

Draft Conditions of Consent.

General Conditions

1. The development must be undertaken in general accordance with the information and plans submitted by the Consent Holder in support of application number LUC23/48350 officially received by Council.

Copies of the approved plans are attached:

- KD – Molesworth St Alterations – Stage 2 – Location Plan Proposed (RC) Job Number 6801 drawing SK0.03 Rev A dated September 2023
- KD – Molesworth St Alterations – Stage 2 – Site Plan Proposed (RC) Job Number 6801 drawing SK0.05 Rev A dated 31 January 2024
- KD – Molesworth St Alterations – Stage 2 – L0 Proposed Floor Plan (office) RC Job Number 6801 drawing SK2.01 Rev A dated September 2023
- KD – Molesworth St Alterations – Stage 2 – L1 Proposed Floor Plan (office) RC Job Number 6801 drawing SK2.02 Rev B dated 8 February 2024
- KD – Molesworth St Alterations – Stage 2 – L2 Proposed Floor Plan (house) RC Job Number 6801 drawing SK2.03 Rev B dated 8 February 2024
- KD – Molesworth St Alterations – Stage 2 – L3 Proposed Floor Plan (house) RC Job Number 6801 drawing SK2.04 Rev A dated September 2023
- KD – Molesworth St Alterations – Stage 2 – B Elevation (North) RC Job Number 6801 drawing SK3.02 Rev A dated September 2023
- KD – Molesworth St Alterations – Stage 2 – Precedents Job Number 6801 drawing SK3.07 Rev A dated September 2023
- Landscape Paving & Konatu Stone, SK4.17, dated 31/05/2024
- Cultural Narrative Plans all dated 05/08/2024 and named as follows: SK5-1 Exterior Elevations, SK5-2 Exterior Elevations, SK5-4 3D View 1, SK5-3 3D view 2, SK5-5 3D View 3

In the case of inconsistency between the application and the conditions of this consent, the conditions of consent shall prevail.

2. The consent holder shall contact the Council's Environmental Planner – Monitoring at least 48 hours prior to any work commencing on the site and advise the officer of the date upon which such works will commence.
3. The consent holder shall pay the Council's costs of any monitoring that may be necessary to ensure compliance of the use with the conditions specified.

Glazing and Façade Treatments

4. All mirrored glazing shall be removed from the facades of the building.

Landscaping

5. A Landscape Planting Plan prepared by a suitably qualified expert in landscaping must be submitted by the consent holder to the Development Control Lead for certification a minimum of 15 working days prior to the commencement of works. The Landscape Planting Plan must include:

- (a) Planting in front of car parks 7-10.
- (b) No less than four specimen trees planted in the north west corner of the site adjacent to the car port. Trees must be no less than 2m tall at the time of planting.
- (c) Specify Plant Species, numbers, size, spacing, layout and grade;
- (d) The consent holder must provide a minimum of 20 working days to Ngāti Te Whiti and Ngāti Tawhirikura for the opportunity to provide feedback/input on the proposed planting plan;
- (e) Any feedback received from Ngati Te Whiti Hapū and Ngati Tawhirikura on plant species and demonstrate how that has been adopted into the planting plan.

All works shall be carried out in accordance with the Landscape Plan certified in accordance with this condition.

6. Prior to issue of a Code Compliance Certificate or within 12 months of the exterior building construction being completed whichever occurs first, the consent holder must complete planting in accordance with the Landscape Planting Plan certified in accordance with Condition 5:

Prior to Earthworks/Construction Commencing

Cultural Monitoring

7. No less than 7 working days prior to earthworks commencing on site, the consent holder must advise Ngati Te Whiti Hapū and Ngati Tawhirikura of the intention to undertake the earthworks, so that they may provide a monitor for on-site cultural monitoring during these earthworks at their discretion.

Erosion and Sediment Control

8. The consent holder must provide an erosion and sediment control plan for certification by the Development Control Lead a minimum of 15 working days prior to works being due to commence. Erosion and sediment control measures must be implemented in accordance with the certified erosion and sediment control plan.

Acoustic Design Certificate

9. The consent holder must provide to Council at the time of application for building consent an acoustic design certificate from a suitably qualified acoustic expert to confirm the noise insulation of the dwelling has been designed to meet an internal noise level of 40dB_{L_{Aeq}(24hour)}, inside all noise sensitive rooms with ventilating windows open.

