

DRAFT CONSENT CONDITIONS
RYMAN HEALTHCARE LIMITED
78, 100 - 104 PARK TERRACE AND 20 DORSET STREET, CHRISTCHURCH

General

1. The construction, operation and maintenance of 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), and 78 Park Terrace (Lot 1 DP 77997), shall be undertaken in accordance with the information and plans submitted with the resource consent application dated 27 March 2020, 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 Consent Documents have been entered into Council records as RMA/2020/673 and RMA/2020/679.
2. All of the conditions of this resource consent apply to the construction, operation and maintenance of a comprehensive care retirement village at 100 – 104 Park Terrace and 20 Dorset Street, and 78 Park Terrace, unless the conditions specifically refer to them only applying to an individual site.
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 contractors engaged to undertake works 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 consent is given effect to; or
 - b. The council extends the period after which the consent lapses.

Earthworks and Construction Management

5. All earthworks on the site shall be carried out in accordance with a Construction Management Plan ('CMP'), which shall include an Erosion, Sediment and Dust Control Plan ('ESDCP'). The CMP ESDCP shall be based upon the draft plan submitted as part of the resource consent application, and shall be submitted to the Christchurch City Council for certification at least 10 working days prior to any earthworks commencing on the site. The CMP ESDCP shall be prepared by a suitably qualified and experienced person, and include a design certificate that the proposed erosion and sediment controls are appropriately designed.

The best practice principles, techniques, inspections and monitoring for erosion and sediment control in the CMP ESDCP shall be in accordance with Environment Canterbury's Erosion and Sediment Control Toolbox for Canterbury (<http://esccanterbury.co.nz/>). The CMP ESDCP shall include (but is not limited to):

- a. A site description (i.e. topography, vegetation, soils etc);

- 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. Emergency response and contingency management;
- h. Procedures for compliance with resource consents and permitted activities;
- i. Procedures for environmental monitoring and auditing, including frequency;
- j. Record of corrective actions or solutions implemented;
- k. Procedures for updating the CMP ESDCP;
- l. Procedures for training and supervising staff in relation to environmental issues; and
- m. Contact details of key personnel responsible for on-site environmental management and compliance.

Note:

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

- 6. The CMP ESDCP shall be implemented on site throughout the construction of the comprehensive care retirement village. No earthworks shall commence on site until:
 - a. The measures identified in the CMP ESDCP have been installed; and
 - b. An Engineering Completion Certificate (IDS – Part 3, Appendix VII), signed by an appropriately qualified and experienced engineer, is completed and presented to Christchurch City Council. This certificate is to certify that the erosion and sediment control measures have been properly installed in accordance with the CMP ESDCP.
- 7. The consent holder shall ensure any change in ground levels on the site due to earthworks 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 earthworks 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.

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 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 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 with the resource consent application, shall be submitted to Christchurch City Council for certification at least 10 working days prior to earthworks 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. 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).
 14. 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

15. All construction work shall be carried out in accordance with a Construction Traffic Management Plan ('CTMP') to minimise the local traffic effects of construction works. The CTMP shall be based upon the draft plan submitted as part of the resource consent application, 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.
16. All loading and unloading of trucks with excavation or fill material shall be carried out within the site.

Construction Noise and Vibration

17. 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. The CNVMP shall be based upon the draft plan submitted as part of the resource consent application, 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 premises where there exists the potential for noise / vibration effects;
- 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 must be implemented which may include but not limited to: (i) acoustic screening, (ii) time management procedures and (iii) alternative excavation / construction method technologies;
- 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 Building Condition Surveys

- 18. Earthworks on site shall not commence on site 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.
- 19. Where a pre-construction building condition survey is required by these consent conditions, 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 send copies of each of the requests to the Christchurch City Council, Team Leader Compliance via email to rcmon@ccc.govt.nz
- 20. The consent holder shall engage a suitably qualified and experienced person to undertake a survey of the properties within 20 metres of where excavation will occur on the site, where the property owner has given their written approval.
- 21. If the property owner does not respond within four weeks of the request in condition 20 being made, the consent holder need not undertake a survey of that property.
- 22. The survey shall assess the current condition of 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.
- 23. A copy of each survey shall be made available to those property owners who participate in the survey and request a copy of the results.
- 24. Within twelve weeks of the completion of the construction works a follow up survey of each property surveyed shall be carried out (at the consent holder's cost) where the property owner has given their written approval. The purpose of these surveys is to assess any damage caused by the excavation and construction activities at the site. Provided the consent of any landowner is obtained, the consent holder shall be responsible for any repairs, reinstatement or other works to surveyed buildings that can be reasonably attributed to construction activity.

