

Appendix K – Recommended Conditions of Consent:

General:

- 1) The proposal must be in accordance with the information provided with the application Service Request No. 505203 and the following plans prepared by Archaus, Project '21026 292 Main Road Tawa':
 - Sheet No. RC01.00 Rev 2 'Proposed Perspectives', dated 28/01/22
 - Sheet No. RC02.00 Rev 2 'Site and Location Plan', dated 28/01/22
 - Sheet No. RC04.00 Rev 2 'Level 00 Plan', dated 28/01/22
 - Sheet No. RC04.01 Rev 2 'Level 01 Plan', dated 28/01/22
 - Sheet No. RC04.02 Rev 2 'Level 02 Plan', dated 28/01/22
 - Sheet No. RC04.03 Rev 2 'Level 03 Plan', dated 28/01/22
 - Sheet No. RC04.05 Rev 2 'Roof Plan', dated 28/01/22
 - Sheet No. RC05.00 Rev 2 'Elevations', dated 28/01/22
 - Sheet No. RC05.01 Rev 2 'Elevations', dated 28/01/22
 - Sheet No. RC07.20 Rev 2 'Earthworks Plan', dated 28/01/22

And the following plans prepared by Local Landscape Architecture Collective Limited, Job No. 2110-1239 Project 'Main Road Tawa':

- Drawing No. LA1.01 Rev C 'Landscape Masterplan', dated 16.02.22
 - Drawing No. LA1.02 Rev B 'Outline Specification', dated 16.02.22
 - Drawing No. LA1.04 Rev C 'Landscape Plan', dated 16.02.22
 - Drawing No. LA1.05 Rev C 'Landscape Plan', dated 16.02.22
 - Drawing No. LA1.06 Rev A 'Levels Plan', dated 16.02.22
 - Drawing No. LA1.07 Rev A 'Levels Plan', dated 16.02.22
 - Drawing No. LA1.11 Rev A 'Planting Plan', dated 16.02.22
 - Drawing No. LA1.12 Rev A 'Planting Plan', dated 16.02.22
- 2) In order to prevent the obstruction of views from and to the intersection, and for vehicles entering and existing the site, all vegetation or structures located with legal road are to be a maximum of 1m in height or less. The applicant will ensure that there is no structure or vegetation that prevents a 40m view of the nearest tyre track in each oncoming lane from 2m back of the back of the footpath behind the crossing.
 - 3) All redundant vehicle crossings along Main Road must be reinstated with standard kerb and channel.
 - 4) All structures, with the exception(s) below are to be set back a minimum of 2.7 metres from the kerb face. Exceptions are:
 - Stairs are to be setback 3m from the kerb face.
 - 5) In order to restrict access to the rear of the building, prior to occupation the consent holder must install security features to restrict such access.

Landscape Plan:

- 6) Before construction commences on the site a final Landscape Plan must be submitted to, and certified by, the Council's Compliance Monitoring Officer. The Landscape Plan will be based upon the drawing(s) in **condition (1)** and must include amendments to the design and confirm:
 - The final details of the rubbish enclosures, including plans and elevations indicating materials, finishes, and dimensions, to show that these are not visible from the site to the north.
 - The final details of the front yard fences, including plans and elevations indicating materials, finishes, and dimensions.

- The individual location and species (with both scientific and common names) and numbers of plants.
- PB size at time of installation.
- Estimation of growth rates and size on maturity
- Details of any plants to be removed or pruned.
- A maintenance plan/schedule including details of ongoing shaping and trimming

Note:

- i. Where necessary, the Compliance Monitoring Officer will consult with the Urban Design Advisor and/or Landscape Architect before certifying the plan.
- ii. Plant species should be locally sourced from the Wellington area where possible.

Materials:

- 7) Prior to construction commencing the consent holder must submit an exterior materials plan showing the full and final details of the materials used for all exterior surfaces and glazing. This will be used for approval by the Compliance Monitoring Officer in consultation with the Urban designer. The information must include the following details:

- Exterior envelope materials and detailing.
- Window glazing and framing materials and detailing.
- Deck and balustrade materials and detailing.

