing on the site a detailed Earthworks Construction Management Plan ECMP must be submitted to, and approved by, the Compliance Monitoring Officer. The finished ECMP must be provided to the Compliance Monitoring Officer at least 14 days prior to the start of any construction works on the site including the clearing of any vegetation or other site preparation works, and any earthworks. The ECMP must be prepared in consultation with the



Kindercare Learning Centres Limited (Kindercare), the operator of a childcare centre on the neighbouring property at 31 Curtis Street.

The ECMP must establish acceptable performance standards regarding public safety and amenity protection during the construction phase of the development. The ECMP must include, but is not limited to, the following:

- Details of appropriate local signage/information on the proposed work including the location of a large (greater than 1m²) noticeboard on the site that clearly identifies the name, telephone number and address for service of the site manager, including cell-phone and after-hours contact details;
- A communication and complaints procedure for adjoining property owners/occupiers, passers-by and the like;
- Safety fencing and associated signage for the construction site;
- Dust mitigation measures to be implemented to prevent dust effects beyond the construction site boundary including the requirements set out in the Dust Management Plan required by condition (9) and the requirements in conditions (35)-(37);
- Noise control measures including the requirements set out in the Earthworks Noise Construction Management Plan required by condition (30);
- Measures to ensure dirt, mud or debris is not left on the road including the requirements set out in the Erosion Sediment Control Plan required by condition (8);
- An Erosion and Sediment Control Plan, conforming to the requirements of the Greater Wellington Regional Council's Erosion and Sediment Control Guidelines for the Wellington Region.
- The results of consultation with Kindercare.



- The preparation and implementation of a soil management plan setting out measures to control fugitive emissions including dust, procedures for handling of contaminated and potentially contaminated soil, the procedures to be put in place in the event that greater than expected contamination is encountered, procedures for offsite disposal of contaminated soil including testing and procedures to minimise exposure of humans to mobilised contaminants throughout the works.

Note:

The Compliance Monitoring Officer will approve the Construction Management Plan following consultation with, and acceptance from, appropriate officers within the Council.

Fill Material

- (34) All fill used for the proposed development must comprise inert material and meet the following definition of cleanfill:

“Materials such as clay, soil, rock, concrete, or brick, that are free of combustible or putrescible components or hazardous substances or materials likely to create a hazardous leachate by means of biological or chemical breakdown.” [Source: Greater Wellington Regional Plan for Discharges to Land and the Regional Air Quality Management Plan]

Contamination

- (35) All contaminated material exposed during the consented works must either be re-used onsite under a structure or erosion-resistant cap (cover) or disposed of to a licensed landfill, to the satisfaction of the Compliance Monitoring Officer.
- (35A) Should contaminated material be discovered, then a report shall be prepared by a suitably qualified and experienced contaminated land practitioner and submitted to the Compliance Officer, Wellington City



Council within three months of completion of the works. The full report shall include the following:

Documentation of any assessments, including laboratory analytical result, undertaken as to the suitability of any contaminated soil/material to remain on site.

Documentation of any off-site disposal of contaminated soil/material, including quantities, dates, and disposal locations

The final location of any potentially contaminated soil moved during the works.

The depth of clean soil cover over any potentially contaminated soil remaining following the works.

- (36) As an interim measure, a minimum clean cover thickness of 300 mm shall be provided within four weeks of exposure or disturbance of the contaminated soil or material. The interim cover shall be provided prior to removal or completion of any earthworks erosion and sediment control measures.
- (37) The final minimum clean cover over contaminated soil or material shall be 1000 mm of clean fill.

Note:

The intent of this condition is to provide interim cover over contaminated soil/material should the filling works be staged over a long duration.

- (38) If the final minimum clean cover over contaminated soil or material cannot be reasonably achieved, then the Consent Holder shall conduct such assessments and investigations as required to demonstrate the remaining impact and mitigation measures are suitable for open space land use.

Works on legal Road

- (39) Prior to works commencing on site, the consent holder must contact the Compliance Monitoring Officer to arrange and conduct a pre-



construction site meeting between Council's Parks & Gardens Team and all relevant parties, including the primary contractor.

