

Draft Recommended Conditions

General

1) The proposal must be in accordance with the information provided with the application Service Request No. 414740 and the following plans prepared by Warren and Mahoney, project title 'Southern Cross Wellington', job number 8179, all dated ~~18/02/19~~ 19/07/19 except where otherwise noted:

- Drawing No. RC00.002, titled 'Existing Site Plan - Level 01';
- Drawing No. RC00.003, titled 'Proposed Site Plan - Level 00';
- Drawing No. RC00.004, titled 'Proposed Site Plan - Level 01';
- Drawing No. RC00.005, titled 'Proposed Site Plan - Level 02';
- Drawing No. RC01.001, titled 'Proposed Consulting Building - Level 00';
- Drawing No. RC01.002, titled 'Proposed Consulting Building - Level 01';
- Drawing No. RC01.003, titled 'Proposed Consulting Building - Level 02';
- Drawing No. RC01.004, titled 'Proposed Consulting Building - Roof';
- Drawing No. RC02.001, titled 'Proposed Elevations - Consulting';
- Drawing No. RC02.002, titled 'Proposed Elevations - Consulting';
- Drawing No. RC02.003, titled 'Proposed Elevations - Consulting';
- Drawing No. RC03.001, titled 'Proposed Sections';
- Drawing No. RC03.002, titled 'Proposed Sections';
- Drawing No. RC03.003, titled 'Proposed Sections'; and
- Drawing No. RC03.004, titled '~~Proposed Green Wall~~ Proposed Entry Typical Wall Detail'.

And the following plans prepared by Holmes Consulting Limited, titled 'Southern Cross Hospital Civil Wellington', job number 136269.50:

- Sheet No. C20-01, titled 'Proposed Enabling Earthworks Site Plan', revision 1, dated 29-11-2018;
- Sheet No. C20-02, titled 'Proposed Enabling Earthworks Cut and Fill Plan', revision 2, dated 29-11-2018; and
- Sheet No. C30-01, titled 'Proposed Enabling Earthworks Sections', revision 2, dated 29-11-2018

And the following plans prepared by Local Landscape Architecture Collective, titled 'Southern Cross Hospital', project number 1802-978, dated ~~15-11-18~~ 19/07/19 except where otherwise noted:

- ~~Drawing No. LA1.00, revision I, titled 'Landscape Plan';~~
- Drawing No. LA1.01, revision JK, titled 'Landscape Plan';
- Drawing No. LA1.002, revision 4J, titled 'Landscape Plan';
- **Drawing LA1.04, revision B, titled 'Tree Identification Plan';** and
- Drawing titled 'Plant Schedule', **issue GH**, dated 14.11.18 (pages 1-4).

Lighting

2) At least five working days prior to any works commencing on site, a Lighting Plan must be prepared and submitted to the Council's Compliance Monitoring Officer (the CMO) for certification. The plan must show details of all proposed lighting relating to the **building proposal**, ways to mitigate effects of light spill, ~~and car parking~~ and it must demonstrate that it can achieve compliance with the relevant standards below insofar as they are relevant:

- AS/NZS Standard 1158.3.1:2005

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

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

- 3) Prior to occupation of the building, the consent holder must submit a letter from a suitably qualified lighting expert to confirm that the lighting, as approved under condition (2), has been installed **in general accordance** with that plan, appropriate mitigation measures have been included, and compliance with the relevant standards are met.

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

Landscaping

Landscaping Plans:

- 4) All landscaping, including trees to be removed and retained and proposed planting, must be in accordance with the **revised Design Statement, including the Specification and Arborist's Report submitted with the application and** plans approved under condition (a) above, prepared by Local Landscape Architecture Collective, titled 'Southern Cross Hospital', project number 1802-978, dated ~~15-11-18~~ **19.07.19** except where otherwise noted:

- ~~• Drawing No. LA1.00, revision I, titled 'Landscape Plan';~~
- ~~• Drawing No. LA1.01, revision J, titled 'Landscape Plan';~~
- ~~• Drawing No. LA1.00, revision 1, titled 'Landscape Plan';~~
- ~~• Drawing titled 'Plant Schedule', issue G, dated 14.11.18 (pages 1-4); and~~
- ~~• The revised Design Statement, including the Specification and Arborist's Report submitted with the application.~~

- Drawing No. LA1.01, revision K, titled 'Landscape Plan';
- Drawing No. LA1.02, revision J, titled 'Landscape Plan';
- **Drawing LA1.04, revision B, titled 'Tree Identification Plan'; and**
- Drawing titled 'Plant Schedule', issue H.

