

Application for Resource Consent

NOTICE OF DECISION

<u>Site Address:</u>	1 Tasman Street, Mt Cook Section 1219 Town of Wellington (4733m ²) 23 Tasman Street, Mt Cook Part Section 665 Town of Wellington (655m ²)
<u>Applicant:</u>	One Tasman Development Limited Partnership C/- Urban Perspectives Limited (Alistair Aburn)
<u>Proposal:</u>	To construct a new multi-building, multi-storey residential development, with a café; along with associated earthworks
<u>Owners:</u>	One Tasman Development Limited Partnership
<u>Service Request No:</u>	500876
<u>File Reference:</u>	1014088
<u>Operative District Plan Area:</u>	Central Area
<u>Notations in Operative District Plan:</u>	<ul style="list-style-type: none">- Low City Area – 18.6 metre maximum height limit (1 Tasman St) and 10.6m 23 Tasman St- Tasman Street is a Local Road in the District Plan Hierarchy of Roads- Buckle Street is part of State Highway 1- Te Aro Corridor
<u>Activity Status Operative District Plan:</u>	Non-complying Activity
<u>Proposed District Plan Zone:</u>	City Centre Zone
<u>Notations Proposed District Plan:</u>	<ul style="list-style-type: none">- Height control: 28.5m- Flood hazard (inundation)- WIAL Wellington Airport Obstacle Limitation Surfaces

DECISION – Land Use Consent:

Officers, acting under delegated authority from the Wellington City Council (the Council) and pursuant to section 104B of the Resource Management Act 1991 (the Act), **grant resource consent** to the proposal to construct a new multi-building, multi-storey residential development, with a café; along with associated earthworks at **1 - 23 Tasman Street, Mt**

Cook (being Section 1219 Town of Wellington and Part Section 665 Town of Wellington), subject to the conditions below.

Conditions of Consent:

General:

1. The proposal must be in general accordance with the information provided with the application **Service Request No. 500876** and the following plans and information, or any updated plans and information certified under Conditions 2:
 - Plans prepared by Athfield Architects Limited titled “One Tasman Pukeahu Park”, project no. 20-42, all dated 20.10.2022:
 - GA Plan Ground – RC_1.02
 - GA Plans Level 01 – 07 + Roof – RC_1.03 to RC_1.10
 - Proposed Elevations – RC_2.00 to RC_2.03
 - Proposed Sections – RC_3.00 to RC_3.03
 - Landscape Design Statement and Plans, prepared by Wraight + Associates Landscape Architects (reference Resource Consent Landscape Design, Revision A, 21/10/2022).

Design Details:

2. Prior to lodging an application for building consent, the consent holder must prepare and submit to the Council Compliance Monitoring officer (CMO), the following information to show consistency with the plans referred to in condition (1):
 - For all buildings: final set of drawings, including all plans (including roof plans); relevant cross sections; and all elevations;
 - For all buildings: final material palette (including specifications), façade detail and colour scheme; and
 - For the Pukeahu Terraces (Building B)
 - the brickwork on the western façade facing Tasman Street should include a pattern / design to mitigate the blank wall element; and
 - the western parapet shall be articulated to create an element of visual interest (for example a localised increase in height of ~0.5m or similar)
 - For the Buckle Street Terrace Houses (Building C)
 - the roof form on the north-eastern extent of the building, (above terrace house C.05) shall be articulated to provide additional height toward the east.

Before construction of the northern or southern apartment buildings can commence, the CMO must certify (after consulting with the Cultural Heritage Advisor and the Urban Design Advisor, if necessary) that the information set out above is in general accordance with the information referred to in Condition (1).

Notes:

- The purpose of this information is to ensure that any change made to the proposal through the detailed design are within the scope of the consent.
- Façade details includes but is not limited to; location of downpipes, ducting, air conditioning units, vents and other external plant on the elevations of the buildings.
- If the development is constructed in stages, then this condition applies to the building that the building consent application applies to.

- All works shall be carried out in accordance with any final design details approved under condition (2) above.

Landscaping:

2. The landscaping shown in the Landscape Plan approved under condition (1) above must be completed by the consent holder within 3 months of completion of construction. Additionally respect to the 'Te Parari' laneway between Buildings A and D:
 - Shade tolerant species must be selected (given the reduced sunlight in this area).
 - Plant height should be sufficient to promote screening of the blank walls of the refuse and car parking built edge along the east side of the lane. Species are currently proposed to be low growing (1m) plus occasional taller nikau / lancewood trees. Medium height shrubs (1.5m-2m height) are also required.
 - Irrigation will be required through either drippers or micro sprays.
3. The two trees required under condition (6) abutting Tasman Street must be underplanted with appropriate vegetation to ensure there is no acceleration of wind under the tree canopies.
4. Prior to the occupation of the habitable buildings, the consent holder must submit to the CMO a management plan and maintenance contract for certification in which they address:
 - a. Monitoring and maintenance of all plantings for 18 months from time of planting in order to allow for plant establishment; and
 - b. Monitoring of the trees approved under condition (8) on an on-going basis so as to prevent any further deterioration of the pedestrian wind environment.

