

Appendix 2: Recommended Suggested Conditions for resource consent

General

1. Except as amended by the conditions below, the development of Stages 1-3 be carried out in general accordance with the plans and documentation provided with the application.
 - a. Design Statement and Plans by Designgroup Stapleton Elliott: The Orchards Greytown, Project No. T598, Sheets A1 – A16, 4.3-4.6, dated 05 March 2019 included in Appendix 18 to the application.
 - b. Assessment of adverse effects prepared by Perception Planning Ltd dated 6 March 2019.
2. Costs, pursuant to Section 36 of the Resource Management Act 1991, be paid by the consent holder.
3. The Orchards Retirement Village be registered under the Retirement Villages Act (2003).
4. Any management plans, reports or detailed designs required as condition of this consent may be provided for the entire development or for the relevant stage in accordance with the Staging Plan by Designgroup Stapleton Elliott: The Orchards Greytown, Project No. T598, SheetA1.

Prior to commencing works on site

Construction

5. At least 10 days prior to any works commencing on site the Consent Holder shall prepare and submit to Council for review **and approval** a Construction Environment Management Plan (CEMP) to demonstrate how the Consent Holder shall control and/or mitigate any dust, silt run-off and sedimentation that may occur in accordance with *NZS 4404:2004 Land Development and Subdivision Infrastructure*.
6. The objective of the CEMP is to protect the environment from the potential and actual effects of earthworks and site preparation activities. Of particular importance is the control of dust from the earthworks, noting that the Moroa Water Race runs through the site means that proactive measures should be employed to protect water quality during construction activities.
7. Measures identified in the CEMP shall include but not be limited to:
 - a) The name, contact details, experience and qualifications of the person/s nominated by the Consent Holder to supervise the implementation of, and adherence to, the CEMP.
 - b) Identification of all potential dust emissions, including from any tree felling and stump grinding activities;

- c) Staging any earthworks in manageable amounts/areas to ensure practical dust mitigation is possible, supplemented by plans to demonstrate proposed staging and dust and silt migration mitigation
- d) Details outlining how the earthworks will proceed to address risks to human health (in respect to dust and stormwater control and in relation to site workers and adjoining landowners) as required by SWDC Consent Reference 180203.
- e) Wetting: Construction access roads (water cart)
Work areas (k-line)
- f) The method and timeframe for rehabilitating any temporary construction and batter areas
- g) Revegetation methodology
- h) Low speeds on construction site access roads.
- i) A construction noise management plan that addresses how noise will be managed to meet the noise levels specified in the Wairarapa Combined District Plan during site preparation works.

Alternative measures can be suggested by the Consent Holder or their contractor for consideration by Council.

- 8. All accepted measures outlined in the CEMP shall be implemented prior to the commencement of any earthworks and shall remain in place for the duration of the earthworks, until all exposed areas of earth are permanently stabilised. Council shall inspect these works prior to commencement of earthworks on site or if any changes are proposed after the initial inspection.
- 9. At least 10 working days prior to the commencement of construction works on the site, the Consent Holder shall prepare and submit to the Council a Construction Management Plan (CMP) for review and approval. The objectives of the CMP shall be to provide guidance on the environmental management of construction activities authorised by this consent so as to avoid, remedy or mitigate the adverse environmental effects associated with the construction works.
- 10. The CMP must include (but is not limited to) the following:
 - a) The name, contact details, experience and qualifications of the person/s nominated by the Consent Holder to supervise the implementation of, and adherence to, the CMP.
 - b) A staging plan, identifying the construction of each phase of the project and the anticipated timeframe and scheduling for the construction works, including dates and the days and hours of construction. Hours of construction shall be:
 - 7.30am – 6.00pm Monday to Friday
 - 9.00am – 12.00pm (noon) Saturday
 - No construction work on Sundays or Public Holidays