Tree Protection:

- 5) Prior to any works commencing on the site, the consent holder must engage a Council approved consulting arborist (Works Arborist). The Works Arborist must prepare a **Final** Tree Protection Plan and must supervise all works within the root protection area as defined in AS4970-2009 'Protection of Trees on Development Sites'.

Notes:

- The Works Arborist must be qualified and have experience with construction methodologies, root pruning and tree protection systems.
 - A list of approved consulting arborists is available from WCC arborists or the CMO.
 - The extent of the Tree Protection Methodology should reflect the scale of the works to be undertaken on the tree.
- 6) A copy of the Tree Protection Plan, as outlined in condition (5), must be provided to the CMO prior to any works commencing within the root protection area of the tree.
 - 7) The consent holder must follow all the advice (**including the Final Tree Protection Plan**) of the **Council approved consulting arborist** (Works Arborist).
 - 8) Prior to any works commencing on the site, the consent holder must arrange and hold

a pre-commencement meeting with the site foreman, contractor and appointed Works Arborist. An invitation to the meeting must be given to the CMO and the Council's Arboricultural Officer with at least eight working days' notice. At the meeting, the foreman must agree with the Works Arborist and Council Arborist:

- The methodology and timing of the works within the relevant stage
- The extent and location of the dripline of the trees
- 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
- Read and sign the Wellington City Council's Working Around Trees Guidelines.

Note: It is the consent holder's responsibility to ensure that all persons engaged or working on the project are aware of the conditions of consent related to working around trees.

- 9) All vehicles, structures, building materials and debris associated with construction must not be stored within the drip line of the tree, unless prior approval from the CMO has been obtained

Note: This condition does not include vehicles legitimately parked at the kerb.

Tree Management Plan:

- 10) At least five working days prior to works commencing on site, a Tree Management Plan must be prepared and submitted to the CMO. The Tree Management Plan must provide details for long-term maintenance and review of the on-going conditions of the protected trees. The Tree Management Plan must include details relating to tree replacement if individual trees or groups of trees fail, including the size of any replacement trees. Maintenance and review of trees, in particular the 'Golden Totara' at the street edge, must be carried out by a qualified arborist/the Works Arborist every 6 months for the next 24 months after completion of the works.
- 11) Any trees that fail must be replaced by the consent holder ~~must be replaced by the consent holder~~ and be of the size and specifications outlined in the Tree Management Plan. Replacement planting must be undertaken within 3 months of completion of the building.

Landscaping Monitoring and Review:

- 12) The landscaping approved under condition (4) and (10) above, must be completed by the consent holder within 3 months of completion of construction. The plantings must be monitored for 24 months from time of planting in order to allow for plant establishment to the satisfaction of the ~~CMO Council's Compliance Monitoring Officer~~. Within this period monitoring includes the removal of weeds within the vicinity of the plantings and the replacement of plants that die, or are removed unlawfully, with plants of the same species and original size. Any plants that fail must be replaced at the expense of the consent holder. All plantings must continue to be maintained by the consent holder thereafter.

Note: Plant species should be locally sourced from the Wellington area.

- 13) The Council may undertake a review of landscape conditions (4), (10), (11), and (12) above under section 128 of the Resource Management Act to address any adverse effects of the exercise of the consent in respect of unsuccessful establishment of plants, trees and planting areas and any replacement trees. The review may be undertaken within 36 months of the undertaking of the landscape works relating to any one stage of the overall works.

