

## Appendix 20: Recommended Draft Conditions

### 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:

#### *Documents and reports:*

- Resource Consent Application, Summerset Villages (Lower Hutt) Limited, prepared by Urban Perspectives Ltd, dated 19 April 2018, including Annexure E, Assessment of Environmental Effects (AEE) Report
- Appendix 1 – Architect’s Design Statement, prepared by Designgroup Stapleton Elliott, dated 6 November 2017
- Appendix 2 – Operator’s Statement, prepared by Summerset Group Holdings, undated.
- Appendix 3 – Staging Plan, undated
- Appendix 4 – Compliance Audit, prepared by Urban Perspectives Ltd, undated
- Appendix 6 – Transportation Assessment Report, prepared by TDG<sup>32</sup>, dated March 2018
- Appendix 7 – Urban Design Assessment, prepared by Ian Munro, dated April 2018
- Appendix 8 – Shading Assessment, prepared by SpencerHolmes, dated 14 November 2017
- Appendix 9 – Wind Assessment, prepared by Opus Research, dated 20 November 2017
- Appendix 10 – Landscape Report, prepared by Kamo Marsh Landscape Architects, dated 30 September 2017
- Appendix 11 – Civil Engineering Preliminary Design Report, prepared by Beca Infrastructure Ltd, dated 15 March 2018
- Appendix 12 – Example of an Emergency Evacuation Plan
- Appendix 13 – Cultural Impact Report, prepared by Raukura Consultants, dated September 2017
- Appendix 15 – Archaeological Assessment Report, prepared by Victoria Grouden of Capital Heritage Limited, dated August 2017
- Appendix 17 – Civil Works Construction Management Plan, prepared by Beca Limited, dated 14 February 2018, which includes a construction management plan, earthworks plans, a detailed site investigation report for contaminated soils and a contaminated soils management plan.
- Appendix 18 – Potential Residential Subdivision

#### *Application Drawings*

The suite of plans, all prepared by Designgroup Stapleton Elliott, in a bundle dated November 2017, as follows:

- A005 and A006 Rev P1

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<sup>32</sup> Now Stantec

- A100 Rev P5
- A101 – 105, A110 - 119 Rev P2
- A120, A200 - 201 Rev P1
- A250 - 251 Rev P2
- A300 – 301 Rev P1
- A310 Rev P2
- A400 - 403 Rev P1
- AA100 Rev P3
- AA200, 203, 206, 280, 300, 301, 400, 401 Rev P2
- BA100 Rev P3
- BA201, 206, 211, 216, 219, 280, 300 – 302, 400 - 402 Rev P2
- CA100, 200, 203, 206, 209, 280, 300, 301, 400, 401 Rev P2
- DA100 Rev P3
- DA200, 203, 206, 280, 300, 301, 400, 401 Rev P2
- EA100, 200 Rev P3
- EA205, 210, 280, 300, 301, 400, 401 Rev P2
- FA100 Rev P3
- FA200 Rev P4
- FA204, 208, 280, 300, 301, 400, 401 Rev P2
- RC1.300 - 316 Rev 1.
- RC2.200 – 201
- RC1.01

*Addendum received in response to the s92 request:*

- Section 92 cover letter prepared by Urban Perspectives Ltd, dated 4 July 2018
- Attachment 1 – Drawing SK019 Rev P2, Control on Length of Building exceeding 20.0m, dated 6 June 2018
- Attachment 2 – Updated Shading Assessment, prepared by SpencerHolmes, dated 4 July 2018
- Attachment 3 – Drawing A402 Rev P2, Green Waste Enclosure, dated 6 June 2018
- Attachment 4 – Drawing A100 Rev P6, Site Plan – Ground Floor Level, dated 6 June 2018
- Attachment 5 – National Policy Statement on Urban Development Capacity 2016, prepared by Urban Perspectives Ltd, undated

- Attachment 6 – Landscape Concept Plans, pages 01-09, prepared by Kamo Marsh, dated 6 June 2018
  - Attachment 7 – Landscape Report Addendum 01, prepared by Kamo Marsh, dated 25 June 2018
  - Attachment 9 - Drawing SK022 Rev P1, Block A / Stop Bank Section, dated 6 June 2018
  - Attachment 10 – Letter from Ian Munro, dated 22 June 2018
  - Attachment 11 – Assessment of Noise Effects, Marshall Day Acoustics, dated 26 June 2018
  - Attachment 12 – Letter from TDG now Stantec, dated 27 June 2018
2. The Council's Environmental Enforcement Officer shall be contacted on (04) 570 6966 or by email at [enforcement@huttcity.govt.nz](mailto: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 always be available on site and made available on request.
  4. At least one month before site development works commence on any stage of the development, the consent holder shall inform Te Rūnanga o Toa Rangatira the date earthworks will commence and offer Te Rūnanga o Toa Rangatira the opportunity to monitor the earthworks. A copy of correspondence outlining the opportunity to Te Rūnanga o Toa Rangatira shall be submitted to the Team Leader Resource Consents no later than one week before earthworks commence.

