

RYMAN HEALTHCARE LIMITED
PROPOSED COMPREHENSIVE CARE RETIREMENT VILLAGE – PARK TERRACE, CHRISTCHURCH
RMA/2020/679
CONSENT CONDITIONS

29 October 2021

General

1. The construction, operation and maintenance of a comprehensive care retirement village at 78 Park Terrace (Lot 1 DP 77997) shall be undertaken in accordance with the information submitted with the resource consent application dated 27 March 2020 and the resource consent drawings dated 25 August 2021 including responses to requests for further information from the Christchurch City Council in accordance with section 92 of the Resource Management Act 1991. The approved resource consent drawings have been entered into Council records as RMA/2020/679 pages 1 to 34.
2. Any management plans required under the conditions of this resource consent may apply to works at this site and any resource consent granted for a comprehensive care retirement village at 100 - 104 Park Terrace and 20 Dorset Street (Lot 1 DP 46511, Lot 1 DP 46369, Lot 2 DP 13073, Pt Res 23 Town of Christchurch and Pt Town Res 25 City of Christchurch), or may solely apply to this site depending on the programme of works proposed by the consent holder.
3. The consent holder shall keep a copy of this consent, and all required management plans, on-site at all times and shall ensure that all staff and contractors engaged to undertake works or activities authorised by this resource consent are made aware of the conditions of this resource consent relevant to their work area and the measures required for compliance with the conditions.
4. Pursuant to section 125 of the Resource Management Act 1991, this resource consent lapses five years after the date it commences unless:
 - a. The resource consent is given effect to; or
 - b. The Council extends the period after which the resource consent lapses.

Earthworks and Construction Management

5. All construction activities on site shall be carried out in accordance with a Construction Management Plan (CMP). The CMP shall be based upon the draft Construction Management Plan submitted as part of the resource consent application (to the extent the draft plan applies to this site) and shall ensure that any potential effects arising from construction activities on the site are effectively managed.

The CMP shall also include a monitoring and contingency framework, prepared by a suitably qualified and independent geotechnical engineer, for the construction of basements adjacent to the boundaries of the site. The purpose of the monitoring and contingency framework shall be to minimise the ground movement on adjacent land arising from the construction of basements at the site. The framework shall:

- a. Identify structures on adjacent properties / boundaries that will be located close to the construction of the basements;
- b. Establish a methodology for the monitoring of the performance of the basement construction along a road or vacant boundary in the first instance to determine deformation on adjacent land;
- c. Require the preparation of a report by a suitably qualified and independent geotechnical engineer to the Christchurch City Council outlining the results of the monitoring of the basement construction at the location identified in (b) above, and recording any recommendations to minimise risks of deformation from basement construction works causing damage to the structures recorded in (a).

The Council certified monitoring and contingency framework and related basement construction monitoring undertaken as part of the resource consent granted for a comprehensive care retirement village at 100 – 104 Park Terrace and 20 Dorset Street (Lot 1 DP 46511, Lot 1 DP 46369, Lot 2 DP 13073, Pt Res 23 Town of Christchurch and Pt Town Res 25 City of Christchurch) may be utilised to satisfy paragraphs (a) and (b) above, and to support the recommendations and reporting for the Site required by paragraph (c).

The consent holder shall implement any recommendations in the report for further basement works.

No earthworks shall occur until the finalised CMP, with contact details of construction and supervision contacts included, has been submitted to the Council (via email to rcmon@ccc.govt.nz), reviewed and certified by Christchurch City Council's Subdivision Engineer.

Advice Note: Any other management plans required under this resource consent (e.g. Construction Traffic Management, Landscape Management, Contaminated Site Management) can be combined with the CMP to avoid conflict and duplication.

The CMP shall also include a site specific Erosion and Sediment Control Plan (ESCP) covering all earthwork associated with the construction of the comprehensive care retirement village. The ESCP shall be prepared by a suitably qualified and experienced professional and shall include a design certificate (on the Infrastructure Design Standard Part 3: Quality Assurance Appendix IV template <https://www.ccc.vt.nz/assets/Documents/Consents-and-Licences/construction-requirements/IDS/IDS-Part-03-Quality-Assurance-V3-September-2016.PDF>) supplied by that professional for certification by the Christchurch City Council at least 10 days prior to the works commencing. The best practice principles, techniques, inspections and monitoring for erosion and sediment control in the ESCP shall be in accordance with Environment Canterbury's Erosion and Sediment Control Toolbox for Canterbury (<http://escscanterbury.co.nz/>).

