

**BEFORE INDEPENDENT COMMISSIONERS
ON BEHALF OF THE CHRISTCHURCH CITY COUNCIL**

In the matter of the Resource Management Act 1991

And

In the matter of application RMA/2020/ by Ryman Healthcare Ltd to establish and operate a comprehensive care retirement village and associated activities at 100-104 Park Terrace and 20 Dorset Street, Christchurch

DECISION OF THE INDEPENDENT COMMISSIONERS

Dated 21 July 2021

Application Reference: RMA/2020/673

Applicant: Ryman Healthcare Limited

Site address: 100-104 Park Terrace, 20 Dorset Street (the Bishops Park site)

Legal Descriptions: Lot 2 DP 13073, Lot 1 DP46369, Lot 1 DP 46569, Pt Town Res 23 Town of Christchurch and Pt Town Res 25 City of Christchurch

Zoning: Residential Central City

Activity status: Restricted Discretionary

Introduction

1. This is an application to construct, operate and maintain a comprehensive care retirement village at a site in central Christchurch. The site has street frontages to Park Terrace, Dorset Street, and Westwood Terrace. In this decision we will refer to the site as the Bishops Park site.
2. This application was received at the same time as an application to construct a similar facility at a nearby site at 74 Park Terrace and 78 Peterborough Street, to the south of this site across Salisbury Street (Application RMA/2020/679). We refer to that site as the Peterborough Street site. The applicant intends to operate both sites as one facility.
3. A draft set of conditions submitted with the applications was intended to apply to both sites.
4. We were appointed by the Christchurch City Council and given delegated authority to hear and decide the applications.
5. The two applications were processed on a publicly notified basis, heard together, and were the subject of an interim decision by us dated 4 June 2021.
6. In our interim decision we set out full descriptions of the two sites and the proposals, the submissions which were received and the hearings which took place, including the evidence which we received from the applicant, the submitters and Council officers. Following the hearing the applicant, Council and submitters were given the opportunity to consider and comment on draft conditions, for use if we decided to grant the consents.
7. As a result, in our interim decision we were able to make a full assessment of the effects of the proposals on the environment and assess these against the provisions of the Christchurch District Plan and the relevant higher order planning instruments and the legislation. We reached conclusions on the merits of the applications and submissions and set out our reasons. In that interim decision we indicated that the application for the Bishops Park site could be granted, subject only to revision of the conditions to produce a set unique to this site, but that the Peterborough Street proposal required modification to mitigate adverse shading effects at adjacent properties. The final decision on RMA/2020/679 will be made when we have been provided with and considered the applicant's modifications.
8. A modified set of conditions for the Bishops Park site has now been prepared and submitted to us. We have examined these and are satisfied with them.
9. We do not consider it necessary to repeat any of the assessments, analysis and reasons set out in the interim decision. That interim decision and this final decision for the Bishops Park site should be read together.
10. We are satisfied that the purpose of the Resource Management Act 1991 is met by granting the consent on the conditions attached.

Final Decision – Application RMA/2020/673

Pursuant to sections 104, 104C and 108 of the Resource Management Act 1991, Application RMA/2020/673 by Ryman Healthcare Limited to construct, operate and maintain a comprehensive care retirement village at 100 – 104 Park Terrace, Christchurch is granted, subject to the attached conditions. Our reasons for this decision are set out in our interim decision of 4 June 2021.



Commissioner David Mountfort (Chair)



Commissioner David Caldwell

Dated: 21 July 2021

RYMAN HEALTHCARE LIMITED
PROPOSED COMPREHENSIVE CARE RETIREMENT VILLAGE – PARK TERRACE, CHRISTCHURCH
PROPOSED CONSENT CONDITIONS

12 JULY 2021

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) shall be undertaken in accordance with the information and resource consent drawings 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 resource consent drawings have been entered into Council records as RMA/2020/673 pages 1 to 67.
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 78 Park Terrace (Lot 1 DP 77997), 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 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://esc.canterbury.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.

Heritage

27. The consent holder will advise the Heritage Team Leader, Christchurch City Council (or nominee) of the commencement of works at the site at least 10 working days prior to works starting on site, to ensure that those conditions of consent that require prior certification are verified in writing.
28. At least 10 working days prior to the commencement of works at the site, the consent holder shall submit a Temporary Protection Plan ('TPP') for the repair of the former Bishops Chapel (Heritage ID: 1305) 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).

Advice Note: Significant care must be taken with any sand blasting that is required to the brick substrate to avoid damage to heritage fabric. Water blasting is not considered appropriate on the exterior surface of the chapel.

29. 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.
30. 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.

31. 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.
32. A copy of the conditions of this consent, the amended TPP, and a full copy of the approved consent application and plans, are to be kept on site at all times, form part of the induction process, and are to be made available to and adhered to by all contractors and subcontractors undertaking work in connection with this consent.
33. All works to the former Bishops Chapel, and within the heritage setting of the former Bishops Chapel (Heritage ID: 470), shall be undertaken by suitably qualified tradespeople, and overseen by a suitably qualified CPEng structural engineer and heritage professional appointed by the consent holder.
34. 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.
35. 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.
36. 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.
37. 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.
38. Heat pump units, if proposed to be attached to exterior heritage fabric, must comply with the permitted activity standard in Rule 9.3.4.1.1 P13 of the Christchurch District Plan requiring the design and/or supervision of a Heritage Professional. If this standard is not met, their proposed appearance, location and fixing details are to be submitted by email for certification to the Heritage Team Leader, Christchurch City Council (or nominee) prior to their installation.