#### Boundary Noise Fence

5. Prior to the commencement of any works on the site, the consent holder shall construct a boundary noise fence along the length of the southern boundary of the site, from Boulcott Street to Military Road. This fence shall be 2.0m in height above the ground level below it and be constructed from material with a minimum surface density of 12kg/m<sup>2</sup>. There must be no gaps between the barrier panels and no gap between the bottom of the barrier and the ground. This fence shall remain in place thereafter and be maintained by the consent holder.

#### Construction and Earthworks

6. At least 15 working days 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 certification by the Team Leader Resource Consents. The purpose of the CMP is to manage the construction effects associated with the undertaking of earthworks and building construction throughout the earthworks and construction period. The CMP shall contain, but not be limited to, 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 16, 17 and 18;
  - (d) Any necessary acoustic mitigation measures that will be adopted in accordance with Condition 19;

- (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 and do not increase the risk of instability or excessive leakage. The CMP 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;
- (i) Methods to ensure that the overall low risk profile with respect to damage and loss of amenity of neighbouring land from lateral ground movement in the event of an earthquake remains substantially unchanged following the completion of works;
- (j) Processes for establishing the baseline condition of the properties listed in Condition 24, including Boulcott Primary School and Boulcott Kindergarten;
- (k) Incident response;
- (l) Details for appropriate local signage/information of the proposed work including the location of a large sign (greater than 1m<sup>2</sup> noticeboard on the site at each main entrance that identifies the name, telephone number and address for service of the site manager, including cell-phone and after-hours contact details;
- (m) staff induction and training;
- (n) site monitoring, inspection and audits; and
- (o) management plan review procedure.

Any proposed amendments to the CMP shall be submitted to the Team Leader Resource Consents for certification, at least 15 working days prior to those amendments being implemented.

7. The consent holder must implement the approved CMP through the duration of each relevant stage of the site development period.
8. A copy of the certified CMP shall always be held on site and shall be made available, on request, to any Council officer and to any owners or occupiers of the properties listed in Condition 24.

Note: A copy of the CMP shall be provided to the Community Liaison Group, in accordance with Condition 54.

#### Construction Traffic Management Plan

9. At least 15 working days 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 certification by the Team Leader Resource Consents. The purpose of the CTMP is to manage the traffic effects associated with the undertaking of earthworks and building construction throughout the earthworks and construction period. The CTMP shall contain, but not be limited to, 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 46;

- (e) Construction access, egress and site circulation over the entire construction period, which ensures that all construction staff/trade access is via Boulcott Street apart from during the times of school drop-off and pick-up unless the Harcourt Werry Drive access can be used;
- (f) Temporary traffic management signage;
- (g) Measures for avoiding any carry of soil or any other material onto public roads to meet Condition 17;
- (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.

Any proposed amendments to the CTMP shall be submitted to the Team Leader Resource Consents for consideration and approval, at least 15 working days prior to those amendments being implemented.

- 10. The consent holder must implement the certified CTMP through the duration of the site development period.
- 11. A copy of the certified CTMP shall always be held on site and shall be made available, on request, to any Council officer and to any owners or occupiers of the properties listed in Condition 24.

Note: a copy of the CTMP shall be provided to the Community Liaison Group, in accordance with Condition 54.

#### Contaminant Management

- 12. At least 15 working days prior to the commencement of any site development works for each stage of the development, the consent holder shall submit a Contaminated Site Management Plan (CSMP) prepared by a suitably qualified and experienced practitioners for certification by the Team Leader Resource Consents. The purpose of the CSMP is to manage any potential effects resulting from the disturbance of any potentially contaminated land on the site. The CSMP shall contain, but not be limited to, 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) Certification from a suitably qualified and experienced practitioner of the results from additional sampling of topsoils and analysis for pesticide residues. Samples shall be collected no deeper than 0.15m below ground level at historic green locations. The analytical suite shall include arsenic, organochlorine pesticides, organophosphate pesticides and acid herbicides;
  - (f) 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. specific dust monitoring procedures, trigger levels and controls
    - iv. controls to minimise discharge effects (air quality, groundwater, stormwater runoff, construction workers, site users, noise, and vibration);
    - v. additional contaminant tests, including validation tests;
    - vi. methods to contain contaminated material leaving the site;

- vii. identification of soil disposal locations and their proof of acceptance;
  - viii. ensuring that all site soils meet the site contaminant standards for high-density residential use;
  - ix. appropriate remedial criteria recommended by a suitably qualified and experienced practitioner should non-priority contaminants be identified on the site
  - x. requirements for documentation and record keeping, including a site validation report;
  - xi. contingency plan;
  - xii. reporting; and
  - xiii. conclusions;
- (g) confirmation that the soil to be used in the communal gardens will be clean fill; and
- (h) the nominated suitably qualified and experienced practitioner and their contact details.

