

# APPENDIX 19 – Volunteered conditions

## Index of conditions

Condition #	Topic
<b>Land use consents</b>	
GEN1 – GEN3	General
ARC1	Archaeology
PRE1 – PRE3	Pre-construction requirements
PRO1 – PRO4	Management Plans – processes & reviews
MANA1 – MANA7	Management Plans – contents & requirements
ESC1 – ESC3	Erosion & sediment control
LAND1 – LAND2	Landscape & Design Plan
LIGHT1	Promenade lighting
DUST1 – DUST4	Dust management
CNV1 – CNV3	Construction noise & vibration management
CON1	Contaminated land
SERV1 – SERV8	Three waters servicing
HAZ1	Natural Hazards
MON1 – MON2	Monitoring & review
<b>Subdivision consent</b>	
GEN1 – GEN2	General
EASE1	Easements
SERV1 – SERV8	Three waters servicing
HAZ1 – HAZ4	Natural Hazards

## Definitions, abbreviations and acronyms used in conditions

Term	Means
CEMP	Construction & Environmental Management Plan
CMO	Council's Compliance Monitoring Officer
Code of Practice	Wellington City Council Code of Practice for Land Development
Consent Holder	Wellington City Council in its capacity as applicant
Council	Wellington City Council in its capacity as consent authority
CSMP	Contamination Site Management Plan
DMP	Demolition Management Plan
ESCP	Erosion & Sediment Control Plan
FMP	Flood Management Plan
LDP	Landscape & Design Plan
Mana Whenua	Means the iwi of Taranaki Whānui and Ngāti Toa Rangatira as referred to in the Tangata Whenua Chapter of the Partially Operative District Plan 2024
Management Plan(s)	Any one or more of the management plans required under any one or more of the conditions MANA1 – MANA7 below
RMA	Resource Management Act 1991
SQEP	Suitably qualified and experienced person(s)
WWT	Wellington Water Land Development Team

## Conditions

### Decision 1 – Land use consent

Condition #	Condition
<b>General</b>	
<b>GEN1</b>	<p>The activities authorised by these resource consents must be undertaken in general accordance with application Service Request No. [insert number], all supporting documentation submitted with the application, and the plans/drawings referenced in Schedule A of these conditions.</p> <p>Where there is any discrepancy between the above documentation and consent conditions, the consent conditions must prevail.</p>
<b>GEN2</b>	<p>A copy of the plans/drawings in Schedule A and these resource consent conditions must be kept on-site – either electronically, or in hard copy – at all times that construction works are being undertaken.</p> <p>The Consent Holder must ensure that all persons engaged to undertake any activities authorised by these consents are made aware of the requirement to comply with these conditions, including through the implementation of respective Management Plans, protocols and other relevant measures.</p>
<b>GEN3</b>	<p>Pursuant to section 125 of the RMA, these consents lapse ten years from the commencement of consent unless they have been given effect to, surrendered or cancelled at an earlier date.</p>
<b>Iwi values &amp; engagement</b>	
<b>IWI1</b>	<p>The Consent holder must provide for the exercise of kaitiakitanga, manaakitanga, mātauranga and other tikanga by mana whenua by inviting mana whenua to:</p> <ol style="list-style-type: none"> <li>conduct karakia for blessing of the site prior to earthworks or construction activities commencing;</li> <li>provide advice regarding sustainable design practices for proposed stormwater management systems, indigenous planting, and natural filtration mechanisms;</li> <li>undertake monitoring during earthworks and construction activities and to provide tikanga-based advice, particularly with regard to the management of ecological values and water quality in Whairepo Lagoon and the Harbour.</li> </ol> <p><i>Note – refer also to conditions ARC1, PRE3, MANA2, ESC3, LAND2 and SERV5 below</i></p>
<b>Archaeology</b>	
<b>ARC1</b>	<p>In the event of any archaeological site, potential archaeological site or waahi tapu being discovered or disturbed while undertaking construction or maintenance works, the works in the area of the discovery must cease immediately and the consent holder must secure the site and contact Heritage New Zealand Pouhere Taonga immediately for further advice and guidance.</p> <p>If koiwi tangata / human bones are found, the consent holder must also advise the following parties as soon as practicable:</p> <ol style="list-style-type: none"> <li>the New Zealand Police;</li> </ol>

