

PARKBURN: DRAFT LANDUSE CONSENT CONDITIONS		
Proposed Conditions		Comments
1.	The proposed activity must be undertaken in general accordance with the approved plans and all information submitted with the application, as detailed below and referenced by the Council under consent numbers (XXXX): Insert table of plans and reports and date. Stamped as approved on XXXX and the application as submitted, with the exception of the amendments required by the following conditions of consent.	To insert list of plans and reports once confirmed.
2.	Compliance and Monitoring Charge The Consent Holder is liable for costs associated with the monitoring of this resource consent under Section 35(2)(d) of the RMA.	
Siteworks Pre-Construction Conditions		
3.	Pre-commencement Meeting Prior to the commencement of each stage of earthworks and civil construction, the Consent Holder must hold a pre-start meeting that: (a) is located on the subject site; (b) is scheduled not less than five working days before the anticipated commencement of construction and earthworks; (c) Includes the Compliance Monitoring Officer, Consents Planner, Development Engineering Manager ; and (d) includes representation from the contractors who will undertake the works [and any suitably qualified professionals if required by other conditions e.g. the appointed Arborist].	

4.	Construction Environmental Management Plan (CEMP) Prior to the commencement of any earthworks or construction activity on the site for each stage (or combination of stages), the Consent Holder must submit to CODC a final CEMP prepared in general accordance with the approved preliminary CEMP prepared by LandPro for certification for the relevant stage(s) . The purpose of the CEMP is to set out the proposed construction methodology and environmental management measures to appropriately manage the potential effects of construction and site works associated with each stage(s). The CEMP shall include, but not be limited to, the following: (a) Construction staging methodology. (b) Management of debris and detritus control throughout construction period. (c) Once the earthworks are completed, the requirements to sow topsoil with grass seed to stabilise the soil, except to the extent that the relevant buildings and/ or other land use activities to be undertaken on the relevant land are to be progressed without delay. (d) How stockpiling or placement of fill shall avoid obstructing any overland flow from higher ground/upstream. (e) A Bulk Earthworks Plan (BEP) to identify the bulk earthworks proposed for each stage(s) and the work programme for bulk earthworks and associated erosion and sediment control practices. (f) A Dust Management Plan (DMP) in accordance with Condition [X] to ensure that no airborne or deposited dust is emitted beyond the site boundary. (g) A Construction Traffic Management Plan (CTMP) in accordance with Condition [X], to identify vehicle access arrangements, construction traffic volumes and routes, measures to maintain road safety and minimise disruption to the surrounding road network and residents. (h) A Construction Noise and Vibration Management Plan (CNVMP), in accordance with Condition [X], to manage and mitigate construction noise and vibration effects.	
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	(i) A Spill Management Plan (SPMP) in accordance with Condition [X] that includes procedures for preventing contaminants such as hydrocarbons or chemicals entering any waterbody in the event of a spill. (j) A Lizard Management Plan (LMP), in accordance with Condition [X], to manage potential effects on lizards during site clearance and construction works. (k) A Fish Management Plan (FMP), in accordance with Condition [X], to manage the potential effects on fish during works in the Park Burn. (l) A Cove Management Plan (CMP), in accordance with Condition [X], to manage the construction of the coves and the ongoing maintenance. (m) Safety fencing. (n) Frequency of site inspections and monitoring (including after extreme weather events), and reporting to be undertaken, and any other construction quality assurance measures proposed. (o) The provision of artificial lighting that may be required for construction works and the effects of any such lighting including managing light spill beyond the site boundary. (p) Health and Safety Plan. (q) Site notice board. Any proposed amendments to clauses a-q shall be submitted to CODC for recertification.	
5.	Accidental Discovery Protocol Prior to commencing excavation work, the Consent Holder shall ensure that all persons involved in, or supervising works on-site are familiar with the Accidental Discovery Protocol established under Condition XX below. The Accidental Discovery Protocol shall be clearly displayed and accessible on site at all times during work under this consent. In the event that an unidentified archaeological site is located during works, the following will apply: a) Work must cease immediately at that place and within 20 metres around the site. The area must be secured from further disturbance.	

	b) The Heritage New Zealand Pouhere Taonga Regional Archaeologist and the Otago Regional Council must be notified immediately. c) If the site is of Māori origin, the Consent Holder must also notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975). d) If human remains (koiwi tangata) are uncovered the Consent Holder must advise the Heritage New Zealand Pouhere Taonga Regional Archaeologist, NZ Police, the Otago Regional Council and the appropriate iwi groups or kaitiaki representative and the above process under (c) will apply. Remains are not to be disturbed or moved until future actions have been agreed by all parties. e) Works affecting the archaeological site must not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue. An application for an Archaeological Authority and further assessment by an archaeologist may be required. f) Where iwi so request, any information recorded as the result of the find such as a description of location and content, must be provided for their records.	
6.	SH6 Sound Insulation Any new residential buildings within 80m of the State Highway carriageway seal edge shall be designed and constructed to meet noise performance standards for noise from traffic on the State Highway that will not exceed 35 dB $L_{Aeq}(24hr)$ in bedrooms and 40 dB $L_{Aeq}(24hr)$ for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107:2000 <i>Acoustics – Recommended design sound levels and reverberation times for building interiors</i>. This shall take account of any increases in noise from projected traffic growth during a period of not less than 10 years from the commencement of construction of the development. Where doors and windows must be closed to achieve the internal noise levels and alternative means of ventilation must be provided that conforms to the requirements of New Zealand building Code clause G4. A means of temperature control (particularly	Refer to plan in Appendix [O] of planning report showing this area attached to Marshall Day Noise Report.