Any proposed amendments to the CSMP shall be submitted to the Team Leader Resource Consents for certification, at least 15 working days prior to those amendments being implemented.

13. The consent holder must carry out all works on site in accordance with the approved CSMP.
14. 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.
15. No later than two months following completion of any soil removal from the site, the consent holder shall provide the Team Leader Resource Consents a site validation report certifying that all works have been carried out in accordance with and meet the outcomes set in the CSMP, in accordance with the certified CSMP.

#### Erosion, Dust and Sediment Control

16. All earthworks shall be undertaken in accordance with the sediment control measures within Greater Wellington Regional Council's erosion and sediment control guidelines.  
Note: The consent holder is also required to obtain resource consent from the Greater Wellington Regional Council for the bulk earthworks on the site prior to any earthworks commencing.
17. Vehicles and machinery leaving the site shall ensure that they do 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).
18. All earthworks shall be carried out in a way that prevents nuisance dust 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

19. All development and construction work shall comply with the "long duration" 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 22.

20. All development and construction work shall comply with the vibration limits set out within BS 5228-2:2009 "Code of practice for noise and vibration control on construction and open sites Part 2: Vibration" as identified within District Plan Chapter 4A 2.3.1, unless otherwise specified for in the Construction Noise and Vibration Management Plan (CNVMP) specified in Condition 22.
21. Prior to the commencement of any works on site, the consent holder shall submit a Classroom 14 and 15 Ventilation Report (CVR) to Council which certifies that Boulcott Primary School has been contacted and an offer from the consent holder has been made to install or upgrade ventilation into Classrooms 14 and 15 at Boulcott Primary School that will enable windows to be kept closed during classroom sessions at any time of high levels of outdoor construction noise (up to but not exceeding the allowable long-duration noise limit). The CVR shall contain details of consultation undertaken by the consent holder with the School Board of Trustees and outline any agreed program for the provision of the required ventilation system, along with a generic description of the agreed ventilation system, or in the event agreement is not reached, record as such.
22. At least 15 working days prior to the commencement of any site development works for each stage of the development, the consent holder shall submit a Construction Noise and Vibration Management Plan (CNVMP) for the approval of the Team Leader Resource Consents. The purpose of the CNVMP is to manage the noise effects associated with the undertaking of earthworks and building construction throughout the earthworks and construction period. The CNVMP must be prepared by a suitably qualified acoustic and vibration specialist and include, but not be limited to, the following matters:
  - (a) Project overview, introduction, scope and objectives;
  - (b) Roles and project responsibilities;
  - (c) The hours of operation, a description of the main stages of work proposed, noise and vibration sources, the equipment to be used and the predicted noise levels at nearby sensitive sites;
  - (d) Noise criteria and standards including application of an "alternative" LAeq 55 dB daytime construction noise guideline limit applying at sensitive receiver sites identified on maps which are remote from construction activities. The Plan should set out methods for amending the CNVMP at times so that areas to which the above alternative noise limit would apply can be adjusted to apply to sensitive sites located well away from construction areas utilised at different stages of the project;
  - (e) Specific vibration mitigation measures including identifying practical mitigation methods to manage construction vibration associated with any percussive piling methods or any other process or machinery that may give rise to detectable vibration effects within adjacent residential or education-related building in the area;
  - (f) Vibration criteria and standards;
  - (g) Community and stakeholder project liaison including prior notification of any construction activities likely to give rise to vibration effects within any dwelling or classroom;
  - (h) 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";
  - (i) Noise and vibration monitoring;
  - (j) Non-compliance contingency and reporting measures;
  - (k) Written reporting, scheduling and record keeping; and

- (l) Specify details of complaint handling, communication procedures including notification of any necessary noise monitoring.

Any proposed amendments to the CNVMP shall be submitted to the Team Leader Resource Consents for certification, at least 15 working days prior to those amendments being implemented.

Note: a copy of the CNVMP shall be provided to the Community Liaison Group in accordance with Condition 54.