Condition #	Condition
	<p>b. Taranaki Whānui ki te Upoko o te Ika; and</p> <p>c. Ngāti Toa Rangatira</p> <p><i>Note – the Consent Holder is advised that an authority to modify, damage, or destroy recorded archaeological features/deposits must be obtained from Heritage New Zealand Pouhere Taonga in accordance with the Heritage New Zealand Pouhere Taonga Act 2014 in the event of discovery.</i></p>
<b>Pre-construction requirements</b>	
<b>PRE1</b>	The Consent Holder must appoint a representative(s) prior to commencement of any construction works authorised by these resource consents, who must be the principal contact person with the CMO on matters relating to this consent. The Consent Holder must inform the CMO of the representative's name and how they can be contacted prior to any construction works commencing on site. Should that person(s) change during the term of these resource consents, the Consent Holder must inform the CMO as soon as practicable and must also give written notice to the CMO of the new representative's name and how they can be contacted.
<b>PRE2</b>	The Consent Holder must inform the CMO in writing of the proposed start date of construction works authorised by these resource consents at least 10 working days prior to the commencement of the works.
<b>PRE3</b>	<p>The Consent Holder must arrange and conduct a pre-construction site meeting inviting, as a minimum: the CMO; the site representative appointed under Condition PRE1; the contractor; mana whenua representatives and any other party deemed appropriate by the Consent Holder. The invitation for the pre-construction site meeting must be provided at least 10 working days prior to the site meeting.</p> <p>The purpose of the site meeting is to discuss Management Plan requirements and ongoing compliance with all relevant conditions.</p> <p><b>Note:</b> <i>In the case that any of the invited parties, other than the site representative do not attend this meeting, the Consent Holder will have complied with this condition, provided the invitation requirement is met.</i></p>
<b>Management Plans – processes &amp; reviews</b>	
<b>PRO1</b>	All Management Plans must be prepared by a SQEP.
<b>PRO2</b>	<p>All Management Plans must be certified through the following process:</p> <ol style="list-style-type: none"> <li>the Management Plan must be provided to the CMO for certification no less than 20 working days before the works that are the subject of the Management Plan commence;</li> <li>the certification process must be confined to confirming that the relevant Management Plan adequately addresses the requirements of the relevant condition(s);</li> </ol>

Condition #	Condition
	<ul style="list-style-type: none"> <li>c. the CMO will endeavour to provide certification within 10 working days of receipt of any Management Plan or otherwise provide a written response to the Consent Holder explaining why certification is unable to be provided in that time;</li> <li>d. if the CMO's response is that they are unable to certify the Management Plan or if the Consent Holder does not receive a response from the CMO within 20 working days of providing the Management Plan under a, the Consent Holder may request that the CMO provides reasons and recommendations for changes to the Management Plan in writing – the Consent Holder must consider any reasons and recommendations of the CMO and resubmit an amended Management Plan for certification;</li> <li>e. Management Plans may be submitted in parts or stages to address particular activities and/or project phases – if submitted in part, the relevant Management Plan must clearly define the area/topic subject to the certification request, and any linkage with areas/topics for previous or subsequent certification.</li> </ul>
<b>PRO3</b>	<p>Any Management Plan may be amended at any time by the Consent Holder. Any amendments to a Management Plan must be submitted by the Consent Holder to the CMO for certification prior to implementation, and the certification process under Condition PRO2 must be followed.</p> <p>If any amended Management Plan is certified, then it becomes the certified plan for the purposes of Condition PRO4. Any Management Plan amendments must be:</p> <ul style="list-style-type: none"> <li>a. for the purposes of improving the measures outlined in the Management Plan for achieving the Management Plan's purpose and/or to correct any errors in the Management Plan; and</li> <li>b. consistent with the conditions of these consents.</li> </ul>
<b>PRO4</b>	<p>All works and activities on the site must be carried out in general accordance with any relevant certified Management Plan.</p>
<b>Management Plans – contents &amp; requirements</b>	
<b>MANA1</b>	<p>A CEMP must be prepared, certified and implemented for the duration of construction works in accordance with Conditions PRO1-PRO4. The purpose of the CEMP is to detail how the effects of proposed construction activities will be appropriately avoided, remedied or mitigated, including as required by these conditions of consent.</p>
<b>MANA2</b>	<p>The CEMP must be prepared in consultation with mana whenua and contain the following information as a minimum:</p> <ul style="list-style-type: none"> <li>a. description of the works, laydown areas, anticipated equipment and processes;</li> <li>b. hours of operation and anticipated duration of works;</li> <li>c. methodology for the timing and staging of site earthworks;</li> <li>d. detailed construction traffic management measures including:</li> </ul>

Condition #	Condition
	<ul style="list-style-type: none"> <li>i. a description of the expected construction traffic volumes, the types of vehicles to be used, and the proposed access routes to and from the site and access points;</li> <li>ii. measures and controls to appropriately manage potential effects of construction vehicles on the safe, efficient operation of the road network in the vicinity of the site and a description of how those will be implemented – including any temporary traffic management measures to be applied as agreed with Council in its capacity as Road Controlling Authority;</li> <li>iii. methods to be used to communicate any temporary traffic management measures with motorists, pedestrians, cyclists and other relevant mode types;</li> <li>iv. details of on-site access, turning and manoeuvring for heavy vehicles;</li> <li>v. procedures to be adopted to prevent construction vehicle traffic transporting dirt and other construction debris from the site to Jervois Quay;</li> <li>e. the location and content of any construction signage and temporary fencing;</li> <li>f. procedures for the management of construction stormwater;</li> <li>g. measures to ensure all earthmoving machinery used on site is cleaned prior to being transported to or from the site to remove all seed sources and/or plant matter;</li> <li>h. methods to ensure prevention and mitigation of adverse effects associated with the storage, use, disposal, or transportation of hazardous substances;</li> <li>i. measures for the management of construction noise and vibration to achieve Conditions CNV1-CNV3;</li> <li>j. measures for the management of dust to achieve Conditions DUST1-DUST4;</li> <li>k. a summary of any recommendations from mana whenua and steps taken to address those recommendations;</li> <li>l. protocols to be adopted for the discovery of any unrecorded archaeological site;</li> <li>m. contact details for the Consent Holder’s site manager;</li> <li>n. complaints procedures and register; and</li> <li>o. procedures for the monitoring, audit and review of the CEMP.</li> </ul>
<b>MANA3</b>	<p>A CSMP must be prepared, certified and implemented for the duration of activity in accordance with Conditions PRO1-PRO4. The purpose of the CSMP is to outline appropriate procedures to address human health and environmental risks from any unexpected site contamination encountered during site works.</p>

