

Appendix 19: Applicant's Offered Recommended Conditions

DRAFT (12.10.18)

SUMMERSET BOULCOTT PROPOSED CONSENT CONDITIONS

The draft consent conditions relate to matters over which discretion is restricted under Rule 4A 2.3.1(n).

General

1. The proposal is carried out substantially in accordance with the information and approved plans all referenced as RM 180108 submitted with the application and held on file at the Council, as set out below:
<insert list of information and plans>
2. The Council's Environmental Enforcement Officer shall be contacted on (04) 570 6966 or by email at enforcement@huttcity.govt.nz at least 48 hours prior to any physical work commencing on the site and advise the Officer the following:
 - (a) the date the work shall commence;
 - (b) the name of the contractor(s) and their contact details including phone number and postal address; and
 - (c) the contact details for who will be carrying out the earthworks.
3. Once work commences on the site a copy of this resource consent decision shall be available on site at all times and made available on request.

Construction and Earthworks

4. Prior to the commencement of any site development works for each stage of the development, the consent holder shall submit a Construction Management Plan (CMP) to Council for consideration and approval by the Team Leader Resource Consents. The CMP shall contain the following information:
 - (a) approximate construction and staging dates;
 - (b) key activities during each work phase;
 - (c) details of the sediment and dust control measures to be implemented on the site to meet Conditions 11, 12 and 13;
 - (d) any necessary acoustic mitigation measures that will be adopted in accordance with Condition 14;
 - (e) work hours;
 - (f) complaints procedures and protocols for liaison with the community;
 - (g) 24-hour contact phone numbers of the designated site liaison person(s) responsible for handling queries and complaints from the public regarding the construction programme and all construction activities, together with procedures for recording and reporting complaints and for recording responses given to complaints and the actions taken in response to complaints;
 - (h) methods to ensure piling and other works causing vibration adjacent to the Boulcott Hutt River stopbank do not adversely affect the stopbank. The Construction Management Plan shall include details for assessing, investigating and monitoring pre- and post-development ground conditions. A copy of the monitoring programme and results of the monitoring shall be provided to the Manager Flood Protection, Greater Wellington Regional Council prior to any such works being undertaken; and
 - (i) processes for establishing the baseline condition of the properties listed in Condition 16, including Boulcott School and Boulcott Kindergarten.

5. Any changes to the originally approved Construction Management Plan shall be undertaken in consultation with and after final approval from the Team Leader Resource Consents.
6. A copy of the approved Construction Management Plan shall be held on site at all times and shall be made available , on request, to any Council officer and to any owners or occupiers of the properties listed in Condition 16.
Note: A copy of the Construction Management Plan shall be provided to the Community Liaison Group to be established in accordance with Condition 37.

Construction Traffic Management Plan

7. Prior to the commencement of any site development works for each stage of the development, the consent holder shall submit a Construction Traffic Management Plan (CTMP) to Council for consideration and approval by the Team Leader Resource Consents. The CTMP shall contain the following information:
 - (a) roads to be used by construction traffic;
 - (b) anticipated types of vehicles during each phase of construction;
 - (c) work hours;
 - (d) parking arrangements for construction staff and how these will vary during the construction phases, as required by Condition 34;
 - (e) construction access, egress and site circulation over the entire construction period;
 - (f) temporary traffic management signage;
 - (g) measures for avoiding any carry of soil or any other material onto public roads to meet Condition 12;
 - (h) procedures for undertaking pre-construction road condition surveys to establish a baseline condition of the local roads west of High Street to be used by construction traffic, and a methodology for completing post-construction road inspections at the conclusion of each construction phase, and for attending to any repairs identified;
 - (i) storage of construction plant and material; and
 - (j) arrangements for resident, staff and service vehicle traffic and pedestrian movement once part of the village is complete and occupied.
8. A copy of the approved Construction Traffic Management Plan shall be held on site at all times and shall be made available, on request, to any Council officer and to any owners or occupiers of the properties listed in Condition 16.
Note: a copy of the Construction Management Plan shall be provided to the Community Liaison Group to be established in accordance with Condition 37.