- (40) Prior to earthworks commencing, a Re-vegetation Planting Plan (RVPP) must be submitted and approved by the Compliance Monitoring Officer (in liaison with the Parks & Gardens Team). The RVPP must also include an implementation timeframe in relation to the completion of earthworks.
- (41) The Re-vegetation Planting Plan approved under conditions (23) and (24) above must be implemented within the approved timeframe.
- (42) The consent holder must take all practicable steps to retain existing vegetation particularly along the Curtis Street frontage for as late in the earthworks project as practically possible.

Traffic

- (43) Prior to work commencing on the site a detailed Construction Traffic Management Plan (CTMP) must be submitted to, and approved by, the Compliance Monitoring Officer.

The finished CTMP must be provided to the Compliance Monitoring Officer at least 14 days prior to the start of any construction works on the site including clearing of any vegetation or other site preparation works, and any earthworks. The CTMP must be prepared in consultation with the Kindercare Learning Centres Limited (Kindercare), the operator of a childcare centre on the neighbouring property at 31 Curtis Street.

- (44) The consent holder is to be restricted to 6 haul trucks per hour which equates to 12 truck movements (arrivals and departures) at the intersection of Old Karori Rd and Curtis St. The locations and size of the "Truck Crossing" signs are to comply with CoPTTM. The Consent Holder shall keep records to prove the number of trucks per hour complies within this condition (44).

Note: For the avoidance of doubt, the term "haul truck" refers to trucks which are carrying bulk materials of any kind to or from the site



(including, but not limited to, bulk fill, contaminated fill, top soil and cover material), loads associated with any work involved in the remediation or reconstruction of the stormwater main. The term excludes vehicles carrying plant and ancillary items to and from the site, vehicles maintaining or repairing the road such as water cart movements and utility and other light vehicles associated with management and oversight of the works.

- (45) The consent holder must restrict truck movements to and from the site to the hours between 9.30am and 2.30pm Monday to Saturday in order to minimise the effect on the road network and the immediately adjoining properties (including the Kindercare childcare centre at 31 Curtis Street). No truck movements importing or exporting excavated material are permitted on Sunday or public holidays.
- (46) The consent holder must establish and maintain for the duration of the consent the 14 temporary car parking spaces on the east side of the Old Karori Road cul-de-sac as shown on Drawing S12-0592-18 rev A and must seek and obtain the necessary Council approvals for those spaces within legal road.
- (47) The applicant is to advise the Council Compliance Officer at any time when a new material source site is determined.
- (48) The detailed CTMP will be reviewed by Council regularly throughout the earthworks operation to ensure that the transportation routes adopted for various cleanfill source sites are appropriate to the adjacent sensitive land use activities.
- (49) The transportation route for each cleanfill source site is to be approved separately by Council to ensure that the majority of the selected roads along the transportation route are designed and function to carry through traffic.
- (50) The Construction Traffic Management Plan (CTMP) required under condition (43) above must include, but is not limited to, details as to how conditions (44) to (49) above will be implemented; and must be prepared in consultation with the Kindercare operators to ensure that public safety is not compromised while the centre is operational,



including, in particular, during drop-off and pick-up sessions. The CTMP must also include, but is not limited to:

- The results of consultation with Kindercare
- The name of the on-site manager (who may be the Site Traffic Management Supervisor) who has the power to stop work and/or vehicle movements should a breach of the CTMP of these consent conditions be discovered or reported.
- An outline of the site layout prior to any earthworks transportation to show that trucks are able to manoeuvre on site and enter forward from Curtis Street and exit forward onto Karori Road and Curtis Street. This is to ensure that there is no truck queuing at any time to enter or obstruct Old Karori Road or the intersection of Old Karori Road and Curtis Street.
- The baseline condition of Old Karori Road will be established, and processes defined for identifying and repairing any damage to the road created by construction vehicles.
- A pre-construction Road Condition Survey will be carried out. The survey will be undertaken as a walking inspection audit. Council will be invited to participate in the inspection.
- A full video record will be made, and the inspection focussed on identifying signs of any existing deterioration. Any identified problem areas are to be recorded on a spreadsheet and located by running distance and accompanied by photographic evidence. The pre-construction Road Condition Survey will be reported to Council for approval and validation of the existing condition of Old Karori Road.
- Re-inspections will be undertaken to validate the condition of pavements compared with the pre-construction Road Condition Survey, and the need for repairs identified and



agreed with Council. Re-inspections will be undertaken as issues are identified, and at least monthly.