Condition #	Condition
<b>MANA4</b>	<p>The CSMP must contain the following as a minimum:</p> <ul style="list-style-type: none"> <li>a. protocols for site workers regarding the visual monitoring of excavations to identify evidence of unexpected contamination;</li> <li>b. protocols to be adopted in the event of unexpected discovery of potential contamination to minimise exposure to, or transmission of, contaminated material;</li> <li>c. protocols to be adopted to contain, dispose of or remediate any contaminated material uncovered; and</li> <li>d. reporting procedures to be adopted by the SQEP to advise the CMO of any areas found to have elevated concentrations of contaminants, the process adopted to manage associated risk, and validation that any risk has been avoided, remedied or mitigated for future intended use of the site.</li> </ul>
<b>MANA5</b>	<p>A DMP must be prepared, certified and implemented for the duration of demolition works in accordance with Conditions PRO1-PRO4. The purpose of the DMP is to outline the measures to be adopted to ensure effects from demolition of buildings and structures are appropriately avoided or mitigated.</p>
<b>MANA6</b>	<p>The DMP must contain the following as a minimum:</p> <ul style="list-style-type: none"> <li>a. confirmation of the parties responsible for demolition management throughout the works and associated contact information;</li> <li>b. proposed methodology and staging of demolition activities;</li> <li>c. detailed methodology for demolishing the Jervois Quay overbridge, including any temporary traffic management procedures developed in consultation with Council as Road Controlling Authority;</li> <li>d. methodology for disestablishing existing services and associated connections to local networks, including communication plans with relevant service providers;</li> <li>e. measures to manage access, egress, loading, parking and manoeuvring of heavy vehicles used for demolition activities and haulage of demolition material, including adoption of any measures from the CEMP certified under Condition MANA1;</li> <li>f. health &amp; safety plans and procedures;</li> <li>g. measures for the management of dust to achieve Conditions DUST1-DUST4 (refer also MANA2);</li> <li>h. details of any site signage and fencing to be established during demolition works, including acoustic screening; and</li> <li>i. protocols for responding to and addressing any complaints received.</li> </ul>
<b>MANA7</b>	<p>Any Management Plan certified under Conditions MANA3 or MANA5, and any ESCP certified under Condition ESC2 may be incorporated into the CEMP or be maintained as a standalone document(s). If the former applies, the CEMP must identify the relevant section(s) that</p>

Condition #	Condition
	represent(s) the relevant Management Plan(s) and/or the ESCP for the purposes of these and associated conditions of consent.
<b>Erosion &amp; sediment control</b>	
<b>ESC1</b>	<p>The Consent Holder must take all reasonable steps to minimise sediment losses from the site arising from earthworks activities, including through:</p> <ul style="list-style-type: none"> <li>a. designing, establishing, maintaining and decommissioning erosion and sediment control measures in general accordance with Greater Wellington Regional Council's <i>Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region</i> (February 2021) unless otherwise subject to more effective measures certified in the ESCP;</li> <li>b. staging and limiting areas of soil disturbance wherever possible to reduce associated risks of sediment transport;</li> <li>c. stabilisation of disturbed areas as soon as practicable to limit sediment generation;</li> <li>d. diverting clean water runoff from stabilised areas away from exposed surfaces via a stabilised system as far as practicable; and</li> <li>e. diligent and continuous management and maintenance of erosion and sediment controls.</li> </ul>
<b>ESC2</b>	<p>A final ESCP must be prepared, certified and implemented for the duration of construction, activities. The purpose of the ESCP is to provide overarching direction to ensure sediment losses from the site are minimised during earthworks activities as required by Condition ESC1.</p> <p>For certification, review and implementation of the ESCP, conditions PRO1-PRO4 apply with all references to 'Management Plan' being replaced by 'ESCP'.</p>
<b>ESC3</b>	<p>The ESCP must be prepared in consultation with mana whenua and contain the following information (as a minimum):</p> <ul style="list-style-type: none"> <li>a. descriptions, plans, and/or drawings relating to all sediment control measures;</li> <li>b. description of procedures for inspection and monitoring the efficacy of sediment control measures;</li> <li>c. description of procedures for decommissioning sediment control measures;</li> <li>d. training methods for staff implementing the ESCP;</li> <li>e. procedures to be adopted in the event of heavy rainfall being forecast;</li> <li>f. a summary of any recommendations from mana whenua and steps taken to address those recommendations; and</li> <li>g. reporting procedures for inspections and effectiveness monitoring of sediment control measures.</li> </ul>