Wind:

5. Prior to the lodgement of a Building Consent the consent holder must undertake a wind tunnel test; the purpose of which is to confirm the advice provided by WSP (Neil Jamieson) dated 29 March 2022 and the wind mitigation measures identified by Dr Donn in his report (dated 27 September 2022) page 6, (a) to (g). If the results show that the wind speeds exceed an acceptable level as determined by Mr Jamieson and Dr Donn, the mitigation devices (referenced in Dr Donn's report dated 27 September 2022, page 9 and 10) or an acceptable alternative must be installed with the approval of the landowner (if required) and the CMO, in conjunction with the Encroachment team.
6. In order to achieve mitigation for wind effects, the two trees planted along the Tasman Street site frontage must have a minimum height and width of 3-5 metres at the time planting and must be planted by the consent holder within 3 months of completion of construction
7. A Council-approved consulting arborist must be engaged by the consent holder and provide a report that demonstrates the suitability of the species chosen for the Tasman Street wind mitigation trees.

Notes:

1. The trees must be evergreen (rata or similar).
2. Any disturbance of the footpath when planting, and the subsequent reinstatement is the responsibility of the consent holder. The footpath must be reinstated to its original condition and match the level of the undisturbed path

3. The trees must be underplanted as outlined in Dr Donn's report dated 27 September 2022.
8. Prior to occupation of the buildings, the plantings (and any other mitigation measure which may result from the application of condition (5)), such as screening to serve as mitigation for wind effects, must be installed to the satisfaction of the Council's CMO.

Note: The verandah / canopy is excluded from this condition and addressed in conditions (11) to (14).

Old Buckle Street Pohutukawa Protection:

9. Rigid protection walls (or other protection device designed with the input of a Council's approved consulting arborist) must be erected around the dripline of the tree for the duration of construction unless the consulting arborist determines and confirms in writing to the CMO that it is not practically possible.
10. Excavations within one metre of the dripline of the tree to be retained must be hand dug or an alternate methodology may be selected with the input of a Council approved consulting arborist. It is recommended a depth of 600 millimetres be dug to identify any roots that will be affected by excavations. Roots with a diameter less than 60 millimetres may be cut cleanly with a pruning saw. Any roots over 60 millimetres need to be assessed by a Council approved consulting arborist before proceeding with any excavations.
<https://www.nzarb.org.nz/find-an-approved-contractor>.

Verandah:

11. The verandah along the western elevation of Building E (southern apartment block) with partial wrap-around must be constructed and maintained, so as to provide on-going mitigation for wind effects occurring within Tasman Street.

Notes:

Unless modified by Condition (5) above:

1. The verandah must be continuous.
 2. The verandah includes a 1.2m high solid upstand
12. Prior to the construction of the verandah the existing streetlight must be relocated clear of the verandah location at the consent holder's expense.
 13. Verandah poles must not be constructed within the legal road without prior approval from the Council.
 14. The verandah must be designed to ensure that all stormwater discharges to the Council's public drainage network and not on the public footpath.

Design Safety:

15. Prior to lodging an application for building consent, the consent holder must submit to the CMO a review of the CPTED Statement prepared by Stoks Limited (dated 17 September 2021) that has been updated to take account of any design changes required by the preliminary assessment.

Notes:

1. The reviewed CPTED assessment must be approved by the CMO (in consultation with the Council's Urban Design Advisor).
2. Any additional CPTED measures recommended in the original review or by the CMO or Urban Design Advisor as a result of the review must be incorporated into the building design.
3. Design changes required by the Urban Design Advisor or CMO to meet this condition will be considered within scope of this application.

Construction Management:

Accidental Discovery Protocol:

16. 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
Email: reception@portnicholson.org.nz
- Te Runanga o Toa Rangatira Incorporated
C/- 2/4 Nohorua Street
PO Box 50355
Takapuwahia
Porirua
www.ngatittoa.iwi.nz/runanga
Email: resourcemanagement@ngatittoa.iwi.nz or onur.oktem@ngatittoa.iwi.nz.

Note: Wellington Tenths Trust has requested their representatives are also contacted should material be uncovered: Vicky Hollywell and Chris Fox: vicki@tekau.maori.nz and chris@ngahuru.maori.nz or via Wellington Tenths Trust Level 1, Te Raukura (Te Wharewaka), 2 Taranaki St, Wellington and Hikoikoi 24D Marine Parade, Petone.

17. 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 (16) above.

Certification of Management Plans:

18. At least 20 working days prior to any relevant work commencing on site, the following management plans must be submitted to the CMO for certification:

- Construction Management Plan (CMP) – refer to condition (21)
- Construction Traffic Plan (CTP) – refer to condition (22)
- Construction Noise & Vibration Management Plan (CVNMP) – refer to condition (23)
- Erosion and Sediment Control Plan (ESCP) - refer to condition (25)

It is expected that the Draft Construction Management Plan prepared by LT M^cGuinness (dated August 2021) that was submitted with the application will form the basis of the final CMP, CTP, CVNMP and ESCP to be submitted to the CMO for certification.