- Once construction is completed, a post-construction Road Condition Audit will be undertaken to determine any required final repairs and remedial works.
- The Consent Holder is responsible for the identified and agreed repairs of the road at their cost.

The Construction Traffic Management Plan (CTMP) required by condition (43) must be implemented for the duration of the site works and until the site has been stabilised. All parts of the CTMP must be complied with to the satisfaction of the Council's Compliance Monitoring Officer. If necessary, the Compliance Monitoring Officer may require changes to the implementation of the CTMP to address any problem that occurs during the work or in the period before the site is stabilised.

Relaying Public Stormwater

- (51) The existing reinforced concrete stormwater main currently in use located on the proposed site, must be protected from damage, settlement or misalignment from the proposed works for the life of the main.

The Engineer (Spencer Holmes Ltd.), must provide an appropriate *methodology* to Councils Public Drainage Engineer for approval, 14 days prior to works commencing.

If the stormwater main is not able to be protected from damage and a methodology is not achievable, then arrangements must be made with Councils Public Drainage Engineer for the stormwater main to be re-laid and protected as necessary at an appropriate time during the works to the Council's satisfaction.

The Consent Holder must provide a copy of the methodology to Kindercare Learning Centres Limited (Kindercare).

- (52) Any alterations or additions to existing Public Drains will require Construction Plans are to be submitted to the Public Drainage team, Infrastructure, for approval.



- (53) All work is to be carried out in accordance with the approved plans, the Wellington City Council Code of Practice for Land Development, Drainage General Conditions of Specification, and a Public Drainage Permit (As distinct from a Building Consent) to be issued by the Public Drainage team and fees paid.
- (53A) The consent holder must construct an entry chamber (such as a 1200 dia cast in-situ manhole) to the drainage portal on site to the satisfaction of the Council's Public Drainage team, Infrastructure.

Note:

All Public Drainage work must be carried out by a Registered Drainlayer; who is employed by a contractor who has an approved Health and Safety Plan and Public Liability Insurance.

- (54) At the conclusion of the work as built drawing, which conforms to the Wellington City Council Interim Asbuilt Specification, is to be presented for approval.

Protection of the National Grid

- (55) All land use activities, including earthworks located on the subject site must comply with the New Zealand Code of Practice for Electrical Safe Distances (NZECP 34:2001).

Monitoring and Review:

- (56) 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) and must include the address of the property and the service request number.
- (57) The consent holder must pay to the Wellington City Council the actual and reasonable costs associated with the monitoring of conditions (or review of consent conditions), or supervision of the resource consent as set in accordance with section 36 of the Resource Management Act



1991. These costs* may include site visits, correspondence and other activities, the actual costs of materials or services, including the costs of consultants or other reports or investigations which may have to be obtained.

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

Management Plans

(58) The management plans required by conditions (9), (33) and (43) must be prepared in consultation with Kindercare Learning Centres Limited (Kindercare), the operator of the childcare centre on the neighbouring property at 31 Curtis Street. Consultation with Kindercare must include, but is not limited to

- Provision of a draft management plan to Kindercare at least 10 working days prior to the being submitted to the Councils Compliance Monitoring Officer.
- The inclusion of Kindercare's reasonable suggestions in the management plan.
- Where Kindercare's suggestions have not been included in the management plan, the reasons why.

Copies of the finalised management plans must be provided to Kindercare at the same time they are provided to the Council's Compliance Monitoring Officer and approved management plans (where different) must also be provided to Kindercare prior to the commencement of works on site.

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 pursuant to section 125 as the Council may allow.



2. Where appropriate, the Council may agree to reduce the required monitoring charges where the consent holder will carry out appropriate monitoring and reporting back to Council.
3. This resource consent is not a consent to build. If such consent is required, it must be obtained under the Building Act 2004 prior to commencement of construction.
4. The Council's 'General Conditions of Excavation and Transport of Excavated Materials' dated December 1993, must apply and remain in force for the duration of the site development works, or as determined by the Wellington City Council's Compliance Monitoring Officer.
5. There are recorded archaeological sites in the vicinity of the proposed work. The applicant is advised to contact the New Zealand Historic Places Trust 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 will modify, damage or destroy any archaeological site(s), an authority (consent) from the New Zealand Historic Places Trust 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.
6. Should the works result in any discharges to the environment, resource consent may be required from the Wellington Regional Council. Please contact the Greater Wellington Regional Council consents management department with any enquiries relating to this.