Condition #	Condition
<b>Landscape &amp; Design Plan</b>	
LAND1	<p>A final LDP must be prepared, certified and implemented. The purpose of the LDP is to confirm final detail for the hard and soft landscaping elements</p> <p>For certification, review and implementation of the LDP, conditions PRO1-PRO4 apply with all references to 'Management Plan' being replaced by 'LDP'.</p>
LAND2	<p>The LDP must be prepared in consultation with mana whenua and be based on the following plans, drawings and sheets in the drawing bundle prepared by Wraight &amp; Associates attached as Appendix 2 to the consent application:</p> <ul style="list-style-type: none"> <li>i. <i>Planting Strategy</i> (Drawing L118);</li> <li>ii. <i>Culture, Artworks and Interpretation</i> (Drawing L119);</li> <li>iii. <i>Detail Finishes Plan - North</i> (Drawing L121);</li> <li>iv. <i>Detail Finishes Plan - South</i> (Drawing L122);</li> <li>v. <i>Memorial Plaques</i> (Drawing L141);</li> <li>vi. <i>Garden of Beneficence Pavilions</i> (Drawings L310 &amp; L311);</li> <li>vii. <i>Park Seating Elements</i> (Drawing L320);</li> <li>viii. <i>Raukura Sculptures</i> (Drawing L330); and</li> <li>ix. <i>Planting Palette</i> (Drawings L401 &amp; L402).</li> </ul> <p>The LDP must contain the following information (as a minimum):</p> <ul style="list-style-type: none"> <li>b. the specific location details for all new and relocated vegetation, including species name, size/grade at planting and proposed spacings;</li> <li>c. a summary of any recommendations from mana whenua and steps taken to address those recommendations;</li> <li>d. the results of consultation with, and any recommendations of, the Council's Parks &amp; Recreation Team in selecting new street trees along Jervois Quay frontage;</li> <li>e. maintenance schedule, pest management details and procedures for identifying and replacing dead and dying vegetation;</li> <li>f. final detail of the location of memorial plaques and of the support structures the plaques are to be mounted on;</li> <li>g. detail, including materiality, location and final design of raukura sculptures and hiki paving;</li> <li>h. detail of finishes and materials for general paving and other hard surfaces;</li> <li>i. final location of electricity transformer, the design detail of its cabinet/enclosure and proposed methods for screening and softening its appearance; and</li> <li>j. detail, including materiality, location and final design of seating, railings, lighting and other park furniture.</li> </ul>
<b>Promenade lighting</b>	
LIGHT1	<p>The proposed 'LP1' light poles on the western side of Te Ara Moana and the two 'LP1' light poles on the Whairepo Lagoon promenade to the east of the Albatross sculpture as shown</p>



Condition #	Condition
	<p>on Wraight &amp; Associates drawing L114 attached to the consent application must not be installed or operated unless the Consent Holder provides prior written confirmation to the CMO that the light poles shown as poles 'P-F1' through 'P-F10' on the Stephenson &amp; Turner drawing E-143: <i>Electrical Services Proposed Pole Locations Frank Kitts Park</i> (Rev C) authorised by consent SR544891:</p> <ul style="list-style-type: none"> <li>a. have not been installed and have been surrendered from SR544891; or</li> <li>b. if installed, have been removed and surrendered from SR544891.</li> </ul>
<b>Dust management</b>	
<b>DUST1</b>	All earthworks and demolition activities carried out on site must be conducted and managed in such a manner as to ensure that all dust emissions are kept to a practical minimum to the extent that there are no dust discharges beyond the boundary of the site that cause a noxious, dangerous, offensive or objectionable adverse effect.
<b>DUST2</b>	The Consent Holder must ensure that an adequate supply of water for dust control, and an effective means for applying that quantity of water, is available at all times during earthworks and demolition activities, and until such time as the site is fully stabilised unless otherwise agreed with the CMO.
<b>DUST3</b>	Surfaces disturbed, exposed or created by earthworks and demolition activities must be progressively revegetated, sealed or otherwise stabilised as soon as practicable following the completion of works.
<b>DUST4</b>	The Consent Holder must keep unsealed access routes on-site well-maintained and covered with coarse material where possible.
<b>Construction noise &amp; vibration management</b>	
<b>CNV1</b>	<p>The consent holder must take all practical steps to manage construction activities so that the noise received at any residential or commercial site does not exceed the limits set out in Table 2 and Table 3 of 'NZS6803:1999 Acoustics – Construction' noise when measured and assessed in accordance with that standard. Where a specific construction activity cannot comply with the limits set out in 'NZS6803:1999 Acoustics – Construction' the consent holder must provide the CMO an assessment of physical and managerial noise control methods that must be adopted. In accordance with section 16 of the Act, the assessment must consider the Best Practicable Option (BPO).</p> <p>The BPO is defined in section 2 of the RMA.</p> <p>Note: Exceedances of the limits in NZS6803:1999 are only anticipated during night-time works involving the removal of the Jervois Quay pedestrian overbridge and during compaction activities in the vicinity of TSB Arena.</p>
<b>CNV2</b>	<p>In implementing condition CNV1, the consent holder shall adopt the following measures:</p> <ul style="list-style-type: none"> <li>a. acoustically effective screening at least 2.0m tall will be installed and maintained around works involving demolition, excavation, concrete cutting, rock breaking and compaction activities unless it is not practicable for such screening to be erected;</li> </ul>