Traffic and Vehicle Access

Construction Traffic Plan (CTP):

14) A detailed Construction Traffic Plan (CTP) must be prepared, submitted to and certified by the ~~CMO Council's Compliance Monitoring Officer~~ at least ten working days prior to the commencement of all work on site. The CTP must include methods to avoid, remedy or mitigate adverse construction traffic effects during the development of the site. The CTP must include, but not be limited to, the following matters:

- Times and frequency of heavy vehicle movements.
- Vehicle routes.
- Locations where construction vehicles will park, wait, turn and carry out loading and unloading of materials.
- Wheel washing.
- Where staff will park during the various stages of construction works.
- The transportation of excavated material, including covering loads.
- Methods for public to contact the site manager for complaints. There should be a 1m² sign facing the public footpath with contact details.
- Mitigations for traffic and pedestrian safety.
- ~~Note – The contractor may need to get a corridor access request approved via <https://www.submitica.com/> before trucks and heavy vehicles arrive on site.~~

Applicant's Comment: this "Note" point has been relocated to the "Advice Notes" - see Note 5.

15) No work may commence on site until the CTP is certified by the CMO in conjunction with the Council's Transport Engineer. The CTP approved under condition (14) above must be implemented and maintained throughout the entire construction period AND modified as directed by the CMO to deal with any deficiencies in its operation.

Parking Management Plan:

16) Prior to occupation of the building, the consent holder must prepare and submit a Parking Management Plan to the CMO for certification. The Parking Management Plan is to manage the long stay and short ~~day~~ **stay** parking demand for visitors and staff and must include, but is not limited to, the following:

- Where parking for staff and visitors will be allocated;
- How staff use of the hospital's car parks is to be managed and monitored;
- Consideration to leasing more off-site car parks for staff; and
- The provision of cycle parks for staff and visitors, and end-of-trip facilities (for staff only).

The Parking Management Plan must be implemented thereafter.

~~Note: The Parking Management Plan can also record any measures the consent holder may wish to undertake to encourage its customers to use public transport, walking and cycling to and from the supermarket, such as the clear signposting of its cycle parks, the provision of a bus timetable board etc. However, recognising that the consent holder cannot realistically influence how customers travel to and from the supermarket, these will not be formal obligations.~~

Applicant's Comment: this "Note" appears to relate to a different application.

17) The Council may undertake a review of condition (16) above under section 128 of the Resource Management Act 1991 to address any adverse effects of the exercise of the consent in respect of the short and long term parking demand of staff and visitors and any modifications that will be required to mitigate potential future parking issues to

prevent parking demand over-spilling onto the adjacent roads. The review may be undertaken within 36 months from when the building is occupied and **only** if complaints are received or there is a drop in the level of service of road function.

Vehicle Crossings:

- 18) All vehicle crossings must be constructed as heavy-duty crossings.
- 19) The proposed driveway gradient and level must match the existing levels on Hanson Street **Construction of the proposed site access driveways must tie in with the existing Hanson Street (including footpath) levels.**

Traffic Calming:

- 20) Prior to occupation of the building, the consent holder must install the following traffic calming measures:
 - There must be arrow pavement markings with “No entry” and “**No exit**” signs showing the direction of 1-way circulation at the vehicle crossings.
 - The site’s one-way vehicle circulation must be controlled using pavement markings and signs (e.g. one-way and “NO ENTRY”).
 - There must be signs next to the vehicle entranceways advising ~~large~~ vehicles entering these areas of the minimum height clearance.
 - There must be speed calming measures to mitigate the pedestrian safety risk next to the internal pedestrian path on the upper level parking building ~~are not shown~~.

Note: The traffic calming measures must be installed to the satisfaction of the CMO in conjunction with the Council’s **T**ransport Engineer.

Earthworks

Chartered Professional Engineer:

- 21) A Chartered Professional Engineer (CPEng) must be engaged by the consent holder for the detailed design and construction phases of the project.
- 22) The name and the contact details of the CPEng must be provided to the **CMO** ~~Council’s Compliance Monitoring Officer~~ by the ~~Consent H~~holder, at the time the person is appointed.
- 23) The CPEng will monitor the construction of the temporary and permanent earthworks, retaining structures and drainage. The CPEng will advise on the best methods to ensure:
 - The stability of the site and surrounding land.
 - The work does not cause damage, or have the potential to cause damage, to neighbouring land or buildings, including legal road.
 - The design and construction of the temporary and permanent earthworks, retaining structures and drainage, are consistent with **the** geotechnical report undertaken by Tonkin and Taylor Ltd (dated July 2008 reference 84528) and the Constructions Effects Report by Holmes Consulting (dated 15 Feb 2019, reference 136269.00, Rev 3).