- c) A construction noise management plan that addresses how noise will be managed to meet the noise levels specified in the Wairarapa Combined District Plan during construction.
- d) A plan identifying trees to be retained and a protection methodology in accordance with the guidance set out in Treecology's memo dated 05 March 2019, in particular to ensure the protection of trees numbered T1-T19.
11. At least 5 working days prior to commencing work within any Council road reserves, the Consent Holder shall submit a Traffic Management Plan to the Roading Manager at Council, for acceptance. The Traffic Management Plan shall be prepared by a STMS. Where relevant this shall include reference to maintaining safe walking journeys for school children travelling between McMasters Street, Reading Street, Church Street, and Market Road and Greytown Primary School. This shall provide details of proposed transport routes, and look to disperse construction traffic through various routes. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Group Manager - Planning and Environment Council at Council prior to works commencing.
12. At least 5 working days prior to commencing any work onsite, the Consent Holder shall arrange an onsite meeting with a Resource Management Engineer at Council and the contractors responsible for the works to ensure that all parties involved are aware of what is required of them during the earthworks and construction process. All prior to commencement of works conditions detailed in these Conditions shall be demonstrated to be met.
13. Prior to commencing any work on the site, the Consent Holder shall install a construction vehicle crossing, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends 10m into the site. Should the construction crossing not prevent earthwork material from tracking onto the public roading network the Consent Holder shall install an appropriate wheel wash facility, in lieu of the gravel construction crossing, for all construction traffic use prior to exiting the site(s).
14. Prior to the commencement of works on site the Consent Holder shall prepare and lodge with Group Manager - Planning and Environment for acceptance the final Earthworks Plan, which includes existing and finished ground levels and cross sections.
15. All works are to be undertaken in accordance with the approved Environmental Management Plan (EMP) (Condition 5) and Construction Management Plan (CMP) (Condition 9).

Engineering Design/Approvals

16. The consent holder shall obtain written approval for all the engineering works from Council prior to any construction work commencing.

17. A suitably qualified person shall undertake the design and supervision of any works associated with the development and shall certify all of the work on completion.
18. A design certificate (Schedule 1A NZS 4404:2004) shall be completed by a suitably qualified design professional and submitted with construction plans.
19. A contractor's certificate (Schedule 1B NZS 4404:2004) shall be completed and supplied to Council certifying that all works required by Council have been completed in accord with the approved plans.
20. The consent holder shall provide as-built-plans in accord with Schedule 1D of NZS 4404:2004 (electronic and two hard copies) on completion of the work.

Firefighting Water Supply

21. The provision of fire hydrants with adequate pressure and flow to service all buildings and lots in the development with a fire fighting water supply in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008 (or superseding standard). Any alternative solution must be approved in writing by the Area Manager for the [what?] branch of the New Zealand Fire Service.
22. Any building constructed shall be provided with a firefighting water supply system and access to this system that complies with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Reverse Sensitivity

23. That the following covenant be registered on the land contained within Certificate of Title (437963) at no cost to the Council:

Part Tahorahina Block (held in Certificate of Title 437963) adjoins a working winery. There are legally established activities associated with the winery or viticulture/agricultural activities, including but not limited to working of machinery, bird-scaring devices, smoke, sprays, mowing and mulching debris, noise and odour that could have effects on the site. The Orchards Retirement Village or their residents should not expect Council to undertake any enforcement or abatement proceeding against winery, viticulture/ agricultural activities within adjacent sites.

Shared Green Spaces

24. A landscape planting and management plan (with supporting specifications) in accordance with the Landscape Concept Plans [dated March 2019] shall be prepared and submitted to the Group Manager - Planning and Environment at least 10 days prior to any works on the land being developed for certification prior to construction commencing for the following shared green spaces:
 - a) Orchard Gardens
 - b) Swale Parkland

- c) Murphy's Garden
- d) Southern Entry Walk

25. The landscape planting and management plan shall contain:

- a) Reference to Landscape Concept Plans + other supporting material
 - b) Details of water sensitive urban design incorporated into the landscaping
 - c) A plan of the planted area detailing the proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting, and timing of planting.
 - d) A programme of establishment and post establishment protection and maintenance (fertilising, weed removal/spraying, replacement of dead/poorly performing plants, watering to maintain soil moisture, length of maintenance programme.
 - e) Tree protection measures in accordance with the methodology specified in the Treecology memo dated 05 March 2019.
 - f) the extent, materiality and finished levels of paving;
 - g) the location, materiality, height and design of fencing and retaining walls;
 - h) the details of drainage, soil preparation, tree pits, staking, irrigation; and
 - i) the construction details of all hard landscape elements (paving, fencing, gates, lighting etc).
 - j) An irrigation system
- These plans shall be supported by specifications that describe in a written form the more specific technical landscape matters such as quality of materials.

26. All planting, including trees, shall be maintained in perpetuity thereafter to the satisfaction of the Group Manager - Planning and Environment. If any plant or tree should die or become diseased it shall be replaced within the next available planting season. This includes ensuring that all native shrubs and grasses proposed on the terrace edges and the knoll are irrigated and maintained to ensure survival and healthy growth.

Buildings

27. Prior to the commencement of any construction works, plans shall be submitted and certified by the Group Manager - Planning and Environment of the Council which detail independent residential unit typologies in accordance with the following:

- a. They are in general accordance with the architectural design objectives and materials listed within the DGSE Design Statement dated March 2019;
- b. The building footprint for any individual independent dwelling unit shall not less than 80m² and no more than 203m².
- c. No dwelling shall be more than three bedrooms.
- d. There shall be no encroachment of any dwellings into any of the areas shown in plan XXXX that are shown as boundary setbacks or shared green space areas.