23. The consent holder must carry out all works on site in accordance with the certified CNVMP.

Condition Assessment Surveys and Land Stability

24. At least 15 working days prior to the commencement of any site development works for each stage of the development, 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, 6 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).
25. Where any property owner accepts the offer in Condition 24 within 15 working days of it being posted, the building inspection survey shall be undertaken by an 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.
26. 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.
27. 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.
28. 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.
29. 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 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



30. At least 10 working days prior to the commencement of any civil works for each stage of the development, the consent holder shall submit specific details of the design and on-site location of the stormwater drainage and associated infrastructure for the certification by the Team Leader Resource Consents, 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.

Wastewater, water supply and firefighting

31. At least 10 working days prior to the commencement of any civil works for each stage of the development, the consent holder shall submit specific details of engineering plans for the wastewater, water supply and firefighting for certification by the Team Leader Resource Consents. The plans shall provide information on the materials to be used, including the size, type and class of pipes including pipe gradients and shall ensure that all areas of the development site are appropriately serviced. All works shall be carried out in accordance with the approved plans.

Landscaping

32. At least 20 working days prior to the commencement of any site development works, the consent holder shall provide an updated landscape planting and management plan (LPMP) based on the landscaping plan submitted with the application (Plan 4735/03 to 4735/07 prepared by Kamo Marsh Ltd dated 06/10/17) to the Council for certification by the Team Leader Resource Consents. This LPMP shall also address the following matters:
- (A) The tree species to be used along the residential and school boundaries of the site and how these species will minimise adverse effects that may arise from vegetation shading dwellings and yards; and
  - (B) An arboricultural report prepared by a suitable specialist setting out the health, safety and risk of the four macrocarpa trees located along the school boundary that may result from the proposed development, in respect of both the school and the retirement village. This report shall, if required, include recommendations in respect to any remedial measures.

Any proposed amendments to the LPMP shall be submitted to the Team Leader Resource Consents for certification, at least 15 working days prior to those amendments being implemented.

33. The landscaping certified under Condition 32 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 construction being completed.
34. 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.
35. 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.

Roof and Façade Treatment

36. At least 10 working days prior to the commencement of building construction on each relevant stage, the consent holder shall submit for certification by the Team Leader Resource Consents, roof and façade colours to be used for the one and two-storey villas located adjoining the residential and school boundaries which are to be in general accordance with the outline specification shown on Drawings A300, A301 and A310. The purpose of the colours shall be to

differentiate the villas from the larger buildings within the site. The approved colours shall be used on the villas.

#### Operational Noise

37. At least 10 working days prior to the occupation of any new buildings on the site, the consent holder shall submit a Mechanical Services Design Report (MSDR) prepared by an appropriately qualified acoustic specialist for certification by 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

38. 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.
39. The consent holder shall use low-bollard type lights only for night-time use of the accessway.

#### Signage

40. Prior to the occupation of any new buildings on the site, the consent holder shall submit details of the design, location and illumination of the proposed entranceway signs on Boulcott Street and Military Road for the approval of 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. The purpose of the signage information is to manage the visual effects of the signs.

#### Accidental Discovery Protocol

41. 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 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.

Note: Following the completion of the approved exploratory excavations approved by Heritage New Zealand Pouhere Taonga, the consent holder is advised that they will need to obtain either a General Archaeology Authority (if little, or no material is found) or a Scientific Archaeology Investigation Authority (if significant archaeological features are found) from Heritage New Zealand Pouhere Taonga before they can undertake works on the site.

#### Car Parking

42. 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

43. Except in emergencies, no service deliveries shall enter the site between the hours of 10.00pm and 7.00am.
44. Upon completion of the Main Building and at least 10 working days prior to the use of the Main Building commencing, the consent holder shall submit a Servicing Activity Management Plan (SAMP) for certification by the Team Leader Resource Consents. The SAMP shall identify methods to reduce as far as practicable 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 9(j). Any proposed amendments to the SAMP shall be submitted to the Team Leader Resource Consents for consideration and approval, at least 15 working days prior to those amendments being implemented. The consent holder must implement the certified STP.

#### Staff Travel

45. Upon completion of the Main Building and at least 10 working days prior to the use of the Main Building commencing, the consent holder shall submit a Staff Travel Plan (STP) for certification by the Team Leader Resource Consents. The STP shall identify methods to reduce as far as practicable 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 9(j). Any proposed amendments to the STP shall be submitted to the Team Leader Resource Consents for consideration and approval, at least 15 working days prior to those amendments being implemented. The consent holder must implement the certified STP.

#### Contractors' Parking

46. 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.