The CMO will certify the final CMP and related CTP, CVNMP and ESCP following consultation with appropriate officers within the Council.

19. Relevant work must not commence on site until the management plans relevant to that work under condition (20), have been certified by the Council's CMO and stamped 'Approved for Final Use' (or similar). Relevant management plans are those that are reasonably intended to manage the effects of the relevant work.
20. The final CMP and associated CTP, CNVMP and ESCP must be implemented and maintained throughout the entire construction period. The consent holder may submit amended management plans if required, and any such amended plans shall be subject to the same certification process as set out in condition (18).

Construction Management Plan:

21. The final Construction Management Plan (CMP) must establish acceptable performance standards regarding public safety and amenity protection during the construction phases of the development. It must include the following:
 - 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) noticeboard on the site that clearly identifies the name, telephone number and address for service of the site manager, including mobile number and after-hours contact details;
 - A communication and complaints procedure for adjoining property owners/occupiers, pedestrians and interested parties; and
 - Safety fencing and associated signage for the construction site.

Construction Traffic Plan:

22. The final CMP must include a detailed Construction Traffic Plan (CTP) that sets out methods to avoid, remedy or mitigate adverse construction traffic effects during the development of the site. The CTP must include:
 - Timing of specific work phases;
 - Key activities in each work phase;
 - Truck routes for the removal of demolition materials;
 - Expected frequency of heavy vehicle movements specific to the construction phase, with details of the proposed hours and days of week. Vehicle movements into and out of the site should be restricted during peak traffic times (7-9 am and 4-6 pm weekdays);
 - Provision for maintaining safe pedestrian and vehicle movements in the vicinity of the site;

- Locations where construction vehicles will park, wait, manoeuvre and carry out loading (and unloading) of materials.

CTP Advice Notes:

1. The CTP will be certified by the CMO in consultation with the Traffic / Vehicle Access Team.
2. The CTP does not constitute an approved Traffic Management Plan (TMP) for any of the works. This approval must be gained separately. The TMP must reflect each different stage of the project including vehicle movements in and out of the site.
3. A Corridor Access Request (CAR) must be approved before construction activities within the road corridor commence. This is for mitigating public safety risks associated with the proposed earthworks and construction activities. The application needs to be made through <https://www.submitica.com/>.
4. A Road Usage Licence (RUL) is expected to be necessary due to the temporary structures or sole use of space on the legal road (including scaffolding, hoarding, loading zones and gantry). Please note additional fees can occur and will apply when occupying legal road for private use. A quote will be sent to you for acceptance if this applies.

Construction Noise and Vibration Management Plan:

23. At least 20 working days prior to any works commencing on the site, the consent holder must submit to the CMO a draft Construction Noise and Vibration Management Plan (CNVMP) for approval. The draft CNVMP must be prepared by a suitably qualified and experienced acoustic expert acceptable to the Council and include an assessment of construction and vibration levels. The assessment in the CNVMP must be in line with section 16 of the Act (Best Practical Option (BPO)).
24. The final CMP must include a CNVMP, based on the draft CNVMP approved in accordance with condition (23) above.

CVNMP Advice Note: The Best Practical Option is defined as the best method for preventing or minimising the adverse noise or vibration effects on the environment having regard to 1) the sensitivity of the receiving environment to adverse noise or vibration effects 2) the financial implications and 3) current state of technical knowledge and the likelihood that the option can be successfully applied. Refer to the Act for full definition of BPO.

Erosion and Sediment Control Plan:

25. The final CMP must include an Erosion and Sediment Control Plan (ESCP) that is consistent with the recommendations within the report titled 'Structural Effects and Construction Methodology' prepared by Dunning Thornton Consultants. The final ESCP must include, but is not limited to, the following:

Erosion and Sediment Controls

- An illustrated plan that records the key features of the Erosion, sediment and dust including the approved area of earthworks (including the approved earthworks plan).
- A description of the broad approaches to be used to mitigate 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).
- Stabilisation of the site entrance(s) to minimise the tracking of earth by vehicles onto the adjoining roads.

- The type and location of silt fences to control water-borne sediment.
- Methods for protecting stormwater sumps from the infiltration of water-borne sediment.
- Covering of soil or other material that is stockpiled on the site or transported to, or from, the site, to mitigate dust nuisance or erosion by rain and stormwater (creating water-borne sediment).

Stability Controls

- Measures to ensure temporary excavations remain stable. Slips or failures can significantly increase dust and sediment.

Dust Controls

- Measures to ensure that the discharge of dust created by earthworks, construction and transport activities are suitably controlled to minimise dust hazard or nuisance.
- Minimise and mitigate all dust generating activities if site dust is observed blowing beyond the site boundary.
- Stabilising exposed areas that are not being worked on, using mulch, hydroseeded grass, chemical stabilisers or other similar controls.