Significant Tree – 78 Park Terrace

- 25. 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 at 78 Park Terrace.

26. Prior to earthworks commencing at 78 Park Terrace, 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.
27. 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.
28. 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.
29. 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.
30. Notice boards, cables and other services shall not be attached to any part of the Common Lime Tree.
31. 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.
32. 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.

Heritage

33. At least 10 working days prior to the commencement of works at 100 – 104 Park Terrace and 20 Dorset Street, the consent holder shall submit a Temporary Protection Plan ('TPP') for the repair of the former Bishops Chapel (Heritage ID: 1035) for certification by the Christchurch City Council. The TPP shall be prepared by a suitably qualified and experienced person and shall be based upon the draft plan submitted as part of the resource consent application.

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

- a. A specific methodology for the removal and storage of exterior and interior heritage elements;
- b. Procedures for dust suppression from construction and works to the heritage building;

- c. Measures for fire protection;
 - d. Measures for security; and
 - e. A methodology for preparation of the exterior surface of the chapel if this is required (where any heritage fabric is remaining in situ).
34. The measures in the TPP shall ensure that the former Bishops Chapel is repaired to the extent that it can be utilised as a non-denominational prayer centre and meeting room as part of the comprehensive care retirement village on the site.
35. Prior to commencement of works, the consent holder's heritage professional shall hold a site briefing of all lead contractors and supervising staff to communicate the significance of the building, the consent conditions and the requirements of the TPP. The consent holder shall notify the Heritage Team Leader, Christchurch City Council of the date and time of the meeting at least three working days before the meeting.
36. The consent holder shall provide written confirmation to the Heritage Team Leader, Christchurch City Council stating that the initial setup of the TPP has been implemented and inspected on site (including methodologies for removal and storage of heritage fabric) by a suitably qualified and experienced person before any other works commence. Following the initial implementation of the TPP, the consent holder's heritage professional shall regularly monitor the TPP to ensure that appropriate measures are being taken by the contractors at each stage of construction and advise contractors if any additional protection is required.
37. All works to the former Bishops Chapel, and within the heritage setting of the former Bishops Chapel (Heritage ID: 470), shall be overseen by a suitably qualified CPEng structural engineer and heritage professional appointed by the consent holder.
38. No building works within the heritage setting of the former Bishops Chapel must proceed beyond the foundation stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to the Heritage Team Leader, Christchurch City Council that the works completed have been completed in accordance with the approved plans.
39. A registered surveyor or licensed cadastral surveyor, engaged by the consent holder, must provide written certification to the Heritage Team Leader, Christchurch City Council that the heights of the buildings within the heritage setting of the former Bishops Chapel, as completed have been completed in accordance with the approved plans.
40. If the proposed access ramp is to be attached to the heritage fabric of the former Bishops Chapel, at least 10 working days prior to the commencement of works to the chapel, the consent holder's heritage professional and engineer shall submit for certification to the Heritage Team Leader, Christchurch City Council, details of the methodology for fixing the ramp to the chapel.
41. A digital photographic record of the works to the heritage building and heritage setting is to be undertaken by the consent holder's heritage professional, before, during, and after the completion of the works. The photographic record of the works in the heritage setting shall include affected views to and from the heritage item. The record must be lodged with the Heritage Team Leader, Christchurch City Council for their records within three months of the completion of the work.

42. New or introduced materials, works or reconstructed elements shall be recorded and date marked to indicate the time of their installation. The form and location of the visible dating of the new entry / pergola structure is to be agreed with the Heritage Team Leader, Christchurch City Council prior to its installation.

Landscaping

43. The proposed landscaping shall be established in accordance with the Landscape Plan labelled **X** as part of the Approved Consent Document.
44. 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 at least 10 working days prior to any earthworks commencing on site. The Planting Plan and a Planting, Implementation and Maintenance Strategy shall be prepared by a suitably qualified and experienced professional.
- a. The final landscape plan and specifications;
 - 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; and
 - d. A management / maintenance programme.
45. 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.
46. 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.

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

47. Prior to occupation of the village, the consent holder shall provide a pedestrian crossing across Salisbury Street as shown in [add final drawing number].
48. Plans for the construction of the pedestrian crossing across Salisbury Street shall be lodged with the Christchurch City Council at least 20 working days prior to the commencement of construction of the crossing. These plans are to be subject to acceptance by the Traffic Engineer, Christchurch City Council (or their nominee) prior to construction. All works are to be in accordance with Christchurch City Council's Construction Standard Specifications.

Note:

The consent holder may be required to obtain approval from the Waikura / Linwood – Central – Heathcote Community Board for the establishment of the pedestrian crossing across Salisbury Street.

Stormwater

49. 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

50. 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).