Note: The Compliance Monitoring Officer will liaise with the Urban Design Advisor to confirm that the materials are appropriate to minimise the effects of the building.

Lighting Plan:

- 8) Prior to construction an Exterior Lighting Plan must be submitted to, and certified by, the Council's Compliance Monitoring Officer. The lighting must provide illumination of shared areas, service areas and accessways into and through the property, to operate from dusk to dawn.

In order to suitable level of pedestrian safety and accessibility to all public areas.

The lighting must be in accordance with the requirements of the AS/NZS 1158.3.1, Pedestrian Area lighting. The lighting must also comply with the AS/NZS 4282 to control the obtrusive effects of outdoor lighting.

Waste Management Plan:

- 9) Prior to occupation of the building, the consent holder must submit to the Councils Compliance Monitoring Officer for certification, a Waste Management Plan (WMP) detailing the measures for waste storage and collection for the residential apartments. This must contain but not be limited to:

- i. A schedule for regular clearance of waste and recycling
- ii. A prohibition of rubbish left on the roadside
- iii. Measures to ensure collection of waste occurs when there is low use of Main Road e.g. after 3 am and before 6.30 am on a weekday
- iv. A description of the access into the site and related manoeuvring.
- v. A risk assessment
- vi. A Traffic Safety Plan
- vii. A contract with a waste collection agency. This, or associated documentation, is to confirm that they accept the access requirements and that they are able comply with those requirements and undertake operations within the site and without a requirement to park on the road.

- 10) All collection of residential waste or recycling must be undertaken in accordance with the WMP in **condition (9)** on an ongoing basis.

Construction Traffic Plan

- 11) The consent holder must submit a Construction Traffic Plan (CTP) to the CMO at least 10 working days before any works commence on the site. The CTP must be certified by the CMO in consultation with the Traffic / Vehicle Access Team before any work begins.
- 12) The CTP must include methods to avoid, remedy or mitigate adverse construction traffic effects during the works. The CTP must include but not be limited to the following matters:
- Timing of specific work phases.
 - Key activities and anticipated traffic levels for each work phase.
 - Truck routes for the removal of earthworks materials.
 - Expected frequency of 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 (7-9am and 4-6pm weekdays).
 - Locations of where construction related vehicles will park, wait, turn, and carry out loading and unloading of materials.
 - Locations where construction materials would be stored.
 - Arrangements for temporary traffic management, including pedestrians, car-parking, and servicing.
 - Temporary pedestrian safety measures, including directional signage where applicable.
 - Details of how servicing and access to adjacent site activities will be provided for, specific to each development phase.
 - Methods for the public to contact the site manager for complaints. There should be a 1 m² sign facing the public footpath at all points of entry to the site with the site manager's contact details

Notes:

- (a) 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.
- (b) A Corridor Access Request (CAR) must be approved before construction activities within the road corridor starts. 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/>.
- (c) A Road Usage Licence (RUL) is necessary if any temporary structures or sole use of space (scaffolding, hoarding, loading zones, tower crane positioning, gantry etc.) are needed on road reserve during any stage of the development and construction. Please note additional fees can occur and will apply when occupying legal road reserve for private use. A quote will be sent to you for acceptance if this applies.

Geotechnical Assessment Report:

- 13) A geotechnical assessment report of the site and proposed development must be submitted to the Council's Compliance Monitoring Officer for certification, at least 20 working days prior to any work commencing on site. The geotechnical assessment report should be undertaken by an experienced 'Geotechnical Professional' and as a minimum should contain, but not be limited to, the following:
- i. A review of all available geotechnical reports for the site including the geotechnical report by Engeo Ltd (dated 30 March 2021, reference 18501.000.001_01).
 - ii. A summary of the ground conditions with a proposed geological model.

- iii. An assessment of the geotechnical analysis of the Porirua Stream Bank and the development, that ensures no increased risk of instability.
- iv. A geotechnical analysis of the design concept and resulting recommendations that will mitigate any potential adverse effects.