Management of Controls

- The methods for managing and monitoring the ESCP controls.
- Nomination of a site person responsible for the implementation and administration of the ESCP.

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26. The erosion, dust and sediment control measures put in place under the ESCP must not be removed until the site is remediated to the satisfaction of the CMO. '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.

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

Construction Hoardings:

27. The signage installed on the construction hoardings that will be used to screen construction work must provide visual interest to the public realm. The design/treatment of the hoarding must be of sufficient quality to make a genuine contribution to the public realm and must only display images relating to the development of the site. It must not be used for third party advertising signage.

Note: The hoardings should be of a robust material that will not degrade when exposed to weather and time.

Earthworks and Contamination:

Chartered Professional Engineer:

28. A Chartered Professional Engineer (CPEng) must be engaged by the consent holder for the detailed design and construction phases of the project, and monitoring of the earthworks.
29. The CPEng must advise on the best methods to ensure:

- The stability of the site and surrounding land.
- The construction of cut faces, fill batters, staging, shoring, and benching as required for stability of the earthworks,
- The earthworks methodology to ensure consistency with the report titled 'Structural Effects and Construction Methodology' prepared by Dunning Thornton Consultants.

The consent holder must follow all the advice of the CPEng in a timely manner. If necessary, the CMO may require information regarding the engineer's monitoring and/or specific assessments to address any potential or actual instability issues in relation to earthworks.

Producer Statements:

30. A construction review statement must be supplied by a suitably experienced Chartered Professional Engineer (CPEng) to the CMO within one month of the earthworks being completed. The document must:
 - Include a statement of professional opinion that any un-retained cuts slopes and batters are considered stable with respect to the future use, and that the risk of instability is low as reasonably practicable.
31. A copy of the producer statement 'PS4 – Construction Review' and its accompanying documents for structures/buildings required for the stabilisation of earthworks and prepared for the associated building consent process, must be provided to the CMO within one month of the structures/buildings being completed.

General Earthworks Conditions:

32. 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.

Note: As a minimum, 100 mm clarity is required to allow water to be discharged offsite. If clarity is less than 100mm then the water is considered to be muddy and must be captured and treated on site.

33. 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.

Contaminated Material:

34. Any soil or material found on site containing asbestos, unknown fill, emitting an odour or showing staining must be disposed off-site disposal to a facility licensed to accept such materials. Characterisation of soils for disposal purposes shall be in accordance with the receiving facility's requirements. Where contaminated material is disposed of off-site to a licensed landfill, evidence must be supplied to the CMO demonstrating the quantities and locations (including landfill receipts) within 1 month of these materials being deposited.

Construction Noise and Vibration:

35. The consent holder must ensure that construction activities operate between the following hours:
- a. Monday to Saturday 7.30am and 6:30pm
 - b. Monday to Friday (but not Saturday) quiet setting up of site (not including running of plant or machinery) may start at 6:30am.

Note:

No work can take place on a day when any notable event is scheduled for the Pukeahu National War Memorial Park for a minimum of one (1) hour before and one (1) hour after the publicly scheduled notable event time. A list can be found here: <https://mch.govt.nz/pukeahu/news-events/events> or contact pukeahu@mch.govt.nz.

If work is to take place at night time please follow the Council process for 'end of noise notification works' <https://wellington.govt.nz/report-a-problem/noise-control/construction-noise>.

36. The consent holder can undertake construction activities up to 6.30pm as set out in condition (35) however should there be any complaints received directly relating to the period 6pm to 6.30pm, the consent holder in discussion with the CMO, must return to a 6pm finish.

Note: The timeframe extension has been approved at 6.30pm to address the post-covid environment and any extension is on a case-by-case basis.

37. The consent holder must ensure that construction activities are managed and controlled so that the noise received at any residential or commercial site does not exceed the limits set out in Table 2 and Table 3 of 'NZS6803:1999 Acoustics – Construction' Noise when measured and assessed in accordance with that Standard.

Note: S16 RMA requires that every occupier of land shall adopt the best practicable option to ensure that the emission of noise from that land or water does not exceed a reasonable level.

38. The consent holder must ensure construction, earthworks and demolition activities must be controlled to ensure any vibration does not exceed the vibration limits set out in German Standard 'DIN 4150-3:2016 "Structural Vibration – Part 3: Effects of vibration on structures"'.

Servicing Conditions:

Engineering Standards:

39. The consent holder must comply with the requirements of the Wellington City Council Code of Practice for Land Development (either its current version or replacement document), unless otherwise modified by condition(s) of the consent or agreed in writing by the Wellington Water Land Development Team. These are the engineering standards for mitigating adverse effects on the environment from wastewater and stormwater drainage, water supply and utility structures.