Earthworks Management Plan

10. Prior to the commencement of works on site an Earthworks Management Plan prepared by a suitably qualified environmental practitioner must be submitted to Council's Monitoring Officer for certification. This plan shall include measures for (as relevant):
 - (a) Health and safety to inform all contractors of the potential for soil contamination.
 - (b) Requirement for use of personal protective equipment.
 - (c) Minimising soil disturbance.
 - (d) Reinstating the exposed area as soon as practicable.

- (e) Implementing dust management measures as necessary to ensure that there are no air borne particulars.
- (f) Advising Council of the authorized soil disposal facility.

All works must be in accordance with the certified earthwork management plan.

During Earthworks/Construction

Earthworks/Excavation

- 11. Excavation works associated within the site must be kept wholly within the boundary of the development and not encroach past the boundary.
- 12. All disturbed material, silt, sediment and dust must be retained on the site unless transported off site by a vehicle.
- 13. All disturbed soils and hardfill material removed from site must be tested for contamination prior to disposal and disposed of to a facility authorised to receive that material. This excludes cured hardstand material (such as paving/asphalt/concrete) which is cleanfill and is not required to go to an authorised facility.
- 14. Upon completion of soil testing, the consent holder must provide the following to Council's Development Control Lead:
 - a. A copy of the soil testing results
 - b. the quantity and volume of any contaminated material removed from site;
 - c. and the name of the facility where the contaminated material was disposed to.

Construction Noise

- 15. During construction, all construction works must comply with NZS6803:1999 Acoustic Construction Noise.

Accidental Discovery

- 16. If the consent holder discovers archaeological evidence, or suspected archaeological evidence, they must without delay notify:
 - Ngati Te Whiti Hapū;
 - Ngati Tawhirikura;
 - Heritage New Zealand Pouhere Taonga (HNZPT); and
 - New Zealand Police in the case of skeletal remains; andStop work within the immediate vicinity of the discovery to allow a site inspection by HNZPT and the Ngati Te Whiti Hapū, Ngati Tawhirikura and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required. Site work shall only recommence following consultation with the Consent Authority, HNZPT, Ngati Te Whiti Hapū, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

Cultural Narrative

17. The consent holder must incorporate the following Applied Cultural Expression on-site:
 - a. A kohatu inclusive of the wording 'Waimanu' as shown in plan Landscaping & Kohatu Stone, SK4.17, dated 30/05/2024;
 - b. Pavement treatment as shown in plan SK5-5, dated 05/08/2024; and
 - c. The western and southern façade treatment as shown in the area marked Cultural Narrative on Battens in plans SK5-1, dated 05/08/2024 and SK5-2, dated 05/08/2024.
18. Prior to the issue of Code of Compliance Certificate, the Consent Holder must provide the Development Control Lead (or nominee) an applied Cultural Expression Plan that includes:
 - (a) A design statement that confirms consistency of the final design of the Applied Cultural Expression with the plans shown SK5-1- SK5-5.
 - (b) Sets out the final dimensions, materiality and maintenance requirements for the façade finishes shown in the areas marked 'Applied Cultural Expression' on plans SK5-1 – SK5-5.
 - (c) The consent holder must provide a minimum of 20 working days to Ngāti Te Whiti and Ngāti Tawhirikura for the opportunity to provide feedback/input on the final applied cultural expression plan;
 - (d) Any feedback received from Ngati Te Whiti Hapū and Ngati Tawhirikura demonstrate how that has been adopted into the final applied cultural expression plan.

Post Earthworks

19. All areas of earthworks (excluding any area covered by buildings, driveways or hard landscaping) must be revegetated to achieve 80% ground cover within 6 months of the earthworks being commenced to the satisfaction of Council's Monitoring Officer.
20. All costs in meeting the conditions of these requirements must be met by the applicant unless otherwise stated.

Ongoing Conditions

21. The consent holder must maintain the landscaping required in Condition 5 on an ongoing basis for the duration of the consent. In the event that any of the landscaping should die or become diseased they must be replaced with a similar species or plant within the next planting season.
22. The consent holder must maintain the applied cultural narrative (driveway paving, building façade, and Kohatu stone), in accordance with Conditions 17 and 18 for the duration of the consent.