Landscaping

39. 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:
 - Two large tree species capable of reaching 15 metres at maturity along the Park Terrace frontage shall be allowed to grow to their natural height and form. This is in addition to the trees to be provided either side of the driveway.
 - The Dorset Street frontage shall be planted with a tree species with a mature height of 6 metres which can be established in the available space and able to reach their natural height and form.
 - The boundary shared with 2 to 18 Dorset Street shall be planted with tree species that are capable of reaching a mature height of 8 metres and shall be allowed to grow to their natural height and form.
 - The boundary shared with 13 to 17 Salisbury Street shall be planted with medium sized tree species that are capable of reaching a mature height of 8 metres and shall be allowed to grow to their natural height and form.
40. 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.
41. 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

42. Westwood Terrace shall not to be used as an access for construction activities.
43. In the event that the consent holder is granted, and gives effect to, a resource consent for a comprehensive care retirement village at 78 Park Terrace (Lot 1 DP 77997), the consent holder shall

design a pedestrian crossing facility, which may include a kerb build, kerb realignment at the Salisbury Street / Park Terrace intersection, or other alternative design option, to improve the safety of pedestrians crossing Salisbury Street in the vicinity of Westwood Terrace.

44. The consent holder shall arrange for an independent road safety audit of the detailed design of the access points to the site from Park Terrace and Dorset Street, as well as the design of the pedestrian crossing facility on Salisbury Street. The audit shall be undertaken in accordance with the 'Road Safety Audit Procedures for Projects Guidelines, May 2013'.
45. A copy of the road safety audit shall be provided to the Christchurch City Council. Any audit recommendations and design changes arising from the detailed design road safety audit shall be agreed with the Christchurch City Council prior to construction being undertaken.
46. The pedestrian crossing facility on Salisbury Street, required by condition 43, shall be constructed prior to the occupation of Building B01 at 100 – 104 Park Terrace and 20 Dorset Street (in the event that the consent holder is granted, and gives effect to, a resource consent for a comprehensive care retirement village at 78 Park Terrace (Lot 1 DP 77997)).
47. Service vehicles accessing the site via Dorset Street shall enter the site in forward gear and exit in reverse. The consent holder shall also utilise a suitably qualified spotter to manage the exiting of service vehicles onto Dorset Street to ensure the safety of road users. These requirements shall be detailed in all contract arrangements with service providers to the site and shall be reflected in signage at this access.
48. Rubbish trucks shall only access the site during the period between 7am and 7pm and shall avoid the use of tonal reversing alarms.

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).

Noise

51. 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.
- iii) This site may be an archaeological site as defined and protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. Archaeological sites are defined in the HNZPTA as any place in New Zealand where there is physical evidence of pre-1900 occupation, regardless whether the site is known or not, recorded in the NZAA Site Recording Scheme or not, or listed with Heritage New Zealand or the local council. Authority from Heritage New Zealand is required for any work that affects or may affect an archaeological site. **Please contact the Heritage New Zealand regional archaeologist on 03 363 1880 or archaeologistcw@heritage.org.nz before commencing work on the land.**

Heritage

- iv) Information being submitted in relation to conditions of this consent is to be sent by email to: rcmon@ccc.govt.nz. The current nominated Council Heritage Advisor for this consent is Suzanne Richmond, 941 5383 or suzanne.richmond@ccc.govt.nz. The alternative contact is Gareth Wright, 941 8026 or gareth.wright@ccc.govt.nz.
- v) The applicant should not commence or should cease work on a given area if the works proposed in that area change from those in the approved consent documentation. Any variation must be discussed with the Christchurch City Council's Heritage Team Leader (or nominee), who in consultation with the Council's Resource Consents Unit will determine an appropriate consenting response. Five working days should be allowed for this process. Failure to discuss changes with the Council's Heritage Team may constitute a breach of the conditions of this consent. Amended plans and information showing these changes, may be required to be submitted to the Heritage Team Leader, Christchurch City Council (or nominee) for certification prior to work on that area commencing or resuming.
- vi) The intention of the photographic record condition is to maintain a record of the works with a focus on the areas of the heritage item and heritage setting undergoing change rather than individual elements. The same camera positions should be used for all photo sets before, during and after the works to

enable comparison. Photographs should be of printable quality, at least 1440 pixels by 960 pixels for a 4"x 6" print at a minimum resolution of 240 PPI. They should be labelled with the position on site or in relation to the site, date and photographer's name, and submitted with a plan showing photograph locations. Photos should be submitted electronically, either by email (noting that Council's email data transfer limit is 20MB per email), or via a file transfer website such as wettransfer.com or dropbox.com to rcmon@ccc.govt.nz.

- vii) Date stamping or marking is important to clearly distinguish replicated or introduced old features and new areas of fabric from heritage fabric so changes to the heritage item can be readily understood in the future. The dating of new or introduced fabric may be undertaken by a number of permanent means. It is recommended that a builder's pencil or small steel plate with the date is used on masonry or timber. A permanent marker pen may be used on steel elements, but not masonry or timber as the marking may deteriorate. Marking should generally be in unobtrusive locations where elements are proposed for reinstatement. Dates may be prominent in some cases when used for commemorative purposes such as over the entrance to acknowledge major works to a building or a new wing. **In the case of the entry/pergola to the chapel, the new structure should be dated in a visible location to acknowledge the date of the works to the chapel alongside the chapel's construction date, for example: "1927 20[XX]"**.
- viii) All works should be carried out with regard to the conservation principles contained within the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (ICOMOS New Zealand Charter 2010).
- ix) All works to be undertaken on the repair and replacement of heritage fabric should be undertaken by tradespeople experienced in working with such fabric.