Contaminant Management

9. Prior to works commencing a Contamination Management Plan shall be prepared and shall be submitted to Council for consideration and final approval by the Team Leader Resource Consents. The Contamination Management Plan shall contain the following information:
 - (a) site identification;
 - (b) summary of site history, conditions, geology and hydrology;
 - (c) summary of previous investigations and site characterisation;
 - (d) a site plan showing areas where special measures are required to ensure site users are not exposed to soil above residential guidelines on completion of the works;
 - (e) soil management procedures during the works, including:
 - i) works required prior to earthworks;
 - ii) additional health and safety requirements due to the presence of contaminated soil;
 - iii) controls to minimise discharge effects (air quality, groundwater, stormwater runoff, construction workers, site users, noise, and vibration);
 - iv) additional contaminant tests, including validation tests;
 - v) methods to contain contaminated material leaving the site;

- vi) identification of soil disposal locations;
 - vii) requirements for documentation and record keeping, including a site validation report;
 - viii) contingency plan;
 - ix) reporting; and
 - x) conclusions.
10. Prior to the completion of works on the site, all unused and unwanted contaminated spoil from the earthworks must be deposited off-site in a Council approved landfill, authorised to receive soil with the level of contaminants present in the spoil.

Erosion, Dust and Sediment Control

11. All earthworks shall incorporate sediment control measures in compliance with Greater Wellington Regional Council's erosion and sediment control guidelines.
12. Vehicles and machinery leaving the site shall not drop dirt or other material on roads or otherwise damage road surfaces; and that if such spills or damage happen, the consent holder cleans or repairs roads to their original condition to the satisfaction of the Team Leader Resource Consents, being careful not to discharge the material into any stream, stormwater system or open drainage channel in the process. (The term "road" includes footpaths, vehicle crossings and berms for the roads west of High Street).
13. All earthworks shall be carried out in a way that prevents nuisance dust (as determined by the Council's Enforcement Officer) blowing beyond site boundaries. Control measures may include use of a water cart, limiting the vehicle speed to 10 kilometres an hour, applying water to exposed or excessively dry surfaces, or applying a coating of geotextile, grass, mulch or the like.

Construction Noise

14. All development and construction work shall comply with the noise limits specified in Table 2 of NZS 6803:1999 Acoustics - Construction Noise and comply with Table 2 of NZS 6803:1999 unless otherwise specified for in the Construction Noise and Vibration Management Plan (CNVMP) specified in Condition 15.
15. Prior to works commencing on site, a Construction Noise and Vibration Management Plan (CNVMP) shall be prepared, submitted and approved by the Team Leader Resource Consents. The CNVMP must:
- i) be prepared by a suitably qualified acoustic and vibration specialist;
 - ii) specify hours of operation, a description of the main stages of work proposed, the equipment to be used and the predicted noise levels at nearby sensitive sites;
 - iii) include specific details relating to methods for control of noise and vibration associated with the works, demonstrating these controls adopt the best practicable options to reduce noise and vibration to a reasonable level in accordance with section 16 of the Resource Management Act 1991 and, so far as is practicable, comply with the recommended upper limits for construction noise specified in New Zealand Standard NZS 6803: 1999 "Acoustics - Construction Noise" and upper limits for construction vibration specified in DIN 4150-3:1999 "Structural Vibration - Effects of Vibration on Structures"; and
 - iv) specify details of complaint handling, communication procedures including notification of any necessary noise monitoring.

Condition Assessment Surveys and Land Stability

16. Prior to construction commencing the consent holder shall offer in writing (by postal delivery to the relevant street address) to undertake building inspection surveys to assess and report on the existing condition of the following properties:

- (a) Hathaway Avenue: 2, 4 and 8, 16, 18, 20, 22A, 24A, 26A, 28, 30A, 32 and 34; and
(b) Boulcott Street: 1, 3c, 5b, 7/3, 9-21 (Boulcott Primary School) and 31 (Boulcott Kindergarten).
17. Where any property owner accepts the offer in Condition 17 within 15 working days of it being posted, the surveys shall be undertaken by the consent holder's appropriately qualified chartered professional engineer at the consent holder's cost and a copy of the report will be provided to the owner when completed.
18. To the extent that damage is caused by the construction of the development, any such damage must be repaired by the consent holder as soon as is practicable at no cost to the owner provided that the owner has notified the consent holder of the alleged damage and has consented to that repair and allows the consent holder access to the property to effect the repair as soon as reasonably practicable after the completion of construction.
19. A chartered professional engineer with appropriate structural or geotechnical experience is engaged to design and supervise all earthworks, retaining walls and building foundations in compliance with the Code of Practice for Earth Fill for Residential Development (NZS4431:1989) and to meet the Code's obligations on final documentation and certification, which state the suitability of earthworks for residential development. The engineer must make sure the site is in a safe condition at the end of all works and must submit certification for consideration and approval within three months of that time.
20. The pile and foundation design shall be prepared for Blocks A, B, C and E adjacent to the Boulcott Hutt River stopbank, taking into account Hutt River flood water levels (for flooding reaching the crest of the existing stopbank) on water tables and the effects of the project on the structural integrity and performance of the stopbanks during and after construction.
21. A report on the design of the works and anticipated effects on the stopbank, with particular reference to piping failure of the stopbank through the foundations and effects of proposed piling works, shall be prepared by a suitably qualified and experienced engineer, and provided to the Team Leader Resource Consents of Hutt City Council for approval prior to construction of Blocks A, B, C and E. A copy of this report shall be provided to the Manager Flood Protection, Greater Wellington Regional Council.

Stormwater

22. Specific details of the design and on-site location of the stormwater drainage and associated infrastructure shall be submitted to and approved by the Team Leader Resource Consents prior to construction, including details of the overland flow management that ensures all areas of the development site are positively drained to avoid stormwater becoming trapped and potentially inundating the site or adjoining properties.

Landscaping

23. The landscaping plan submitted (Plan 4735/03 to 4735/07 prepared by Kamo Marsh Ltd dated 06/10/17) with the application (and taking into account any approved amendments) shall be implemented as soon as is seasonally practicable after the conclusion of construction works for each stage of the development, but must be complete within three months of works being completed.
24. Landscaping shall be retained for the duration of the activity operating from the property, including replacement of any plants which die, are removed or become damaged or diseased with a plant of a similar size and species.

25. The specimen trees to be planted along the north side of the Blocks adjacent to the Boulcott Hutt River stopbank (as shown on Plan 4735/04 and Plan 4735/05 prepared by Kamo Marsh dated 06/10/17) shall be planted at a minimum size of PB95 or 45litre.

Operational Noise

26. Prior to the occupation of any new buildings on the site, a Mechanical Services Design Report (MSDR) prepared by an appropriately qualified acoustic specialist, shall be submitted by the consent holder to the satisfaction of the Team Leader Resource Consents. The MSDR shall demonstrate that mechanical services associated with the buildings are designed and constructed so that noise from mechanical plant does not exceed the following limits at or within the boundary of any neighbouring site zoned residential activity area:
- (a) 55dBA L10 between 0700 - 2200
 - (b) 45dBA L10 between 2200 - 0700

Light Spill

27. Artificial light from the site shall not result in added illuminance in excess of 8 lux measured from the window of any dwelling house on any neighbouring site zoned residential activity area.

Signage

28. Details of the design, location and illumination of the proposed entranceway signs on Boulcott Street and Military Road are submitted to and approved by the Team Leader Resource Consents prior to placement on the site. If the signs are to be lit, they shall only be lit by constant illumination and lit with either directional illumination or lit from within.

Accidental Discovery Protocol

29. If any archaeological site(s) are uncovered during physical works, the consent holder shall require the contractor to adopt the following protocol:
- (a) work shall cease immediately at that place;
 - (b) the consent holder shall advise the Project Archaeologist, representatives of the Port Nicholson Block Settlement Trust, Wellington Tenth's Trust, and Te Rūnanga o Toa Rangatira, and Heritage New Zealand Pouhere Taonga;
 - (c) materials discovered will be removed by the iwi responsible for the tikanga appropriate to their removal and preservation, or re-internment
 - (d) works affecting the archaeological site shall not resume until Heritage New Zealand Pouhere Taonga, the Police (if koiwi or skeletal remains are involved) and iwi representatives have each given the appropriate approval for work to continue; and
 - (e) the contractor shall allow iwi representative(s) and archaeologist(s) access to the site to carry out the responsibilities of this protocol.