The ~~Consent H~~holder must follow all the advice of the CPEng in a timely manner.

- 24) The site must be inspected by the CPEng or by an engineer or engineering geologist under the CPEng's direction following each ~~increment~~ major stage of earthworks and prior to the construction of the structural support to that increment of earthworks.

Construction Management Plan (CMP):

- 25) A final Construction Management Plan (CMP) must be developed by the consent holder and submitted to the ~~CMO Council's Compliance Monitoring Officer~~ for certification at least 10 working days prior to any work commencing on site.

The CMP must be consistent with the recommendations in the geotechnical report by Tonkin and Taylor Ltd (dated July 2008 reference 84528) and the Constructions Effects Report by Holmes Consulting (dated 15 Feb 2019, reference 136269.00, Rev 3) and will include, but is not limited to, the following:

- Measures to ensure earthworks and retaining structures are constructed incrementally to maintain stability of all the slopes
- The maximum height increment of earthworks before the structural support to that earthwork is put in place.
- Other measures to ensure earthworks and retaining structures remain stable, including measures to limit the exposure of unretained earthworks at any one time.
- Details of the staging of work.
- Hours of work at the site.
- Roles and responsibilities of key site personnel.
- A contact (mobile) telephone number(s) for the on-site manager, where contact can be made 24 hours a day / 7 days a week.
- Details of appropriate local signage/information on the proposed work including the location of a large (greater than 1m²) notice board on the site that clearly identifies the name and contact details of the on-site manager.
- Safety fencing/physical barriers to ensure that no unauthorised access can be gained to areas of earthworks and construction, as well as associated safety signage for the construction site.
- A communication and complaints procedure for adjoining property owners/occupiers and the public.

The CMP must be peer reviewed by the CPEng prior to being submitted to Council, to ensure that the methodology is in accordance with the geotechnical report by Tonkin and Taylor Ltd (dated July 2008 reference 84528) and the Constructions Effects Report by Holmes Consulting (dated 15 Feb 2019, reference 136269.00, Rev 3).

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

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

Earthworks Management Plan (EMP):

- 28) An Earthworks Management Plan (EMP) must be developed by the consent holder and be submitted to the ~~CMO Council's Compliance Monitoring Officer~~ for certification at least 10 working days prior to any work commencing on site.

29) The EMP will include, but is not limited to, the following:

- An illustrated plan that records the key features of the EMP.
- A description of the broad approaches to be used to prevent erosion, and minimise problems with dust and water-borne sediment.
- Measures to limit the area of earthworks exposed to the weather at any one time (sources of dust and sediment).
- Measures to ensure temporary excavations remain stable. Slips or failures can significantly increase dust and sediment.
- Stabilisation of the site entrance(s) to minimise the tracking of earth by vehicles onto the adjoining roads.
- Detail of the use of diversion bunds/cut-off drains, as required, to minimise stormwater entering the site and discharging onto earthworks areas where it can pick up sediment.
- The type and location of silt fences to control water-borne sediment.
- Methods for protecting stormwater sumps from the infiltration of water-borne sediment.
- Measures to ensure that the discharge of dust created by earthworks, construction and transport activities are suitably controlled to minimise dust hazard or nuisance.
- Covering of soil or other material that is stockpiled on the site or transported to, or from, the site, to prevent dust nuisance or erosion by rain and stormwater (creating water-borne sediment).
- The criteria to be used to decide the earthworks have been successfully remediated and active erosion, dust and sediment control measures can be removed. 'Remediated' means the ground surface of the areas of earthworks have been stabilised, and any problems with erosion, dust or sediment that occur during the work have been remedied.
- The methods for managing and monitoring the EMP controls.
- Nomination of a site person responsible for the implementation and administration of the EMP.