The CMP shall include, but is not limited to:

- a. A site description (i.e. topography, vegetation and soils);
- b. Details of proposed activities;
- c. A locality map;
- d. The identification of environmental risks including erosion, sediment and dust control, spills, wastewater overflows, dewatering, and excavation and disposal of material from contaminated sites;
- e. Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of runoff;

- f. A programme of works including a proposed timeframe and completion date;
- g. Storage of fuel and/or lubricants and any handling procedures;
- h. Emergency response and contingency management;
- i. Procedures for compliance with this resource consent and any permitted activities;
- j. Procedures for environmental monitoring and auditing, including frequency;
- k. Record of corrective actions or solutions implemented;
- l. Procedures for updating the CMP;
- m. Procedures for training and supervising staff in relation to environmental issues; and
- n. Roles and responsibilities, including contact details of key personnel responsible for on-site environmental management and compliance and of the site manager.

Advice Note: The Christchurch City Council Infrastructure Design Standard (Clause 3.8.2) contains further detail on Environmental Management Plans.

- 6. The CMP shall be implemented on site throughout the construction of the comprehensive care retirement village. No earthworks shall commence on site until:
 - a. The contractor has received a copy of all resource consents and relevant permitted activity rules controlling this work;
 - b. The measures identified in the ESCP have been installed; and
 - c. An Engineering Completion Certificate (IDS – Part 3, Appendix VII), signed by an appropriately qualified and experienced engineer, is completed and presented to the Christchurch City Council. This certificate is to certify that the erosion and sediment control measures have been properly installed in accordance with the ESCP.
- 7. The consent holder shall ensure any change in ground levels on the site due to activities authorised by this resource consent shall not cause a ponding or drainage nuisance to neighbouring properties.
- 8. The consent holder shall ensure any change in ground levels on the site due to activities authorised by this resource consent shall not affect the stability of the ground or fences on neighbouring properties.
- 9. The consent holder shall ensure that all open areas on the site shall be adequately stabilised as soon as practicable to limit sediment mobilisation.

Advice Note: In accordance with the condition above earthworks on the site shall be progressively stabilised against erosion during all stages of the earthwork activity. Interim stabilisation measures may include the use of waterproof covers, geotextiles or aggregate cover that has obtained a density of more than 80% of a normal pasture sward.

- 10. The consent holder shall ensure that any local roads, shared accesses, footpaths, landscaped areas or service structures that are damaged as part of the construction works authorised under this resource consent, are reinstated to their pre-construction standard and as specified in the Christchurch City Council's Construction Standard Specifications (and at the expense of the consent holder).

The consent holder shall, in consultation with the Christchurch City Council, undertake a baseline survey of the condition of all local roads, shared accesses, footpaths, landscaped areas or service structures to be used as part of the construction works, prior to the commencement of construction works

authorised as part of this resource consent in order to provide a benchmark for the potential remedial works that may be required.

11. The consent holder shall ensure that footpaths, shared accesses and local roads to, and from, the site remain clean of debris and tracked material at all times. Footpaths and roads shall be regularly checked by the consent holder, and swept if any debris and tracked material is deposited as a result of the construction works.

Contaminated Material

12. A Site Management Plan, prepared in accordance with the Framework Site Management Plan submitted as part of the resource consent application, shall be submitted to Christchurch City Council for certification at least 10 working days prior to any construction works commencing on the site.

The Site Management Plan shall include, but not be limited to, the following information:

- a. Pre-works testing;
 - b. General earthworks procedures for contaminated soils and material to manage potential exposure to workers and the public;
 - c. Dust controls for the management of contaminated soils and material;
 - d. Asbestos-specific health and safety controls for the site;
 - e. Unexpected contamination and contingency procedures; and
 - f. Monitoring procedures.
13. The Christchurch City Council is to be notified at least 5 working days in advance of construction works commencing on site. This may be by way of email to rcmon@ccc.govt.nz.
 14. Any contaminated soils and materials removed from the site must either be (i) disposed of at a facility whose waste acceptance criteria permit the disposal, or (ii) encapsulated on site (e.g. beneath buildings, roads or landscaped areas).
 15. Within three months of the completion of earthworks on the site, a Site Validation or Works Completion Report (as appropriate) shall be prepared and submitted to the Christchurch City Council. The report shall include as a minimum:
 - a. Volumes of materials moved on site;
 - b. Details of any variations to the site works set out in the Site Management Plan;
 - c. Details of any discharges to the environment during the earthworks;
 - d. Details of any contingency measures employed during the earthworks;
 - e. Photographic evidence of the site works;
 - f. Evidence the objectives of the final site capping and / or remediation have been met with regard to high density residential land use; and
 - g. Evidence of the disposal of any soils off site to an authorised facility.