40. No construction shall start prior to following engineering plans in relation to water supply, stormwater or wastewater drainage, being accepted in writing by the Wellington Water Land Development Team:
 - i. engineering plans and design certificate,
 - ii. specifications,
41. Where existing buildings are to be or have been demolished to create these dwellings / Lots, all existing water supply, wastewater and stormwater connections and any existing redundant public mains are required to be disconnected by capping (stormwater and wastewater) or disconnection (water) from the public main, with the Council advised of the final treatment by way of including this information on the as-built plan.

Notes:

1. Where drainage works are required, permits in addition to this resource consent is required: namely
 - o Building Consent for private drains,
 - o Public Drainage Permit for public drainsSome of the engineering plans and specifications in the consent condition above are to be submitted during the application stage for these permit(s).
2. The Design and Construction documentation needs to include a copy of the Safety in Design documentation generated in response to the legal requirements under the Health and Safety at Work Act (2015) section 39.
3. Scheme and other indicative layout plans that were submitted as part of the application will be used by Council for information purposes only. These plans will not be used for granting approval under the condition above. Approvals will only be given on detailed engineering plans.
4. 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 1 January 2023 either Wellington Vertical Datum 1953 or NZVD2016 will be accepted.
5. Prior to connection, an application for water supply, wastewater and stormwater is required to be made to the Council. All works must be inspected, and all testing

Water:

42. The consent holder must provide to Wellington Water Land Development Team for review and approval, a design statement endorsed by a Chartered Professional Engineer on:
 - i. Calculations, specifications and design plans to confirm:
 - a. That there is sufficient water supply pressure and flow for the development to meet the Wellington City Code of Practice for Land Development 2012 for domestic water, and
 - b. that the site achieves a compliant fire design in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008,
 - c. the size of the Block A, D and E domestic connections,
 - d. the size of the Block A and E firefighting connections.
 - ii. Calculations based on pressure logging (for a minimum one-week period) and flow readings taken from the nearest hydrant.

Notes:

1. Upgrading of the existing water infrastructure and / or site solutions (sprinklers and / or tanks) may be required if the Code's requirements cannot be achieved or if the proposal will have a detrimental effect on existing users.
2. The design statement shall include the following statement: "The design of the water mains and services complies with the Wellington City Council Code of Practice for Land Development and current Wellington City Council Water Supply Specification"
3. Please note that permission is required prior to using or testing hydrants.

43. The consent holder must provide:

- i. Each residential dwelling in Blocks B and C with separate and individual 20 mm ID water supply connections to the public water supply main in Old Buckle Street, each with a manifold at the property boundary.

Alternatively, single 32 mm ID connection can be provided to service groups of 2 Lots splitting to individual tobies at the property boundary.

- ii. the Café within Block B with a separate appropriately sized metered water supply connection to the public water supply main in Old Buckle Street, with a manifold at the property boundary. An RPZ – type backflow preventer is required if the connection is greater than 20 mm ID.
- iii. Blocks A, D and E with an appropriately sized separate and individual water supply connection to a public water supply main for domestic water supply, with an appropriately located manifold. An RPZ – type backflow preventer is required if the connection is greater than 20 mm ID.

44. An engraved plastic tag reading "WATER SUPPLY MANIFOLD FOR (Street No)" is to be secured to the manifold clearly showing which house is served by the manifold.

Note: Where the manifold is located that can be identified as clearly serving a specific lot, an engraved plastic tag may not be required.

45. The consent holder may construct a new public water main within the site to service Blocks A, D and E.

46. The consent holder shall provide each dwelling/unit within Block A, D and E with a separate water supply shut-off valve. The shut-off valve shall be located such that each dwelling or unit can be independently isolated, if required.

47. The consent holder shall provide Blocks A and E with separate and individual fire-fighting connections in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies NZS PAS 4509:2008 [and the Code of Practice for Land Development], and:

- i. a separate application for the fire connection must be submitted to Council, along with detailed calculations as per condition (d) and a layout plan showing the proposed connection. The design of the fire service connection and sprinkler system shall allow for any head loss incurred by the required backflow prevention containment device.

- ii. The consent holder shall provide all fire connections/sprinkler connections with a double check detector check backflow prevention containment device.

Note: A backflow device of a commercial or industrial site is required to be added to the building warrant of fitness (BWOFF) compliance schedule for the property.

48. No water supply pipe(s) for Blocks B or C can pass through a new lot, or cross a proposed boundary between lots, to serve another lot being created by the subdivision, except where it is within an associated right of way or access lot.

A Surveyor must certify in writing that, at the time of certification, this has been achieved.

Wastewater and Stormwater:

49. The development of this site will require the public stormwater and wastewater mains to be extended to serve the proposed lots. All newly constructed wastewater and stormwater mains to be vested in Council shall be approved by Wellington Water Land Development Team based on a [video or] closed circuit television (CCTV) inspection carried out by the consent holder in accordance with the New Zealand Pipe Inspection Manual Fourth Edition. A pan tilt camera shall be used, and lateral connections shall be inspected from inside the main.

Note: It is anticipated that public stormwater and wastewater mains will be extended from Old Buckle Street into the site to service the apartments and fee simple lots.