### Staff and Visitor Parking

47. At least 10 working days prior to the occupation of any part of the Retirement Village, the consent holder shall submit a Parking Management Plan (PMP) prepared by a suitably qualified and experienced practitioner for certification by the Team Leader Resource Consents. The purpose of the PMP is to manage the parking effects of the ongoing use of the retirement village. This PMP shall include, but not be limited to:
- (a) Confirmation of how staff parking will be accommodated within the site at times of shift changes;
  - (b) Allocation and signage of staff and visitor parking;
  - (c) Identification of a suitable location for staff bike storage;
  - (d) The provision of a pedestrian path either along the opposite side of the internal road or parallel to the internal road in the vicinity of the loading area; and
  - (e) Confirmation of how residents parking spaces will be managed on-site, including:
    - i. how residents will be made aware of any vehicle size restrictions that apply to the residential garages and parking spaces; and
    - ii. so that the internal lengths of garages are not further reduced by laundry facilities, shelving or storage.

The consent holder shall demonstrate how the parking management plan has been informed by staff and visitor parking demands at other similar scale Retirement Villages. Any proposed amendments to the PMP shall be submitted to the Team Leader Resource Consents for certification, at least 15 working days prior to those amendments being implemented. The consent holder must implement the certified PMP.

48. Any signage required as a result of the PMP shall be in place prior to the occupation of any part of the Retirement Village and maintained thereafter.

### Site Access During Earthworks and Construction

49. 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

50. No part of the Retirement Village shall be occupied by residents until such time as the Boulcott Street and High Street intersection has been signalised to the satisfaction of the Council's Traffic Asset Manager.

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.

### Military Road Entrance - Pedestrian Access

51. At least 10 working days prior to the commencement of any site development works on the eastern portion of the site (accessed from Military Road), the consent holder shall submit to the satisfaction of the Team Leader Resource Consents, a detailed design of the Military Road

entrance, which shall include specific provision for pedestrian footpaths on both sides of Military Road. The approved design shall be implemented.

#### Underground Pipes

52. The consent holder shall ensure that the location of all underground pipes is identified prior to works commencing.

Note: Any works to or in proximity to the gas distribution network should be undertaken in accordance with the National Code of Practice for Utility Operators Access to Transport Corridors 2011.

#### Community Liaison Group

53. The consent holder shall establish a Community Liaison Group (CLG) three months prior to the commencement of any site development works on site. The CLG shall meet every six months during the construction process, or at more or less frequent intervals as agreed by the CLG. The consent holder shall invite the following organisations or interested parties to nominate representatives:

- (a) Local residents (two representatives);
- (b) Boulcott Primary School (one representative);
- (c) Boulcott Kindergarten (one representative); and
- (d) Hutt City Council (one representative).

The CLG shall also include one representative of Summerset and one representative of the contractor for the relevant stage of development, both nominated by the consent holder. The consent holder shall, in consultation and in agreement with Hutt City Council, appoint an independent facilitator who will act as convenor of the CLG.

The function of the group shall be to provide communication between the community, the consent holder and Hutt City Council on issues arising from the construction of the retirement village and to have the opportunity to provide input into all management plans for the site.

54. The consent holder shall provide copies of the Construction Management Plan, Construction Noise and Vibration Management Plan and Construction Traffic Management Plan to the CLG at its next meeting after the Management Plans are produced and at least three working days prior to the meeting. These Management Plans must be provided to the CLG prior to the time they are submitted to the Team Leader Resource Consents for approval. The CLG will be given a period of two weeks in which to forward any comments it may have on the Management Plan(s) to the Team Leader Resource Consents prior to any approval being given.

#### Emergency Evacuation Plan

55. At least 15 working days prior to the occupation of any stage of the retirement village by residents, the consent holder must submit an Emergency Management Plan (EMP) for certification by the Team Leader Resource Consents. The purpose of the EMP is to address emergency management and evacuation procedures in respect of natural hazard (earthquake and flood) and civil defence events and fire. Any proposed amendments to the EMP shall be submitted to the Team Leader Resource Consents for consideration and approval, at least 15 working days prior to those amendments being implemented.

56. The consent holder must implement the certified EMP thereafter.

#### Complaints

56. The consent holder shall keep a record of any complaints and the records shall, as a minimum, include:

- (a) the nature of the complaint and the activity and any adverse effects to which it relates (e.g. noise);
- (b) the date and time when the complaint was made; and

(c) any corrective action undertaken by the consent holder to avoid, remedy or mitigate the adverse effect detected by the complainant.

57. A report containing a record of any complaints shall be provided to the Team Leader Resource Consents annually from the date of the commencement date of the consent and upon request at any time.