The purpose of the geotechnical assessment is to ensure that appropriate geotechnical risk have been identified in relation to potential effects on the stream and to ensure the geotechnical soundness and resilience of the earthworks and stream bank.

A 'Geotechnical Professional' is defined as a Chartered Professional Engineer (CPEng) with specialist geotechnical skills and experience in the design, construction and monitoring of excavations in similar ground conditions as the proposed development.

Chartered Professional Engineer:

- 14) A suitably experienced and qualified Chartered Professional Engineer (CPEng) must be engaged by the consent holder for the monitoring earthworks, detailed design and construction phase of the project.

The CPEng must advise on:

- i. The methods to ensure the stability of the site, banks of the Porirua Stream and surrounding land
- ii. The construction of cut faces, fill batters, staging, shoring, and benching as required for stability of the earthworks,
- iii. The earthworks methodology to ensure consistency with the geotechnical report by Engeo Ltd (dated 30 March 2021, reference 18501.000.001_01).

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

Erosion and Sediment Control Plan (ESCP):

- 15) An Erosion and Sediment Control Plan (ESCP) must be developed by the Consent Holder and submitted to the Council's Compliance Monitoring Officer for certification, at least 10 working days prior to any work commencing on site.

Erosion and Sedimentation Controls

- i. An illustrated plan that records the key features of the ESCP (including the approved earthworks plan)
- ii. A description of the approaches to be used to prevent erosion, and minimise problems with dust and water-borne sediment including staging of stabilisation of earthworks to decrease the risk erosion from flooding or stormwater
- iii. Measures to limit the area of earthworks exposed to the weather at any one time (sources of dust and sediment)
- iv. Stabilisation of the site entrance(s) to minimise the tracking of earth by vehicles onto the adjoining roads
- v. Detail of the use of diversion bunds/cut-off drains, as required, to minimise stormwater entering the site and discharging onto earthworks areas where it can pick up sediment and not discharged on to sloping ground
- vi. The type and location of silt fences to control water-borne sediment
- vii. Methods for protecting stormwater sumps from the infiltration of water-borne sediment
- viii. Stabilisation of soil or other material that is stockpiled on the site or transported to, or from, the site, to prevent dust nuisance or erosion by rain and stormwater (creating water-borne sediment)

Dust Suppression

- ix. Ensuring that measures such as sprinklers are in place and ready for use at the start of the day when dry weather is expected
- x. Ceasing all dust generating activities if site dust is observed blowing beyond the site boundary

Management of Controls

- xi. The methods for managing and monitoring the ESCP controls
 - xii. Nomination of a site person responsible for the implementation and administration of the ESCP.
- 16) No work may commence on site until the ESCP is certified by the Council's Compliance Monitoring Officer. The earthworks and associated work must be carried out in accordance with the certified ESCP.
- 17) The erosion, dust and sediment control measures put in place must not be removed until the site is remediated to the satisfaction of the Council's Compliance Monitoring Officer. 'Remediated' means the ground surface of the areas of earthworks have been stabilised (no longer producing dust or water-borne sediment), and any problems with erosion, dust or sediment that occur during the work have been remedied.

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

- 18) A copy of the certified ESCP must be held on site throughout the duration of the earthworks and must be made available on request.

Certification of Earthworks:

- 19) A Construction Review Statement prepared by a suitably experienced Chartered Professional Engineer (CPEng) must be supplied to the Council's Compliance Monitoring Officer within one month of the earthworks being completed. The Construction Review Statement should:
- i. State the earthworks have been completed in accordance with the earthworks scheme plans, approved under the resource consent
 - ii. Include statement of Professional opinion for the suitability of earth fill for residential development, as per Appendix A NZS4431:1989.

Producer Statements:

- 20) 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 Council's Compliance Monitoring Officer within one month of the structures/buildings being completed.

Grassing of Earthworks:

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

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

- 22) If construction works at the site cease for a period of greater than 2 months, the exposed areas of earthworks must then be stabilised to reach a level of establishment satisfactory to the Council's Compliance Monitoring Officer.