Condition #	Condition
	<ul style="list-style-type: none"> <li>b. equipment will be selected such that it is no larger than necessary to complete the relevant construction or demolition task(s);</li> <li>c. immediate neighbours of the site will be advised in writing at least three days prior to demolition or compaction works commencing and the written advice will include the details of the works scheduled, the anticipated duration of works, the name and contact information of the site manager – specifically: <ul style="list-style-type: none"> <li>i. for the Jervois Quay overbridge removal works, receivers R5, R6, R9 and R10 as defined in Schedule C will be given prior notice; and</li> <li>ii. for other demolition and compaction activities, receivers R1-R9 as defined in Schedule C will be given prior notice.</li> </ul> </li> <li>d. where practicable, works involving higher levels of noise and/or vibration in proximity to neighbouring buildings will be scheduled during times when the buildings are anticipated to have relatively low occupancy;</li> <li>e. night works will be limited to those necessary to remove the Jervois Quay overbridge; and</li> <li>f. a suitably qualified and experienced person in environmental noise management will advise on the noise management measures to be adopted in the CEMP as required under conditions MANA1 and MANA2 and on the BPO to be adopted for the purposes of condition CNV1.</li> </ul> <p>Notes:</p> <ul style="list-style-type: none"> <li>- acoustic barriers may be moved throughout the construction and demolition phases under the guidance of the suitably qualified and experienced person referred to at 'f' to accommodate staging of works, maintain site safety and/or to enhance acoustic performance, and this may be addressed in the CEMP.</li> <li>- examples of limited instances where acoustic barriers may be impracticable to erect include around the Jervois Quay overbridge or within the carriageway of Jervois Quay when works are being conducted within or immediately adjacent to the road.</li> </ul>
CNV3	Construction activities must not exceed the guideline values of vibration velocity for evaluating the effects of short-term vibration in German Standard DIN4150-3:1999.
<b>Contaminated land</b>	
CON1	<p>Following the demolition of the carparking building, the Consent Holder must undertake ground contamination investigations in general accordance with the <i>Ministry for the Environment Contaminated Land Management Guidelines No. 5, Site investigation and analysis of soils (Revised 2021)</i> to identify any areas under the carparking building which may contain elevated levels of soil contamination.</p> <p>The Consent Holder must provide the results of the investigations and any associated sampling to the CMO for information purposes within 20 working days of the receipt of any final sampling results. The results must be accompanied by a report from a SQEP identifying the recommended steps for managing any associated risks in accordance with the CSMP certified under condition MANA3.</p>

Condition #	Condition
<b>Three waters servicing</b>	
SERV1	<p>The consent holder must comply with the requirements of the Code of Practice unless otherwise modified by condition(s) of the consent or agreed in writing by the WWT.</p> <p><b>Note:</b> <i>These are the relevant engineering standards for mitigating adverse effects on the environment from wastewater and stormwater drainage, water supply and utility structures.</i></p>
SERV2	<p>No construction of three waters infrastructure may commence prior to the following engineering plans in relation to water supply, stormwater or wastewater drainage, being accepted in writing by the WWT:</p> <ul style="list-style-type: none"> <li>a. engineering plans and design certificate (if required); and</li> <li>b. specifications</li> </ul> <p><b>Notes:</b></p> <p><i>(i) Where drainage connection works are to be undertaken, permits in addition to this resource consent are required: namely:</i></p> <ul style="list-style-type: none"> <li>· Building Consent,</li> <li>· Public Drainage Permit.</li> </ul> <p><i>Some of the engineering plans and specifications in the consent conditions above are to be submitted during the application stage for these permit(s).</i></p> <p><i>(ii) Scheme and other indicative layout plans that were submitted as part of the application will be used by Council for information purposes only. These plans will not be used for granting approval under the condition above, however these are agreed to in principle. Approvals will only be given on detailed engineering plans.</i></p> <p><i>(iii) Prior to connection, an application for water supply and drainage wastewater and stormwater are required to be made to Council. All works must be inspected and tested by the Wellington Water, Water and Drainage Inspector.</i></p>
SERV3	<p>Any water supply and wastewater drainage installed under this consent must be provided through existing service connections to the respective reticulated networks in Jervois Quay.</p>
SERV4	<p>No more than 20 working days following completion of engineering works for water supply and wastewater drainage, the Consent Holder must submit as-built drawings that meet the requirements of Wellington Water Regional As-built Specification for Water Services to the WWT for approval. Within 20 working days of submitting any as-built plan for approval, the Consent Holder must arrange for a final inspection with the WWT or its nominated inspectors.</p> <p><b>Notes:</b></p> <p><i>(i) Where possible, all as-built plans are to be submitted in both hard copy (PDF) and electronically. Electronic copies are to be submitted in CAD format (.DWG file) drawn in the NZGD 2000 New Zealand Transverse Mercator' coordinate system.</i></p> <p><i>(ii) Wellington Water Ltd are updating to the New Zealand Vertical Datum 2016 (NZVD2016) on 1 July 2022. Hence Engineering Plans and As-Built plans will be required to be in terms of the NZVD2016 from 1 July 2022. Prior to this date either Wellington 1953 Datum NZVD2016 will be accepted.</i></p>