The report shall be written in accordance with the Ministry for the Environment Guidelines for Reporting on Contaminated Sites in New Zealand (Revised 2011). In the event that contaminated soils and materials are encapsulated on site in accordance with condition 13, the Site Validation or Works Completion Report

shall also include a Long Term Management Plan that documents the ongoing management controls to be implemented by the consent holder.

Construction Traffic

16. All construction work shall be carried out in accordance with a Construction Traffic Management Plan ('CTMP') that seeks to minimise the local traffic effects of construction works. No works are to commence until such time as the CTMP has been certified by the Christchurch City Council and any necessary traffic management measures installed. The CTMP shall be prepared by an STMS accredited person and submitted through the web portal www.myworksites.co.nz (please refer to www.tmpforchch.co.nz).

The CTMP shall be based upon the draft Construction Traffic Management Plan submitted as part of the resource consent application (to the extent the draft plan applies to this site) and shall be submitted to the Christchurch City Council for certification at least 10 working days prior to any construction works commencing on site. The CTMP shall be prepared by a suitably qualified and experienced person.

The CTMP shall include, but not be limited to:

- a. Construction dates and hours of operations;
 - b. Truck route diagrams for the local road network;
 - c. Contractor parking arrangements;
 - d. Temporary traffic management signage; and
 - e. Details of site access / egress over the construction period.
17. All loading and unloading of trucks with excavation or fill material shall be carried out within the site.

Construction Noise and Vibration

18. Construction noise at occupied buildings shall, as far as practicable, comply with the relevant construction noise limits in Tables 2 and 3 of *NZS 6803:1999 Acoustics – Construction Noise* in accordance with the Christchurch District Plan.
19. All construction work shall be carried out in accordance with a Construction Noise and Vibration Management Plan ('CNVMP') to minimise the noise and vibration effects of construction works in accordance with the best practicable option. The CNVMP shall be based upon the draft plan submitted as part of the resource consent application (to the extent the draft plan applies to this site) and shall be submitted to the Christchurch City Council for certification at least 10 working days prior to any construction works commencing on site. The CNVMP shall be prepared by a suitably qualified and experienced person.

The CNVMP shall include, but not be limited to, the following information:

- a. Construction noise and vibration levels from key equipment to be utilised on site;
- b. Identification of the occupied buildings during any stage of the construction programme where there exists the potential for noise / vibration effects to exceed the relevant limits in the Christchurch District Plan;

- c. Description and duration of the works, anticipated equipment and the processes to be undertaken;
- d. Hours of operation, including specific times and days when construction activities causing noise / vibration would occur;
- e. Mitigation options where noise / vibration levels are predicted or demonstrated to approach or exceed the relevant limits in the Christchurch District Plan. Specific noise / vibration mitigation measures to be implemented shall include, but not necessarily be limited to acoustic screening along the boundaries of the site which has a minimum surface mass of 6.5 kg/m² and a minimum height of 2.4 m;
- f. The process for erecting temporary construction noise barriers where appropriate;
- g. Schedule and methods for monitoring and reporting on construction noise / vibration;
- h. Details of noise / vibration monitoring to be undertaken or in the event of any complaints received;
- i. Implementation of a complaint management system with contact numbers for key construction staff responsible for the implementation of the CNVMP and complaint investigation and including procedures for maintaining contact with stakeholders, notifying of proposed construction activities and handling of noise / vibration complaints;
- j. The process for notifying the owners and occupiers of adjacent buildings prior to construction activities commencing on the site; and
- k. Training procedures for construction personnel.

Pre- and Post-Construction Structure and Building Condition Surveys

- 19. Earthworks on site shall not commence, except those associated with the remediation of shallow contaminated material, until proof of an approved building consent covering all retaining walls shown on the plans approved as part of this resource consent is provided to the Christchurch City Council, Team Leader Compliance.
- 20. Where a pre-construction land, structure or building condition survey is required by condition 21, the consent holder shall request in writing the approval of the owners of identified properties to undertake an initial condition and photographic survey. The consent holder shall also undertake a pre-construction survey of Westwood Terrace. The consent holder shall send copies of each of the requests to the Christchurch City Council, Team Leader Compliance via email to rcmon@ccc.govt.nz
- 21. The consent holder shall engage a suitably qualified, independent and experienced person to undertake the survey of the properties within 20 metres of where earthworks will occur on the site, where the property owner has given their written approval to a survey being undertaken.
- 22. If the property owner does not respond within 20 working days of the request in condition 20 being made, the consent holder need not undertake a survey of that property.
- 23. The survey shall assess the current condition of land, structures and the exterior and interior of the buildings on the properties identified in condition 20 (any additional properties to be surveyed at the consent holder's discretion). The methodology to be utilised by the consent holder shall be documented and provided to the Christchurch City Council, Team Leader Compliance prior to the surveys being undertaken.
- 24. Within six weeks of the completion of construction works adjacent to a property surveyed in accordance