50. The consent holder must provide:
 - i. each residential dwelling in Blocks B,
 - ii. the Café within Block B, and
 - iii. Blocks A, D and E,

with appropriately sized separate and direct, wastewater and stormwater connections to a public wastewater and stormwater network.

Note: It is anticipated that the above condition will be achieved by providing each dwelling / block with a connection to the public main extended under condition (50), alternatively Block E may be provided with separate and direct connections to the public mains in Tasman Street or the existing public main within the site itself.

51. The consent holder may create common shared private stormwater and wastewater drains to serve Blocks B and / or Block C (separately), and
 - i. A shared services plan in accordance with Wellington Regional Specification for As-built Water Services is required that identifies the shared services and the respective ownership.
 - ii. Each Lot must be provided with suitably sized, separate and direct lateral connections to the shared private drain.

Note: The shared private drain must be located in an accessible location for ongoing operation and maintenance. The creation of a common shared private drain within the basement at the rear of Block B will not be accepted by WWL.

52. All stormwater and wastewater lateral connections and / or shared drains are to in accordance with the Wellington City Council Code of Practice for Land Development and must be at locations approved in writing by the Wellington Water Land Development Team.

Stormwater Treatment:

53. To avoid impact on the receiving network and environment, stormwater treatment is required. The site must therefore be provided with a stormwater management system. The stormwater management system(s) must be approved in writing by the Wellington Water Land Development Team and the following aspects must be met;
- i. Stormwater Treatment must be designed in accordance with the Wellington Water Ltd Water Sensitive Design for Stormwater: Treatment Device Design Guideline December 2019, Version 1.1 and approved by the Wellington Water Land Development Team,
 - ii. All connections to the stormwater system must be trapped to minimize debris entering the system.
54. Prior to Engineering Approval, the consent holder must prepare a draft Operation and Maintenance Manual for all stormwater device(s) setting out the principles of the general operation and maintenance for the stormwater system(s) and associated management devices. The draft Operations and Maintenance Manual shall be submitted to the Wellington Water Land Development Team for approval and is to include, but not be limited to:
- i. a detailed technical data sheet
 - ii. all the requirements as defined within the Water Sensitive Design for Stormwater: Treatment Device Design Guideline.
 - iii. details of who will hold responsibility for short-term and long-term maintenance of the stormwater devices
 - iv. a programme for regular maintenance and inspection of the stormwater system
 - v. a programme for the collection and disposal of debris and sediment collected by the stormwater management device or practices
 - vi. a programme for post storm maintenance
 - vii. a programme for inspection and maintenance of outfall erosion
 - viii. general inspection checklists for all aspects of the stormwater system, including visual check of roadside sumps and outfalls
 - ix. a programme for inspection and maintenance of vegetation associated with the stormwater devices.
 - x. recommended on-going control methodology to eradicate established pests and invasive weeds from both terrestrial and aquatic areas.

Notes:

1. The consent holder may also require Greater Wellington Regional Council approval for the proposed stormwater management system.
 2. The stormwater treatment devices must be located so that they are owned and operated by a single entity.
55. Bare galvanised, zinc alum or unpainted metal (including copper) may result in contamination of stormwater runoff upon corrosion of surfaces and therefore shall not be used for exterior construction, including but not limited to roofing, cladding, gutters and downpipes.

As-builts:

56. At the conclusion of the engineering works and prior to s224 approval (should a subdivision be undertaken), the consent holder must submit as-built drawings that meet the requirements of Regional As-Built Specification for Water Services, for any new water supply, wastewater and stormwater drainage.
57. Once an as-built plan has been submitted and within one month of completion of any drainage works and prior to s224 (should a subdivision be undertaken), the Consent holder must arrange for a final inspection with the Wellington Water Senior Drainage Inspector.

Notes:

1. 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.
2. 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 1 January 2023 either Wellington Vertical Datum 1953 or NZVD2016 will be accepted.

Car-parking, Servicing and Site Access:

Site Access:

58. Prior to occupation of the development, heavy duty vehicle crossings must be installed at both crossings.
59. Prior to occupation of the development, redundant sections of vehicle crossing must be reinstated with full height kerb and standard public footpath. Construction must generally comply with the requirements of the Council's Code of Practice for Land Development 2012.

Pedestrian Safety:

60. Prior to occupation of the development, warning sign(s) must be installed to discourage pedestrian use of the southern access driveway. The wording and location of the sign(s) must be discussed with or submitted to the CMO before the sign(s) are installed.

Note: The CMO will discuss the proposed wording and location of signs with the Transport Engineer.

61. The pedestrian visibility splays indicated on the Ground Level Plan must contain low level planting (not exceeding 1.0 metre in height above driveway/footpath levels). Any tree branches (or other obstruction) blocking visibility between pedestrians and drivers in the pedestrian visibility splay area must be removed in the area between 1.0 metre and 1.8 metres above driveway/footpath levels).