Condition #	Condition
<b>SERV5</b>	<p>At least 20 working days prior to earthworks activities commencing, the Consent Holder shall provide written confirmation from the WWT to the CMO that the final stormwater management design is in general accordance with the Regional Standard for Water Services and:</p> <ul style="list-style-type: none"> <li>a. is designed so that the total stormwater discharge post-development for all events up to the 1% AEP event is less than or equal to the stormwater runoff flows prior to the development;</li> <li>b. specifies final detail on the proposed raingarden in the northwest corner of the park, including: <ul style="list-style-type: none"> <li>i. inlet, overflow, subsoil, and proposed planting details;</li> <li>ii. details on the flow splitter to be installed in Jervois Quay to direct low flows from the stormwater network into the rain garden;</li> <li>iii. any advice received from mana whenua pursuant to condition IW11.b and any steps taken by the consent holder to address that advice; and</li> </ul> </li> <li>c. includes a debris trap at the overflow outlet for the proposed water feature in the Garden of Beneficence.</li> </ul>
<b>SERV6</b>	<p>No more than 20 working days following completion of construction for the stormwater management system, the Consent Holder shall submit the following information to the WWT for approval:</p> <ul style="list-style-type: none"> <li>a. as-built plans of new stormwater management facilities; and</li> <li>b. operational manual, including inspection and maintenance schedules.</li> </ul> <p>The Consent Holder must provide confirmation of the approval from the WWT to the CMO within 10 working days of receipt.</p>
<b>SERV7</b>	<p>The Consent Holder must follow the operation, inspection, maintenance and renewal of the stormwater management system as set out in the operational manual approved by the WWT for the life of the project. The Consent Holder may modify the operational manual approved under Condition SERV6, provided all proposed modifications are provided to, and subsequently approved by, the WWT before implementation.</p>
<b>SERV8</b>	<p>Where any existing three waters service connections are to be abandoned, the end of the relevant lateral must be capped with the location of the capping confirmed in the as-built plans required under Condition SERV6.</p>
<b>Natural Hazards</b>	
<b>HAZ1</b>	<p>Within 12 months of the commencement of this consent, the Consent Holder must develop an evacuation plan to be implemented in case of a potential tsunami event, coastal inundation event or surface flooding event with an annual exceedance probability of 1% (inclusive of lower probability events). As a minimum, the plan must include an evacuation route to a suitable safe zone, associated signage and/or notification procedures. This evacuation plan must be kept up to date at all times.</p>

Condition #	Condition
	<p><b>Notes:</b></p> <p>(i) The Consent Holder may communicate with the Wellington City Council Civil Defence Management Team in relation to keeping this evacuation plan and information up to date.</p> <p>(iii) Current guidance on these plans can be found at:  <a href="https://getready.govt.nz/en/prepared">https://getready.govt.nz/en/prepared</a></p> <p>(iv) The evacuation plan need not be submitted to the CMO for certification but will need to be provided by the Consent Holder if requested.</p>

### Monitoring & Review

<b>MON1</b>	At least 10 working days prior to starting any works authorised by this resource consent, the Consent Holder must advise the CMO of the date when works will begin. This advice must include the address of the property and the Service Request number and be provided either by telephone on 04 801 4017 or by email to <a href="mailto:rcmonitoring@wcc.govt.nz">rcmonitoring@wcc.govt.nz</a> .
<b>MON2</b>	<p>The conditions of this resource consent must be met to the satisfaction of the CMO. The CMO may visit the site to monitor the conditions as necessary and will provide at least 24 hours' advance notice of any visit. The Consent Holder must pay to the Council the actual and reasonable costs associated with the monitoring of conditions (or review of consent conditions), or supervision of the resource consent as set in accordance with section 36 of the Act. These costs* may include site visits, correspondence and other activities, the actual costs of materials or services, including the costs of consultants or other reports or investigations which may have to be obtained. More information on the monitoring process is available at the following link:</p> <p><a href="http://wellington.govt.nz/services/consents-and-licences/resource-consents/resource-consent-monitoring">http://wellington.govt.nz/services/consents-and-licences/resource-consents/resource-consent-monitoring</a></p> <p>* Please refer to the current schedule of Resource Management Fees for guidance on the current administration charge and hourly rate chargeable for Council officers.</p>