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

31) The erosion, dust and sediment control measures put in place must not be removed until the site is remediated to the satisfaction of the ~~CMO Council's Compliance Monitoring Officer~~. 'Remediated' means the ground surface of the areas of earthworks have been stabilised (no longer producing dust or water-borne sediment), and any problems with erosion, dust or sediment that occur during the work have been remedied.

Note: If necessary, the ~~CMO Council's Compliance Monitoring Officer~~ 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.

Producer Statements:

32) A copy of the producer statement 'PS4 - Construction Review' and its accompanying documents for structures/buildings required for the stabilisation of earthworks, prepared for the associated Building Consent process, must be provided to the ~~CMO Compliance Officer~~ within one month of the structures/buildings being completed.

General Earthworks Conditions:

- 33) Run-off must be controlled to prevent muddy water flowing, or earth slipping, onto neighbouring properties or the legal road. Sediment, earth or debris must not fall or collect on land beyond the site or enter the Council's stormwater system. Any material that falls on land beyond the site during work or transport must be cleaned up immediately (with the landowner's permission on land that isn't public road). The material must not be swept or washed into street channels or stormwater inlets, or dumped on the side of the road.
- 34) Dust created by earthworks, transport and construction activities must be controlled to minimise nuisance and hazard. The controls must be implemented for the duration of the site works and continue until the site stops producing dust.

Grassing of Earthworks:

- ~~35) All exposed areas of earthworks, unless otherwise built on, are to be grassed or re-vegetated within 1 month of completing each stage of the earthworks, to a level of establishment satisfactory to Council's Compliance Monitoring Officer.~~

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

Applicant's Comment: as the earthworks will be confined to the footprint of the building, which constitutes the 'construction site', there will be no areas of exposed earthworks that will require to be grassed on vegetated.

Contamination

- 36) A DSI (targeted to actual on-site conditions) must be developed in accordance with Contaminated Land Management Guidelines (CLMG) No. 1: Reporting on contaminated sites in New Zealand (revised 2011) and CMLG No. 5: Site investigation and analysis of soils (revised 2011). The DSI report must be submitted to the CMO for certification at least ten days prior to the commencement of any soil disturbance works.
- 37) In the event that the results of the DSI indicate that contaminant concentrations in soil at the site exceed the adopted acceptance criteria for the investigation (commensurate with the future land use scenario), and it is deemed that soil conditions at the site present an unacceptable risk to human health and/or the environment, the following will be completed by the consent holder:
 - Remedial Action Plan (RAP) must be prepared and submitted to the CMO for certification at least five days prior to the commencement of any soil disturbance works.
 - Upon the completion of any necessary remediation, a Site Validation Report (SVR) aligned to CLMG 1 must be prepared to demonstrate that the site is suitable for the intended land use. The SVR must be submitted to the CMO within three months following completion of soil disturbance activities.
- 38) In the event that the results of the DSI indicate that contaminant concentrations in soil at the site do not exceed the adopted acceptance criteria for the investigation (commensurate with the future land use scenario) ,and it is deemed that soil conditions at the site does not present an unacceptable risk to human health and/or the environment, the following will be completed by the consent holder:
 - A Site Management Plan (SMP) must be prepared and submitted to the CMO for certification at least five prior to commencement of any soil disturbance works.

- Upon completion of the soil disturbance activities a Works Completion Report (WCR) must be prepared and submitted to the CMO within three months following completion of soil disturbance activities.
- 39) All investigation, assessment, validation sampling, and reporting is to be conducted by a Suitably Qualified Environmental Practitioner (SOEP).
- 40) Any excess soil materials removed from the site shall be disposed of at a licensed facility authorised to accept such materials. Copies of the disposal/importation receipts for the material removed from the site and any clean fill imported on to the site should be included in the SVR or WCR as appropriate.