General Earthworks Conditions:

- 23) 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.

- 24) 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.

Vibration:

- 25) The consent holder must ensure construction and any earthworks activities must be controlled to ensure any vibration does not exceed the vibration limits set out in German Standard 'DIN 4150-3:1999 'Structural Vibration – Part 3: Effects of vibration on structures. Where a specific construction activity cannot comply with the limits set out in DIN 4150-3:1999 'Structural Vibration – Part 3: Effects of vibration on structures' the consent holder must provide the CMO an assessment of physical and managerial vibration control methods that must be adopted. The assessment shall be in line with section 16 of the Act (BPO)

Construction Noise:

- 26) The consent holder must ensure that construction, earthworks and any demolition 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. Where a specific construction activity cannot comply with the limits set out in 'NZS6803:1999 Acoustics – Construction' the consent holder must provide the Council's Compliance Monitoring Officer an assessment of physical and managerial noise control methods that must be adopted. The assessment must be in line with section 16 of the Act (Best Practical Option (BPO)).

* The BPO 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) the current state of technical knowledge and the likelihood that the option can be successfully applied.

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

Flood Levels:

- 27) Unless otherwise agreed with the Wellington Water Land Development Team under **condition (28)** or otherwise in writing, any residential building constructed on the site must have a minimum floor level of 21 m RL (Wellington 1953 Datum).
- 28) A reduced floor level may be accepted by the Wellington Water Land Development Team if the consent holder provides a site specific engineering assessment demonstrating that overland flood flows entering the site from Main Road are managed through the site so as not to cause flooding of the proposed building with freeboard as per the Wellington Water Regional Standard for Water Services.
- 29) Any secondary overland flow paths created under **condition (28)** must be protected by an easement in gross in favour of the Wellington City Council and which prevents the

alteration of the ground surface and prohibits the location of structures that might impede the flow of water across the land.

- 30) To avoid impact on the Porirua Stream flood flow path all development must be permeable (must not restrict flood flows) to a minimum of 0.4 m above existing ground level.
- 31) The development layout and levels must achieve a minimum 8 m set back to the Porirua Stream.
- 32) The development layout and levels must achieve a minimum 8 m set back to the Porirua Stream.
- 33) The existing public gravity stormwater main and outfall must be accurately located on site and the site layout must achieve at least 1.5m clear of any building works including bin store, bike shed and any retaining walls so that access to the pipeline and outfall is not impeded or alternatively the stormwater main can be re-laid to achieve a minimum 1.5 m clearance.
- 34) Piles and concrete foundations within the proposed building site are required to be kept a minimum of 1.5m from the public gravity stormwater main, and pile foundations are required to be founded on solid ground below the main invert level within 1.5m of the main in accordance with Standards and Guidelines for buildings over or near Public Drains.
- 35) The site landscaping plan must be agreed with the Wellington Water Land Development Team to ensure trees and shrubs are maintained clear of the public stormwater main and Porirua Stream.

Engineering Standards

- 36) 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 earthworks, traffic (roading and vehicle access), wastewater and stormwater drainage, water supply and utility structures.
- 37) No construction is to start prior to the 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.
 - iii. identification of secondary overflow flow paths
 - iv. design and construction documentation (must include an analysis of the impact of the proposed development on the existing stormwater and/or wastewater network capacity)
- 38) Where existing buildings have been or are to be demolished or replaced, the end of the existing private water, stormwater and wastewater lateral(s) must be abandoned / decommissioned including disconnecting from the public main (water) and capping at the shared private drain (stormwater and wastewater). Council must be advised of the final treatment by way of including the location of capping on the final as-built plan.

Water supply:

- 39) Prior to the commencement of any works, 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:
 - v. Calculations, specifications and design plans to confirm that:

- a. there is sufficient water supply pressure and flow for the development to meet the Wellington City Code of Practice for Land Development 2012.
- b. fire hydrants with sufficient pressure and flow to service the development in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008 are provided.
- vi. Calculations based on pressure logging (for a minimum one week period) and flow readings taken from the nearest hydrant.