### Decision 2 – Subdivision consents

Condition #	Condition
<b>General</b>	
<b>GEN1</b>	<p>The activities authorised by these subdivision consents must be undertaken in general accordance with application Service Request No. [insert number], all supporting documentation submitted with the application, and the plans/drawings referenced in Schedule B of these conditions.</p> <p>Where there is any discrepancy between the above documentation and consent conditions, the consent conditions must prevail.</p>
<b>GEN2</b>	Pursuant to section 125 of the RMA, these consents lapse ten years from the commencement of consent unless they have been given effect to, surrendered or cancelled at an earlier date.
<b>Easements</b>	

Condition #	Condition
EASE1	Any utility services serving an allotment within the subdivision, where contained within another allotment of this subdivision, shall have appropriate easements duly granted or reserved as scheduled on the survey plans attached at Schedule B to these conditions. The easements, as necessary and subject to other conditions of this consent, are to ensure that the lots can be readily accesses, and serviced for water supply, drainage, domestic energy supply, and telecommunications (including broadband).
<b>Three waters servicing</b>	
SERV1	<p>The consent holder must comply with the requirements of the Code of Practice unless otherwise modified by condition(s) of the consent or agreed in writing by the WWT.</p> <p><b>Note:</b> <i>These are the relevant engineering standards for mitigating adverse effects on the environment from wastewater and stormwater drainage, water supply and utility structures.</i></p>
SERV2	<p>No construction of three waters infrastructure may commence prior to the following engineering plans in relation to water supply, stormwater or wastewater drainage, being accepted in writing by the WWT:</p> <ul style="list-style-type: none"> <li>a. engineering plans and design certificate (if required); and</li> <li>b. specifications</li> </ul> <p><b>Notes:</b></p> <p><i>(i) Where drainage connection works are to be undertaken, permits in addition to this resource consent are required: namely:</i></p> <ul style="list-style-type: none"> <li>· Building Consent,</li> <li>· Public Drainage Permit.</li> </ul> <p><i>Some of the engineering plans and specifications in the consent conditions above are to be submitted during the application stage for these permit(s).</i></p> <p><i>(ii) Scheme and other indicative layout plans that were submitted as part of the application will be used by Council for information purposes only. These plans will not be used for granting approval under the condition above, however these are agreed to in principle. Approvals will only be given on detailed engineering plans.</i></p> <p><i>(iii) Prior to connection, an application for water supply and drainage wastewater and stormwater are required to be made to Council. All works must be inspected and tested by the Wellington Water, Water and Drainage Inspector.</i></p>
SERV3	Any water supply and wastewater drainage installed under this consent must be provided through existing service connections to the respective reticulated networks in Jervois Quay.
SERV4	Prior to the issuance of any s224(c) certificate and following completion of engineering works for water supply and wastewater drainage, the Consent Holder must submit as-built drawings that meet the requirements of Wellington Water Regional As-built Specification for Water Services to the WWT for approval. Within 20 working days of submitting any as-built plan for approval, the Consent Holder must arrange for a final inspection with the WWT or its nominated inspectors.

Condition #	Condition
	<p><b>Notes:</b></p> <p>(i) Where possible, all as-built plans are to be submitted in both hard copy (PDF) and electronically. Electronic copies are to be submitted in CAD format (.DWG file) drawn in the NZGD 2000 New Zealand Transverse Mercator' coordinate system.</p> <p>(ii) Wellington Water Ltd are updating to the New Zealand Vertical Datum 2016 (NZVD2016) on 1 July 2022. Hence Engineering Plans and As-Built plans will be required to be in terms of the NZVD2016 from 1 July 2022. Prior to this date either Wellington 1953 Datum NZVD2016 will be accepted.</p>
SERV5	<p>Prior to the issuance of any s224(c) certificate, the Consent Holder shall provide written confirmation from the WWT to the CMO that the final stormwater management design for both lots is in general accordance with the Regional Standard for Water Services and:</p> <ul style="list-style-type: none"> <li>a. is designed so that the total stormwater discharge post-development for all events up to the 1% AEP event is less than or equal to the stormwater runoff flows prior to the development;</li> <li>b. provides final detail on the proposed raingarden in the northwest corner of proposed Lot 2, including: <ul style="list-style-type: none"> <li>i. inlet, overflow, subsoil, and proposed planting details;</li> <li>ii. details on the flow splitter to be installed in Jervois Quay to direct low flows from the stormwater network into the rain garden;</li> </ul> </li> <li>c. includes a debris trap at the overflow outlet for the proposed water feature in the Garden of Beneficence in proposed Lot 2; and</li> <li>d. provides final detail on the proposed storage, reuse, and drainage of roof runoff from any future building in proposed Lot 1.</li> </ul>
SERV6	<p>Prior to the issuance of any s224(c) certificate, the Consent Holder shall submit the following information to the WWT for approval:</p> <ul style="list-style-type: none"> <li>a. as-built plans of new stormwater management facilities for proposed Lot 1 and proposed Lot 2; and</li> <li>b. operational manuals for the management facilities in each proposed Lot, including inspection and maintenance schedules.</li> </ul> <p>Where WWT provides its approval, the Consent Holder must provide confirmation of the approval from the WWT to the CMO.</p>
SERV7	<p>The Consent Holder must follow the operation, inspection, maintenance and renewal of the stormwater management system(s) as set out in the operational manual(s) approved by the WWT for the life of the project. The Consent Holder may modify the operational manual(s) approved under Condition SERV6, provided all proposed modifications are provided to, and subsequently approved by, the WWT before implementation.</p>