Where an archaeological authority from Heritage New Zealand Pouhere Taonga applies, and it conflicts with this accidental discovery protocol, the archaeological authority shall take precedence.

Note: the consent holder is advised that under the Heritage New Zealand Pouhere Taonga Act (2014) an archaeological site is defined as a place associated with pre-1990 human activity where there may be evidence relating to the history of New Zealand. For re-contact Maori sites this evidence may be in the form of bones, shells, charcoal, stones etc. In later sites of European origin artefacts such as bottle glass, crockery etc., may be found, or evidence of old fountains, wells, drains or similar structures. Burials/koiwi tangata may be found from any historic period.

Car Parking

30. The layout of all car parks, manoeuvring areas and circulation routes shall comply with the provisions of the Australia/New Zealand Standard AS/NZ 2890.1-2004 Parking Facilities: Part 1: Off-street Car Parking.

Service Vehicles

31. Except in emergencies, all service deliveries shall not enter the site between the hours of 10.00pm and 7.00am.
32. Upon completion of the Main Building, the consent holder shall develop a Servicing Activity Management Plan (SAMP) which should identify methods to minimise traffic activity in Boulcott Street during school drop-off and pick-up times during school terms, being:
 - 8.30am - 9.15am; and
 - 2.45pm - 3.30pm.

The SAMP shall be updated to align with the staged completion of the village construction and the Construction Traffic Management Plan (CTMP) in accordance with Condition 7(j).

Staff Travel

33. Upon completion of the Main Building, the consent holder shall develop a Staff Travel Plan (STP) which should identify methods to minimise traffic activity in Boulcott Street during school drop-off and pick-up times during school terms, being:
 - 8.30am - 9.15am; and
 - 2.45pm - 3.30pm.

The STP shall be updated to align with the staged completion of the village and the Construction Traffic Management Plan (CTMP) in accordance with Condition 7(j).

Contractors' Parking

34. All contractors' vehicles associated with site earthworks and construction activities shall be parked on site and not on the surrounding street network.

Note: for the purpose of this condition 'on site' includes the hard-surfaced car park at 10, 12 and 14 Hathaway Avenue.

Site Access During Earthworks and Construction

35. Site access to the site during all earthworks and construction stages by heavy vehicles must be from Harcourt Werry Drive and the 'haul route' across the Boulcott's Farm Heritage Golf Course; and heavy vehicles departing from the site must exit using the haul route and exit to Harcourt Werry Drive.

Note: for the purpose of this condition 'heavy vehicle' means any vehicle with a gross vehicle weight greater than 6000kgs for which a HT (Heavy Traffic) driver licence is required.

Boulcott Street/High Street Intersection

36. Physical works shall be undertaken at the Boulcott Street/High Street intersection to upgrade it to traffic signals. The works are to be completed prior to resident occupation of the second stage of the village.

Note: the intersection design is to be developed in collaboration with the Council's Traffic Asset Manager, and analysis undertaken to demonstrate that traffic signals will perform to a level acceptable to the Traffic Asset Manager.

Community Liaison Group

37. The consent holder shall establish a Community Liaison Group (CLG) three months prior to the commencement of any works on site. The CLG shall meet as required to discuss issues raised by the construction process but, as a minimum, shall meet as least once every six months during the construction process, or at more or less frequent intervals as agreed by the CLG. It is intended that the CLG would include a representative from the consent holder, contractor or contractors, a representative of Boulcott School/Boulcott Kindergarten, a maximum of two local resident representatives, and a representative of the Hutt City Council if required.

Emergency Evacuation Plan

38. Prior to the occupation of any stage of the retirement village by residents, the consent holder must prepare an Emergency Management Plan (EMP) to address emergency management and evacuation procedures in respect of natural hazard (earthquake and flood) and civil defence events and fire.