Notes:

- i. The design statement must 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”
 - ii. Please note that permission is required prior to using or testing hydrants.
 - iii. Upgrading of the existing water infrastructure (including additional fire hydrants) and / or on site solutions (booster pumps, sprinklers or tanks) may be required if the Code requirements cannot be achieved or if the proposal will have a detrimental effect on existing users.
- 40) The consent holder must provide each unit with a separate water supply shut-off valve. The shut-off valve will need to be located such that each dwelling or unit can be independently isolated, if required.

Wastewater:

- 41) The site must be provided with a suitably sized wastewater connection to a public wastewater network at a location accepted in writing by the Wellington Water Land Development Team and in accordance with the Wellington City Council Code of Practice for Land Development.

Note: The existing lateral may be re-used if it is demonstrated to be in good condition, made of resilient material, and is suitably sized to accommodate the increase in flows, and this is confirmed in writing by the Wellington Water Land Development Team. If the existing lateral cannot be re-used it must either appropriately abandoned by disconnecting from the public main or re-laid as new.

Stormwater:

- 42) In regard to the existing Council stormwater line passing through the site, as the proposed construction will not comply with the Regional Standard for Water Services requirement for building/working near public drains, the consent holder must provide pre- and post-CCTV footages and reports of the existing main to the Wellington Water Land Development Team.

Any new defects identified post-development must be repaired by the consent holder. All costs incurred for repairs post development will be at the expense of the consent holder.

- 43) The site must be provided with a suitably sized stormwater connection to a public stormwater network or an approved outfall at a location accepted in writing by the Wellington Water Land Development Team and in accordance with the Wellington City Council Code of Practice for Land Development.

Where the site is connected to the public stormwater main, the consent holder must assess the velocity at which the stormwater exits the existing public outfall and the potential for scour/erosion with documentation and calculations provided to Wellington Water Land Development Team. If there is an increased risk of scour or erosion as a result of the development, then the consent holder must upgrade the existing outfall to

mitigate the impact of the development to the satisfaction of the Wellington Water Land Development Team.

Note: The consent holder may also require Greater Wellington Regional Council approval for the proposed stormwater discharge.

- 44) Bare galvanised, zinc alum or unpainted metal (including copper) may result in contamination of stormwater runoff upon corrosion of surfaces and therefore must not be used for exterior construction, including but not limited to roofing, cladding, gutters and downpipes.
- 45) To avoid impact on the downstream network, stormwater neutrality is required for all events up to the 1% AEP event (1 in 100 year event). The site must be provided with (a) stormwater management system(s). The stormwater management design must be approved in writing by the Wellington Water Land Development Team and the following aspects will need to be met.
 - i. The owner of the site must construct an approved stormwater management system or systems in accordance with plans approved by the Wellington Water Land Development Team.
 - ii. The stormwater management system(s) must be designed so that the total stormwater discharge post-development from the site for all events up to the 1% AEP event is less than or equal to the stormwater runoff flows prior to the development.
 - iii. The owner(s) of the site must ensure that all connections to the system(s) are trapped to minimise debris entering the system.
 - iv. Following construction of the stormwater management system(s), an as-built plan and a maintenance schedule will need to be made available for future property owners. The plan and schedule will need to be approved by the Wellington Water Land Development Team.
 - v. The owner of the site must follow the required operation, maintenance and renewal of the system(s), set out in the maintenance schedule, to ensure it is in full working order at all times.
 - vi. The owner(s) of the site 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.
- 46) A covenant must be entered into with the Council that includes the requirements of **condition (45)** above. The covenant must be entered into within 1 month of the completion of the works.

The covenant must be submitted to, and certified by, the Council's Compliance Monitoring Officer who will execute the covenant on behalf of the Council once approved. This will be subject to payment of the Council's fee relating to the execution of legal documents.