Noise

- 41) All fixed mechanical plant associated with the new building must be designed and installed to ensure the noise emission levels assessed within any other residential site shall at all times comply with the following limits:
- | | |
|-------------------------------------|---------------------------|
| <i>Monday to Sunday 7am to 10pm</i> | <i>45dB LAeq (15 min)</i> |
| <i>Monday to Sunday 10pm to 7am</i> | <i>40dB LAeq (15 min)</i> |
| <i>Monday to Sunday 10pm to 7am</i> | <i>65dB LAFmax</i> |
- 42) At the commissioning stage of new fixed mechanical plant on the site, the consent holder must provide a report from a suitably qualified acoustic engineer to the CMO that verifies the noise emission level due to all plant within the site **will** comply with the relevant limits of condition (41) above.
- 43) A Construction Noise and Vibration Management Plan (CNVMP) must be submitted to the CMO for certification at least ten working days prior to any work commencing on site. The CNVMP must include but is not limited to, the following:
- The CNVMP must demonstrate that all noise due to demolition and construction from the site **will shall comply as far as practicable with the noise limits set out within NZS6803:1999 'Acoustics - Construction Noise'** when assessed within any other near-by site, **and shall take the best practicable option to minimise noise levels.**
 - The CNVMP must describe acceptable levels of vibration that will be achieved at all times (with reference to acceptable international standards and guidelines), and any monitoring to assess this on an on-going basis.
 - The CNVMP must demonstrate that, at all times the duty to avoid unreasonable noise (in accordance with section 16 of the Resource Management Act 1991) is being fulfilled.

Note: The CMO will liaise with the Council's Senior Environmental Noise Officer in certifying this plan.

- 44) The CNVMP certified under condition (43) above must be implemented and maintained throughout the entire construction period AND modified as directed by the CMO to deal with any deficiencies in its operation.

Construction Liaison Group

- 45) A Construction Liaison Group (CLG) must be formed at an appropriate time prior to the commencement of earthworks and construction activities. The CLG shall meet as required to discuss issues raised by the construction process, but as a minimum shall meet as least once per month during the construction process, or at less frequent intervals as agreed by the CLG. A representative from Southern Cross Hospital Limited

must be nominated as the chair of the CLG. The CLG shall include a chair and representative from Southern Cross Hospitals Limited, the contractor or contractors, and, at their election, three representatives of the owners/occupiers of those properties identified as being potentially affected by the proposal (Note '13' attached to this report contains a list of these parties). Other members, such as a representative from the Council, may also be included (if required and at the Council's discretion). The CLG shall exist until such time as the Code Compliance Certificate for the proposed building is issued.

Accidental Discovery

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

The relevant iwi contacts are:

Port Nicholson Block Settlement Trust
C/- Tramways Building, 1-3 Thorndon Quay
PO Box 12164
Thorndon
Wellington 6144
www.portnicholson.org.nz

Te Runanga o Toa Rangatira Incorporated
C/- 2/4 Nohorua Street
PO Box 50355
Takapuwahia
Porirua
<http://www.ngatitoea.iwi.nz/runanga>
Email: resourcemanagement@ngatitoea.iwi.nz

- 47) The consent holder and any contractors working on the site must familiarise themselves with, and follow the methods within, the Accidental Discovery Protocol condition as set out in condition (46) above.

Monitoring and Review

- 48) Prior to starting work the consent holder must advise the Council's Compliance Monitoring Officer of the date when work will begin. This advice must include the address of the property and the Service Request number and be provided at least 48 hours before work starts, either by telephone on 04 801 4017 or email to rcmonitoring@wcc.govt.nz.
- 49) 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 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:

<http://wellington.govt.nz/services/consents-and-licences/resource-consents/resource-consent-monitoring>.