Traffic Resolution:

62. Prior to occupation of the development, the applicant must make an application to the Council's Transport Engineers at transportenquiries@wcc.govt.nz for the approval by the Council of the indicated Pick-up and Drop Off Zone.

Note: As this process can take several months, it is recommended this is attended to early in the construction process.

Operational Noise:

Boundary Noise Emissions:

63. The consent holder must ensure noise emission levels when measured at or within the boundary of any fee simple site or at the outside wall of any building on any site, other than the site from which the noise is emitted, do not exceed the following:
- At all times: 60 dBA LAeq(15 min)
 - At all times: 85 dBA LAFmax

Fixed Plant Noise:

64. The consent holder must ensure noise emission levels from fixed plant does not exceed the following levels at or within the boundary of any land parcel, or at the outside wall of any building on any site, other than the building or site from which the noise is emitted:
- At all times: 55 dB LAeq(15 min)
 - 10pm to 7am: 70 dB LAFmax

Note: Measurements must be measured and assessed in accordance with NZS 6801:2008 "Acoustics – Measurement of environmental sound" and NZS 6802:2008 "Acoustics - Environmental Noise"

Electronic Sound System (Commercial Operations):

65. The consent holder must ensure noise emission level in any public space (including streets and parks) generated by outside electronic sound systems associated with the commercial activities on site shall not exceed 75 dB LAeq(15 min) when measured over any 2 minute period.

Note: Measurements shall be made no closer than 0.6 metres from any part of a loudspeaker and at a height no greater than 1.8 metres (representative of the head of a passer-by).

Sound Insulation:

66. Prior to lodging building consent, the consent holder must submit to the Council's CMO an acoustic design certificate that illustrates that any new habitable room has been designed and specified to achieve a minimum acoustic insulation performance standard of $D_{nT,w} + C_{tr} > 30$ dB. The acoustic design certificate shall provide the calculated $D_{nT,w} + C_{tr}$ for each habitable space type. The Acoustic Design Certificate must be prepared by a suitably qualified and experienced acoustic expert acceptable to the Council.

Ventilation:

67. Prior to lodging building consent, the consent holder must submit to the Council's CMO written certification that illustrates that any habitable room has been designed and

specified to achieve a minimum ventilation performance standard of a of 7.5 litres per second per person. The ventilation certification must be prepared by a suitably qualified and experienced person acceptable to the Council.

Monitoring and Review:

68. Prior to starting work the consent holder must advise the CMO of the date when work will begin. This advice must be provided at least 48 hours before work starts to the CMO either by telephone (04) 801 4017 or email (rcmonitoring@wcc.govt.nz) and must include the address of the property and the Service Request Number.
69. The conditions of this resource consent must be met to the satisfaction of the CMO. The CMO 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.

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

Advice Notes:

1. The land use consent must be given effect to within 5 years of the granting of this consent, or within such extended period of time as granted by the Council pursuant to section 125 of the Act.
2. Section 36 of the Act allows the Council to charge for all fair and reasonable costs associated with the assessment of your application. We will confirm in due course whether the time spent on the assessment of this application is covered by the initial fee paid. If the time exceeds the hours covered by the initial fee you will be sent an invoice for additional fees. If the application was assessed in less time you will be sent a refund. For more information on your fees contact planning.admin@wcc.govt.nz.
3. Where appropriate, the Council may agree to reduce the required monitoring charges where the consent holder will carry out appropriate monitoring and reporting back to the Council.
4. This resource consent is not a consent to build. A building consent will be required under the Building Act 2004 prior to commencement of construction.
5. This resource consent does not authorise any works which also require consent from the Greater Wellington Regional Council. If necessary, separate resource consent(s) will need to be obtained prior to commencing work.
6. This consent was granted based on the proposal achieving 'Design Excellence' and any changes must continue to meet 'Design Excellence' or are unlikely to be supported by Council.

7. The methods set out in the Greater Wellington Regional Council guideline for erosion and sediment control for the Wellington Region should be followed when undertaking earthworks on the site:
<https://www.gw.govt.nz/assets/Resource-Consents/Erosion-and-Sediment-Control-Guide-for-Land-Disturbing-Activities-in-the-Wellington-Region.pdf>
8. A vehicle access bylaw approval is required for the construction of new sections of vehicle crossing under Part 5, Section 18 of the Council's Consolidated Bylaw 2008.
9. The consent holder will need to apply for an encroachment licence for the canopy and any other structures on the legal road. Applications for encroachment licences must be made to the Council's Property Team (encroachments@wcc.govt.nz).
10. It is expected that rubbish associated with the building will be collected by a private collector. For more information and/or contact the Council's Waste Operations wasteplans@wcc.govt.nz
11. New addresses have been allocated to the development. An 'Allocation of Addresses Sheet' will be provided on request.
12. The consent holder is responsible for all costs associated with the changes on legal road required to implement this development, including changes to parking signs, road markings, streetlights, and/or the kerb and channel. A vehicle access bylaw approval may also be required.
13. The WIAL1 Designation protects the airspace for the safe and efficient operation of Wellington International Airport. The Designation requires that any person proposing to construct or alter a building or structure, which does the following, must advise Wellington International Airport Limited (WIAL) and obtain approval from them under section 176 of the Act:
 1. a new building/structure, additions and/or alterations or a crane or scaffolding which penetrates the Take-off and Approach Surfaces and exceeds a height of 8m above existing ground level; or
 2. a new building/structure, additions and alterations or a crane or scaffolding which penetrates the Conical, Inner Horizontal, or Transitional Side Slopes of the Airport; or
 3. a new building/structure, additions and/or alterations or a crane or scaffolding which results in a height of more than 30m above ground level in the remainder of the Designation area (Outer Horizontal Surface).