As-builts:

- 47) Within 1 month of the conclusion of the engineering works, the consent holder must submit as-built drawings that meet the requirements of Wellington Water Regional As-built Specification for Water Services for water supply, wastewater and stormwater drainage.

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.

Monitoring and Review:

- 48) Prior to starting work the consent holder must advise the Council's Compliance Monitoring Officer of the date when work will begin. This advice must include the address of the property and the Service Request number and be provided at least 48 hours before work starts, either by telephone on 04 801 4017 or email to rcmonitoring@wcc.govt.nz.
- 49) The conditions of this resource consent must be met to the satisfaction of the Council's Compliance Monitoring Officer. The Compliance Monitoring Officer will visit the site to monitor the conditions, with more than one site visit where necessary. The consent holder must pay to the Council the actual and reasonable costs associated with the monitoring of conditions (or review of consent conditions), or supervision of the resource consent as set in accordance with section 36 of the Act. These costs* may include site visits, correspondence and other activities, the actual costs of materials or services, including the costs of consultants or other reports or investigations which may have to be obtained. More information on the monitoring process is available at the following link:
- <http://wellington.govt.nz/services/consents-and-licences/resource-consents/resource-consent-monitoring>.

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 may be required under the Building Act 2004 prior to commencement of construction.
5. Addresses have been allocated as follows:

Unit 101	Unit 101 - 292 Main Road Tawa
Unit 102	Unit 102 - 292 Main Road Tawa
Unit 103	Unit 103 - 292 Main Road Tawa
Unit 104	Unit 104 - 292 Main Road Tawa
Unit 105	Unit 105 - 292 Main Road Tawa
Unit 106	Unit 106 - 292 Main Road Tawa
Unit 201	Unit 201 - 292 Main Road Tawa
Unit 202	Unit 202 - 292 Main Road Tawa
Unit 203	Unit 203 - 292 Main Road Tawa
Unit 204	Unit 204 - 292 Main Road Tawa
Unit 205	Unit 205 - 292 Main Road Tawa
Unit 206	Unit 206 - 292 Main Road Tawa
Unit 301	Unit 301 - 292 Main Road Tawa
Unit 302	Unit 302 - 292 Main Road Tawa
Unit 303	Unit 303 - 292 Main Road Tawa

Unit 304	Unit 304 - 292 Main Road Tawa
Unit 305	Unit 305 - 292 Main Road Tawa
Unit 306	Unit 306 - 292 Main Road Tawa

Unit 401	Unit 401 - 292 Main Road Tawa
Unit 402	Unit 402 - 292 Main Road Tawa
Unit 403	Unit 403 - 292 Main Road Tawa
Unit 404	Unit 404 - 292 Main Road Tawa
Unit 405	Unit 405 - 292 Main Road Tawa
Unit 406	Unit 406 - 292 Main Road Tawa

6. Out of courtesy, it is suggested that you advise your nearest neighbours of your intention to proceed with this land use consent, your proposed construction timetable and contact details should any issues arise during construction.
7. This resource consent does not authorise any works that also require consent from the Greater Wellington Regional Council. If necessary, separate resource consent(s) will need to be obtained prior to commencing work. Note that a discharge permit may be required from Greater Wellington Regional Council for discharge to the Porirua Stream.
8. A vehicle access bylaw consent is required under Part 5, Section 18 of the Council's Consolidated Bylaw 2008 for the construction of a kerb crossing or driveway within legal road.
9. Where drainage works are required, permits **in addition** to this resource consent are required: namely
 - Building Consent for private drains - where a subdivision and new laterals are required from an existing network **only** a Building Consent is required.
 - Public Drainage Permit for working within the vicinity of the public stormwater mains.

Some of the engineering plans and specifications in the consent condition above are to be submitted during the application stage for these permit(s).

Scheme and other indicative layout plans 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.