- e. The overall building site coverage of the whole application site does not exceed 26%.
- f. The total number of independent residential units across the whole application site does not exceed 180 units.

Accidental Discovery Protocol

28. If the Consent Holder:

- a. does not have an archaeological authority from Heritage New Zealand Pouhere Taonga and discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the Consent Holder shall without delay:
 - i. notify Council, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.
 - ii. stop work within the immediate vicinity of the discovery to allow a site inspection by the Heritage New Zealand Pouhere Taonga and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Any koiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation. Site work shall recommence following consultation with Council, the Heritage New Zealand Pouhere Taonga, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

- b. discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the Consent Holder shall without delay:
 - iii. stop work within the immediate vicinity of the discovery or disturbance and;
 - iv. advise Council, the Heritage New Zealand Pouhere Taonga and in the case of Maori features or materials, the Tangata whenua and if required, shall make an application for an Archaeological Authority pursuant to the New Zealand Pouhere Taonga Act 2014 and;
 - v. arrange for a suitably qualified archaeologist to undertake a survey of the site.
 - vi. Site work may only recommence following consultation with Council.

Signage

29. Details of the entrance signage including the final location, coloured elevation and materials plans shall be provided for approval of the Council's Group Manager - Planning and Environment. The entrance signs shall be restricted to:
- a. A maximum of three signs per frontage with the public road, with a total face area per sign of no more than 4m².
 - b. The sign must relate to the activity undertaken on the site and be located fully within the site of the activity to which it relates.
 - c. Where a sign is affixed to a building, the sign shall comply with the maximum height and setback requirements.
 - d. All signs must comply with the sight distance requirements in Appendix 5.
 - e. No sign shall be located where it conceals the visibility of an existing official sign or traffic-controlling device.
 - f. No sign shall use reflective materials, or be illuminated, flashing or moving.

Financial Contributions

30. That the following infrastructure contributions are paid at the time of "Application for Connection Permits" are lodged with Council for the residential units:

- a. Water Supply contribution - \$3,249.42 plus GST per new unit
- b. Wastewater contribution - \$10,400.00 plus GST per new unit
- c. The full cost of the extension (approx. 100m) of the water main in Reading Street or alternatively the completion of work.
- d. Additional Infrastructure contributions of 0.5% the assessed value of any building development in excess of \$1,000,000 (plus GST) and that this assessed value will be based on the estimated value of the building as stipulated on the building consent application.

31. That the following contributions are paid:

Reserve fund contribution of 0.25% plus GST of the value of each additional residential unit (plus GST).

32. Roading contribution of \$725,000 (plus GST) or alternatively the completion of work to upgrade Reading Street and Church Street in accordance with the approved upgrade plan (N.B. Draft plan included in Appendix 3).

33. Payment of contributions may be made as per the staging proposed (Stages 1-3).

Review

34. Within ten working days of each anniversary of the date of this decision the Council may, in accordance with Sections 128 and 129 of the RMA), serve notice on the Consent Holder of its intention to review the conditions of this resource consent for any of the following purposes:
- a. To deal with any adverse effects on the environment that may arise from the exercise of the consent which were not foreseen at the time the application was considered and which it is appropriate to deal with at a later stage.
 - b. To deal with any adverse effects on the environment which may arise from the exercise of the consent and which could not be properly assessed at the time the application was considered.
 - c. To avoid, remedy and mitigate any adverse effects on the environment which may arise from the exercise of the consent and which have been caused by a change in circumstances or which may be more appropriately addressed as a result of a change in circumstances, such that the conditions of this resource consent are no longer appropriate in terms of the purpose of the RMA.

Notes:

1. This resource consent will lapse if not given effect to in accordance with Section 125 of the Resource Management Act 1991.
2. Any work on buildings and private drainage (including on site wastewater systems and remedial work) will require a building consent under the Building Act 2004. To assist the Building Consents Team, a numbered plan of all the proposed dwellings would be appreciated.
3. Permits are required from Council to connect to the water and sewer services. Please contact the Utilities Engineer at the Council to arrange for these permits.
4. Fire and Emergency NZ considers that the best way to achieve compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 is the installation of a sprinkler system that fully complies with the Fire Sprinkler Systems for Houses NZS 4517:2010.
5. To enable orderly and timely provision of electricity supply, the developer should contact Powerco.
6. Resource consent may be required from GWRC relating to earthworks, discharges to the water race and contaminated land and discharges.