You can find these surfaces and slopes [here](#) and you can contact WIAL at planning@wellingtonairport.co.nz for any questions that you might have or if you need to seek their approval.

14. 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: <https://wellington.govt.nz/services/parking-and-roads/road-works/work-on-the-roads/permissions-and-approvals>

15. The proposal may affect a recorded archaeological site. Work affecting archaeological sites is subject to a consent process under the Heritage New Zealand Pouhere Taonga Act 2014. An archaeological authority (consent) from Heritage New Zealand Pouhere Taonga (HNZPT) must be obtained for works to proceed if the archaeological site has the potential to be modified or destroyed. It is illegal to modify or destroy an archaeological site without obtaining an archaeological authority. The consent holder is advised to contact HNZPT for further information prior to works commencing.
16. Wellington Water Land Development Team (Wellington Water) has advised that the following requirements will apply, in addition to the conditions above, to the development at subdivision stage:
 - Where a common shared private drain is created upon the issue of the certificate pursuant to section 224 or at such earlier time as may be required, a Consent Notice pursuant to section 221 will be issued. The Consent Notice will specify the wording below to be registered against the Record of Title to issue in respect of the lots connected to the common shared private drains.

The owners of <Lots To Be Confirmed Following Construction> share a private <stormwater drain / wastewater drain> and shall operate and maintain the common private drain(s) existing at the time of granting of the subdivision consent in full working order on an ongoing basis. The owners of each Lot will be responsible, not the Council, for any damage that may occur downstream as a result of failure to maintain and operate their shared private wastewater drain to its design requirements and capacity.

- The site has been provided with a stormwater treatment device. The future owner(s) / Body Corporate must:
 - iv. ensure that all connections to the system(s) are trapped to minimise debris entering the system.
 - v. follow the required operation, maintenance and renewal of the system(s), set out in the operation and maintenance manual, to ensure the stormwater treatment system it is in full working order at all times.
 - vi. cannot increase stormwater discharge, through an increase in non-permeable areas, without Council approval; as an increase in stormwater discharge may result in failure of the stormwater detention systems.

Note: Upon the issue of the certificate pursuant to section 224 or at such earlier time as may be required, a Consent Notice pursuant to section 221 will be issued. The Consent Notice will specify condition (s) including all subclauses above to be registered against the Record of Title to issue in respect of the parent parcel of the Balance Lot created for Blocks A, D and E.

- Any utility services contained within another allotment of this subdivision, must have appropriate easements duly granted or reserved. The easements, as necessary and subject to other conditions of this consent, are to ensure that the

lots can be serviced for water supply, drainage, domestic energy supply and telecommunications (including broadband).

- Where shared private stormwater and wastewater services are provided an easement instrument for the shared private stormwater and wastewater services shall be provided and shall include specific provisions, in plain English, about the respective obligations of the parties to the easement in relation to the shared private wastewater services, including maintenance and replacement.

Note: A standard (plain English), approved, easement wording example is available upon request from the Subdivision Compliance Officer.

- An easement in gross in favour of the Wellington City Council over the public wastewater, stormwater and water supply mains where they are laid within private property must be duly granted or reserved.

Note: Easements in Gross shall be in accordance with the requirements of the Regional Standard for Water Services.

17. The development will be assessed for development contributions under the Council's Development Contributions Policy. If a development contribution is required it will be imposed under section 198 of the Local Government Act 2002. If you want to obtain an indication of the amount of the development contribution payable you can:

- Access the development contributions policy at www.Wellington.govt.nz; or
- Contact the Council's Development Contribution Officer.

It is noted that if the development achieves a 5 Green Star rating a standard remission equating to 50% of the total standard assessed levy can be applied, subject to the criteria as outlined in the policy.

18. 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 in any special case may allow.

Reasons for Decision:

1. Pursuant to section 95A and 95B of the Act, there are no mandatory requirements to notify the application, the effects of the proposal on the environment will be not more than minor and there are no affected persons. The effects on persons are less than minor. There are no special circumstances.
2. Pursuant to section 104 of the Act, the effects of the proposal on the environment will be not more than minor.
3. The proposal is in accordance with the relevant objectives and policies of the Operative and Proposed District Plans and Part 2 of the Act.