with condition 23 the consent holder shall undertake an interim survey of the property where the property owner has given their written approval (at the consent holder's cost). The purpose of the interim surveys is to assess any damage caused by the excavation and construction activities at the site. Provided the consent of any property owner is obtained, the consent holder shall be responsible for any repairs, reinstatement or other works to surveyed land, structures and buildings that can be reasonably attributed to construction activity.

25. Within twelve weeks of the completion of all construction works on the site, the consent holder shall undertake a follow up survey of each property surveyed in accordance with conditions 23 and 24 where the property owner has given their written approval (at the consent holder's cost). The purpose of these surveys is to further assess any damage caused by the excavation and construction activities at the site. Provided the consent of any property owner is obtained, the consent holder shall be responsible for any repairs, reinstatement or other works to surveyed land, structures and buildings that can be reasonably attributed to construction activity.
26. A copy of each property survey undertaken in accordance with conditions 23 24 and 25 shall be made available to the applicable property owner within 15 working days of the survey being completed.

Significant Tree – 78 ParkTerrace

27. The consent holder is to appoint a suitably qualified and experienced arborist to monitor and supervise the works within the dripline of the Common Lime Tree (ID Number 3300 / Christchurch District Plan Number T271) for the duration of the works on the site.
28. Prior to earthworks commencing on the site, a meeting shall be held on site so that the protection measures for the Common Lime Tree can be discussed between the Council arborist, the appointed arborist and relevant contractors who will be working on the site in proximity to the tree. At the meeting, the following will be agreed:
 - a. Areas for storing and / or stockpiling materials, spoil and equipment;
 - b. Procedures for protection of roots within the dripline of the Common Lime Tree (e.g. exposure of roots and protection measures, severing methodology and backfilling of exposed areas); and
 - c. Correct procedures when working around the Common Lime Tree.
29. Temporary protective fencing is to be erected to isolate the Common Lime Tree before any construction works occur around, or adjacent to, the tree. The fencing shall be retained in place for the duration of the construction works, and shall not be removed or moved without the prior approval of the Council arborist. If the fencing is damaged, the site manager will be responsible for repairing it at the earliest opportunity.
30. The protective fencing is to be positioned to maximise the tree protection area, whilst allowing a safe work area for the works to occur. The appointed arborist is to determine the exact position of the fencing in consultation with the project manager, but it should be set at the maximum possible practicable distance while still allowing the work to proceed.
31. All soil excavation within the dripline area is to occur under the direction and supervision of the appointed Arborist.

32. Excavation should take place carefully, and any roots will be identified and protected from damage, as the work occurs. This can involve a combination of manual excavation and probing. Any use of machinery will be at the discretion of the appointed arborist.
33. When soil is cleared around any tree roots, they are not to be left exposed for an extended time (no more than 1 hour), and they shall be protected from desiccation and damage by the use of damp Hessian or bidim, or good quality topsoil, as specified by the appointed arborist. The appointed arborist shall be responsible for this.
34. If any roots encountered at the levels to be excavated have to be severed, this should be carried out to the satisfaction of the appointed arborist. All root pruning is to be carried out by the appointed arborist.
35. Care should be taken to avoid damage to roots over 25mm diameter. Roots over 25mm in diameter at point of severance shall only be severed with the approval of the Council arborist.
36. Following any excavations, backfilling shall take place at the earliest opportunity, and prior to backfilling, any protective material over the roots should be removed. The backfill material should be of sufficient quality to allow for the continued growth/health of the root system.
37. To avoid damage to roots, reinstatement of soil shall not occur except carefully by hand whenever feasible.
38. To avoid contact of raw concrete with root mass during the infill of the clutch piling, it is recommended that the top 2 metres of the piles be lined with a heavy grade PVC or similar impervious material.
39. No heavy machinery is to be driven within the dripline of the Common Lime Tree, unless on existing hard surfaces, or on load bearing mats or sheets designed to spread loading forces.
40. No materials or machinery / vehicles are to be stored / parked within the dripline of the Common Lime Tree during the construction work, including excavated soil, chemicals or building materials.
41. Notice boards, cables and other services shall not be attached to any part of the Common Lime Tree.
42. Postholes for the Peterborough Street road boundary fence posts are to be lined with plastic or similar impervious material to create a barrier between tree roots and raw concrete. Exploratory digging should be used to locate any major roots in the proposed posthole locations.
43. Any pruning of the Common Lime Tree to enable clearance from heavy machinery used for the basement retention system, or due to canopy damage from the operation of the machinery, is to be carried out by the appointed arborist to the Australian Standard- AS 4373-2007 "*Pruning of Amenity Trees*", or British Standard BS 3998: 2010 "*Recommendations - Tree Work*". The maximum diameter of any live limb removed is up to 100 mm at the point of removal.
44. The maximum diameter of any live limb removed is to be up to 100 mm at the point of removal.
45. Should the Lime Tree die within 10 years of the development commencing on the site it shall be replaced with the same or similar species which is a minimum of 3.5 m high at the time of planting and 5 further