10. Prior to connection, an application for water supply, wastewater and stormwater (if required) is required to be made to Wellington City Council. All works must be inspected and tested by the Wellington Water, Water and Drainage Inspector.
11. The development of this site may require new drainage or modification of existing drainage through #292A Main Road. The written permission of the owner(s) of #292A is required to be obtained prior to the granting of a Building Consent. A copy of the written permission is required to be presented to the Building Consent Team as part of the application for a Building Consent. Obtaining permission from the owner(s) of #292A is a civil matter between the consent holder and owner(s) of #292A. The consent holder is advised to obtain written permission as early in the development process as possible. Failure to obtain permission may mean that the consent cannot be enacted in its current format.
12. Any alteration or addition to the existing public drainage network is required to be carried out under a Public Drainage Permit (as distinct from a Building Consent) issued by the Wellington Water Land Development Team.

13. All Public Drainage work is required to be carried out by a suitably experienced Registered Drainlayer; who is employed by a contractor who has an approved Health and Safety Plan and Public Liability Insurance
14. Once an as-built plan has been submitted and within one month of completion of the drainage works and/or before vesting of assets, the Consent holder will need to arrange for a final inspection with the Wellington Water Senior Drainage Inspector.
15. 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>
16. As the proposal has the potential to increase stormwater run-off or creates sewage, the consent holder is advised to contact the Wellington Water Land Development Team (Wellington Water) to determine whether there is sufficient infrastructure capacity to accommodate the development and whether there will be any specific drainage requirements such as **stormwater/wastewater** neutrality.
17. It is the responsibility of the consent holder to identify any service mains or laterals that might be affected by any new buildings as proximity to these pipes will be considered at the building consent stage.
18. It is the responsibility of the developer or owner to provide adequate fire appliance access and water supply for firefighting facilities. The water reticulation system's compliance with the SNZ PAS 4509:2008 will be considered at the building consent stage.
19. As the multi-unit development is for 10 or more units, the owner and/or the manager of the development must make provision for the management of all recyclable materials and rubbish generated within the property, including identification of an adequate area on the premises for the storage of containers that is readily accessible to the occupier of units and to waste operators, to enable separate collection and transportation of recyclable materials, rubbish and/or organic materials. More information can be found at the following link:
<https://wellington.govt.nz/services/environment-and-waste/rubbish-and-recycling/collection-days/multi-unit-dwellings>.
20. No buildings, vehicles, materials or debris associated with construction may be kept on Council land, including the road, without prior approval from the Council.
21. As landowner the Council requires damaged areas of legal road vegetation or berm to be reinstated by the consent holder within three months of completion of construction and this includes suitable remedy of compacted areas, including removal of any building debris, ripping of compacted soil and new topsoil if required to ensure grass strike or planting success. Grass is acceptable for reinstatement if the area was previously grassed; however, in appropriate circumstances it is preferable (and required if existing previously) that the berm is reinstated with Wellington native plant species planted at 900mm maximum spacing and mulched.
22. The Council has launched a pilot 'Creative Hoardings' programme, which has been designed to enliven building sites and celebrate creativity across the city. Creative hoardings present opportunities for artists and property developers to contribute to the revitalisation of the city and the consent holder is encouraged to use this programme during the construction phase. Local artists, Gabby O'Connor, Ariki Brightwell, Ruth Thomas-Edmond and Telly Tuita have been commissioned to design artworks for hoarding. Their work can be downloaded from the Creative Hoardings Library on the Council's website, printed and installed on hoarding. For more information visit the Council's website or contact the City Arts and Events Team, email: arts@wcc.govt.nz.

23. Work affecting archaeological sites is subject to a consent process under the Heritage New Zealand Pouhere Tāonga Act 2014. An archaeological site is defined as physical evidence of pre-1900 human activity. This can include above ground structures as well as below ground features. Below ground features can include burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and European origin or human burials.

It is the responsibility of the property owner and/or person undertaking the work to obtain an archaeological authority (consent) from Heritage New Zealand Pouhere Tāonga (HNZPT) for all work that modifies or destroys an archaeological site. The applicant is advised to contact HNZPT prior to works commencing if the presence of an archaeological site is suspected in the area of works. If archaeological features are encountered during works, the applicant is advised to stop and contact HNZPT.

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