Condition #	Condition
<b>SERV8</b>	Where any existing three waters service connections are to be abandoned, the end of the relevant lateral must be capped with the location of the capping confirmed in the as-built plans required under Condition SERV6.
<b>Natural Hazards</b>	
<b>HAZ1</b>	<p>Prior to the issuance of any s224(c) certificate, the Consent Holder must develop an evacuation plan to be implemented in case of a potential tsunami event, coastal inundation event or surface flooding event with an annual exceedance probability of 1% (inclusive of lower probability events). As a minimum, the plan must include an evacuation route to a suitable safe zone, associated signage and/or notification procedures. This evacuation plan must be kept up to date at all times.</p> <p><b>Notes:</b></p> <p>(i) <i>The Consent Holder may communicate with the Wellington City Council Civil Defence Management Team in relation to keeping this evacuation plan and information up to date.</i></p> <p>(iii) <i>Current guidance on these plans can be found at: <a href="https://getready.govt.nz/en/prepared">https://getready.govt.nz/en/prepared</a></i></p> <p>(iv) <i>The evacuation plan need not be submitted to the CMO for certification but will need to be provided by the Consent Holder if requested.</i></p>
<b>HAZ2</b>	<p>Any part of any future building on proposed Lot 1 that is to be used as a <i>potentially hazard sensitive activity*</i> and is below the 1% Annual Exceedance Probability flood event must include appropriate tanking, sealed penetrations, and any openings able to be sealed to submarine grade to minimise the risk to people and property.</p> <p><i>*potentially hazard sensitive activity has the meaning as set out in the Interpretation Chapter of the Partially Operative Wellington District Plan 2024 (as at December 2024).</i></p>
<b>HAZ3</b>	Any future development on proposed Lot 1 or proposed Lot 2 must not impede the overland flow path along Jervois Quay.
<b>HAZ4</b>	Any critical plant to support continued occupation of any building on proposed Lot 1 (e.g. ventilation and electrical systems) must located above the 1% Annual Exceedance Probability flood and coastal inundation levels as shown on the planning maps in the Partially Operative District Plan 2024.
	<p><b>Note:</b></p> <p><i>Upon the issuance of any s224(c) certificate or at such earlier time as may be required, a Consent Notice pursuant to section 221 will be issued. The Consent Notice will specify conditions HAZ2, HAZ3 and HAZ4 above and are to be registered against the Record of Title to issue in respect of proposed Lot 1 and/or proposed Lot 2 as relevant.</i></p>



## Schedule A

Referenced plans & drawings for land use consents

*To be populated at issue of consent as required*

Term	Condition ref
<i>Insert drawing / plan description</i>	<i>Insert ref</i>
<i>Insert drawing / plan description</i>	<i>Insert ref</i>
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<i>Insert drawing / plan description</i>	<i>Insert ref</i>
<i>Insert drawing / plan description</i>	<i>Insert ref</i>

## Schedule B

Referenced plans & drawings for subdivision consents

*To be populated at issue of consent as required*

Term	Condition ref
<i>Insert drawing / plan description</i>	<i>Insert ref</i>
<i>Insert drawing / plan description</i>	<i>Insert ref</i>
<i>Insert drawing / plan description</i>	<i>Insert ref</i>
<i>Insert drawing / plan description</i>	<i>Insert ref</i>
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<i>Insert drawing / plan description</i>	<i>Insert ref</i>
<i>Insert drawing / plan description</i>	<i>Insert ref</i>

## Schedule C

Neighbouring properties for advance notice of demolition and compaction activities



**Figure 2 Subject Area with Surrounding Noise Sensitive Receivers**

**Table 1 List of Noise Sensitive Receivers**

Receiver	Address	Comment
R1	Shed 6	Venue
R2	TSB Arena	Venue
R3	1 Victoria Street	Westpac Building – multistorey commercial office Building
R4	58 Jervois Quay	Pencarrow House– multistorey commercial office Building
R5	2 Harris Street	WCC Building– multistorey commercial office Building
R6	City Gallery	10 storey municipal Building
R7	Wellington Rowing Club	2 storey recreational building
R8	Wharewaka Function Centre	2 storey function centre
R9	Michael Fowler Centre	Venue
R10	Chews Lane Apartments	12 storey residential apartments atop a 6 storey commercial/retail podium at 50/60 Victoria Street