replacement trees on the site or in the local area on Council land (road or reserve), with the location and species to be confirmed by the Council arborist at the time.

Landscaping

46. Prior to the relevant buildings in any stage passing their final building inspection, the consent holder shall provide the Christchurch City Council with a detailed Planting Plan and a Planting, Implementation and Maintenance Strategy for the site prepared by the consent holder's Landscape Architect for certification by the Head of Resource Consents, Christchurch City Council (or nominee). The Planting Plan and a Planting, Implementation and Maintenance Strategy shall include:
- a. The final landscape plan and specifications based on the landscape plan prepared by Design Squared and labelled SK100;
 - b. Planting schedules, detailing the specific planting species, the number of plants / trees to be provided, locations and height/Pb sizes;
 - c. Annotated sections with key dimensions to illustrate that adequate widths and depths are provided for tree pits / planter boxes;
 - d. A management / maintenance programme;
 - e. Provision for trees species along street frontages to be established in the available space and allowed to reach their natural height and form as follows:
 - The tree on the Park Terrace / Salisbury Street corner, and the tree to be planted either side of the Park Terrace access shall be allowed to grow to their natural height and form.
 - The Salisbury Street frontage shall be planted with tree species that are capable of reaching a mature height of 7 m which can be established in the available space and shall be allowed to grow to their natural form and height.
47. The proposed landscaping shall be established on site for each stage of building works within the first planting season (extending from 1 April to 30 September) following the final, passed building inspection for each relevant stage of building works.
48. Should any of the trees to be planted along the street frontage boundaries of the site not survive, the consent holder shall procure and plant replacement specimens at a minimum height of 4.5 m.

Advice Note: This condition shall continue to apply for the duration that the comprehensive care retirement village exists on the site. It is intended to ensure that any trees that perish along the street frontage of the site are replaced with specimens that are appropriately sized in order to retain the amenity of the site and the surrounding streetscape.

Traffic

49. Rubbish trucks shall only access the site during the period between 7am and 7pm and shall avoid the use of tonal reversing alarms.

Stormwater

50. Prior to undertaking any site works, the applicant shall obtain written confirmation from the Christchurch City Council that the construction and operational phase stormwater discharges have been accepted under the Christchurch City Council's stormwater network discharge consent or confirm that separate resource consents from Environment Canterbury have been obtained.

Water Supply

51. Prior to the occupation of residential units on the site sufficient water supply and access to water supplies for fire-fighting shall be made available to all residential units via Council's urban fully reticulated system and in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS:4509:2008).

Noise

52. The consent holder shall provide the Christchurch City Council with a design report (prior to construction) and a design certificate (prior to occupation) prepared by a suitably qualified acoustics specialist stating the design proposed for each building is capable of meeting the applicable noise standard in Rule 6.1.7.2.1 of the District Plan.

Advice notes:

i) *Monitoring*

The Council will require payment of its administrative charges in relation to monitoring of conditions, as authorised by the provisions of section 36 of the Resource Management Act 1991. The current monitoring charges are:

- (a) A monitoring programme administration fee of \$102.00 to cover the cost of setting up the monitoring programme; and
- (b) A monitoring fee of \$175.50 for the first monitoring inspection to ensure compliance with the conditions of this consent; and
- (c) Time charged at an hourly rate if more than one inspection, or additional monitoring activities (including those relating to non-compliance with conditions), are required.

The monitoring programme administration fee and inspection fees will be charged to the applicant with the consent processing costs. Any additional monitoring time will be invoiced to the consent holder when the monitoring is carried out, at the hourly rate specified in the applicable Annual Plan Schedule of Fees and Charges.

- ii) This resource consent has been processed under the Resource Management Act 1991 and relates to planning matters only. You will also need to comply with the requirements of the Building Act 2004. Please contact a Building Consent Officer (ph: 941 8999) for advice on the building consent process.