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

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 of the Act 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 the Council.
3. This resource consent is not a consent to build. A building consent may be required under the Building Act 2004 prior to commencement of construction.
4. This resource consent does not authorise any works that also require consent from the Greater Wellington Regional Council. If necessary, separate resource consent(s) will need to be obtained prior to commencing work.
5. The contractor may need to get a corridor access request approved via <https://www.submitica.com/> before trucks and heavy vehicles arrive on-site.
6. The applicant consent holder should consider providing cycle parks on site as well as end-of-trip facilities (if there are not any already).
7. A vehicle access bylaw consent is required under Part 5, Section 18 of the Council's Consolidated Bylaw 2008 for the construction of a kerb crossing or driveway within legal road.
7. For more information on Heavy Duty Vehicle crossings, please view the Council's Code of Practice for Land Development (available on the Council's website and through these links <https://wellington.govt.nz/~media/services/environment-and-waste/urban-development/files/04partc.pdf?la=en> and <https://wellington.govt.nz/~media/services/environment-and-waste/urban-development/files/09appc.pdf?la=en>
8. The owner can apply to the Council for it to cancel the Building Line Restriction (BLR) on the property. The Council's Chief Advisor Transport, Mr Steve Spence, has advised that the Council has no objections to the BLR being uplifted along the frontage of 90 Hanson Street. If a formal application is made and it agrees to remove the BLR, the Council will issue a document for the owner's lawyer to provide to Land Information New Zealand.

The application should be addressed to the Subdivision Compliance Officer, City Consenting & Compliance. It must be accompanied by a recent computer register (certificate of title) for the property, and a copy of the original legal document for the BLR referred to on the computer register.

The Council charges a fee for its work on the application (whether it is successful or not) at the hourly rate listed under 'Subdivision Certification', notified on the WCC

website <https://wellington.govt.nz/services/consents-and-licences/resource-consents/fees>

9. No buildings, vehicles, materials or debris associated with construction may be kept on Council land, including the road, without prior approval from the Council.
10. As landowner the Council requires damaged areas of legal road vegetation or berm to be reinstated by the consent holder within three months of completion of construction and this includes suitable remedy of compacted areas, including removal of any building debris, ripping of compacted soil and new topsoil if required to ensure grass strike or planting success. Grass is acceptable for reinstatement if the area was previously grassed; however, in appropriate circumstances it is preferable (and required if existing previously) that the berm is reinstated with Wellington native plant species planted at 900mm maximum spacing and mulched.
11. As far as practicable all construction activity related to the development must take place within the confines of the site. No buildings, vehicles, materials or debris associated with construction may be kept on Council land, including the road, without prior approval from the Council. Please note that land owner approval is required under a separate approval process and that this will need to be sought and approved prior to any works commencing.
For more information on the traffic management process and what further separate land owner approvals may be required in relation to the logistics of working within the legal road either contact the Transport Asset Performance team or visit this link: <http://Wellington.govt.nz/~~/media/services/parking-and-roads/roadworks/files/traffic-management-process-2013.pdf>
12. Construction noise is managed through the construction noise controls set out in NZS 6803:1999 and adoption of a best practicable option approach in accordance with section 16 of the Act, to ensure that the emission of noise from the site does not exceed a reasonable level.
13. For the purposes of condition (45) above, the owners/occupiers of the following properties may be (but not limited to) as a member of the Construction Liaison Group:

88 Hanson Street	123 Hanson Street
111 Hanson Street	124 Hanson Street
113 Hanson Street	125 Hanson Street
115 Hanson Street	127 Hanson Street
116 Hanson Street	129 Hanson Street
117 Hanson Street	131 Hanson Street
118 Hanson Street	133 Hanson Street
119 Hanson Street	135 Hanson Street
120 Hanson Street	137 Hanson Street
121 Hanson Street	139 Hanson Street
122 Hanson Street	141 Hanson Street

14. It is possible that archaeological sites may be discovered in the course of the proposed work. Evidence of archaeological sites may include burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and European origin or human burials. The applicant is advised to contact Heritage New Zealand Pouhere Taonga (HNZPT) if the presence of an archaeological site is suspected. Work affecting archaeological sites is subject to a consent process under the Heritage New Zealand

Pouhere Taonga Act 2014. If any activity associated with this proposal, such as building modification or demolition, earthworks, fencing or landscaping, may modify, damage or destroy any archaeological site(s), an authority (consent) from HNZPT must be obtained for the work to proceed lawfully. The Heritage New Zealand Pouhere Taonga Act 2014 contains penalties for unauthorised site damage.

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