	cooling) must be provided that maintains a stable and comfortable temperature in all habitable rooms when windows and doors are closed.	
7.	Low Density Residential Sites All development on Low-Density zoned sites marked on the approved Development plan shall be in accordance with the proposed Consent Notice Condition X that forms part of the Subdivision consent conditions. Any activities or matters not covered by the consent notice shall be assessed by the relevant CODC relevant District Plan section(s) applicable to the Low-Density Residential zone. Development of a low-density lot shall not be undertaken in reliance on, or in accordance with, the underlying zone as an alternative to complying with this consent notice.	
8.	Medium Density Residential Sites All development on Medium Density zoned sites marked on the approved Development Plan shall be in accordance with the proposed Consent Notice Condition X that forms part of the Subdivision consent conditions. Any activities or matters not covered by the consent notice shall be assessed by the relevant CODC plan sections applicable to the Medium Density Residential zone. Development of a medium density lot shall not be undertaken in reliance on, or in accordance with, the underlying zone as an alternative to complying with this consent notice.	
9.	Business Zoned Sites All development on Business zoned sites marked on the approved Development Plan shall be in accordance with the proposed Consent Notice condition X that forms part of the Subdivision consent conditions. Any activities or matters not covered by the consent notice shall be assessed by the relevant CODC zone plan sections applicable to the Business Resource Area 3 zone. Development of a business lot shall not be undertaken in reliance on, or in accordance with, the underlying zone as an alternative to complying with this consent notice.	

10.	Consent Review In accordance with Section 128 of the Resource Management Act 1991, the conditions of this consent may be reviewed on and in the period within 6 (six) months upon each anniversary of the date of this consent, if, on reasonable grounds, the consent authority finds that: a. There is or is likely to be an adverse environmental effect as a result of the exercise of this consent, which was unforeseen when the consent was granted; b. Monitoring of the exercise of the consent has revealed that there is or is likely to be an adverse environmental effect; or c. There has been a change in the circumstances, and the conditions of consent are no longer appropriate in terms of the purpose of the Act.	
Site works During Construction Requirements		
11.	Certification of works Within ten (10) working days following implementation and completion of the specific erosion and sediment control works referenced in Condition [X], and prior to the commencement of earthworks or construction activity on the subject site, a suitably qualified person must provide written certification to the CODC that the erosion and sediment control measures have been constructed and completed in accordance with the ESCP required by Condition [X]. Written certification must be in the form of a report or any other form acceptable to CODC's Compliance Monitoring Officer (or nominee).	
12.	Construction Hours of Operation Hours of operation for the earthworks are limited to the following: a. 07:00 to 18:00 Monday to Friday b. 07:30 to 17:30 Saturday	

13.	Contamination a. Following the completion of the project works in the areas to which the Remediation Action Plan (RAP) applies, the Consent holder shall prepare a Site Validation Report (SVR). The purpose of the SVR is to validate that the objectives of the RAP have been achieved. b. The SVR shall include: i. A summary of the works undertaken; ii. The location and dimensions of the excavations (of contaminated soils) carried out, including a relevant site plan, and records of where any contaminated soil is to remain on site; iii. Soil sampling/validation results where the remediation has been carried out or where unexpected contamination has been encountered; iv. The volume of any soil disposed of outside the site boundary, and copies of disposal dockets for the material removed; and v. The requirements for any ongoing monitoring and management if any contaminated soil is to remain on site. c. Within 40 working days of the completion of construction works in the areas to which the RAP applies, the SVR shall be submitted to CODC for certification that it meets the requirements of conditions 18 a) and b). d. Following the completion of the contaminated land disturbance works authorised by this consent the Consent Holder shall prepare a Works Completion Report (WCR). The WCR shall include: i. A summary of the works undertaken; ii. The location and dimensions of the excavations carried out, including site drawings; iii. Records of any unexpected contamination encountered; iv. Volume and location of any material disposed of offsite, including copies of disposal dockets for material disposed of offsite. v. A summary of any sampling undertaken, including unexpected, contaminated material sampling and validation soil sampling, tabulated analytical results and interpretation of the results. e. Within 40 working days of the completion of the contaminated land disturbance works in the area to which the WCR applies to, the WCR shall be submitted to the CODC for certification that it satisfies the requirements of Condition XX.	
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Site Works Post Construction Requirements		
14.	At the end of each main earthwork stage (as shown on approved earthworks staging plan) (or earlier, if conditions allow) the affected areas must be immediately adequately top-soiled and vegetated (e.g. hydro-seeded and/or planting with predominantly native species) as soon as possible to limit sediment mobilisation. Any areas of uncertified fill must be identified on a plan, and the plan submitted to Council to be recorded against the property file.	
Ecological Conditions		
15.	Vegetation clearance should occur outside the bird breeding season (October to February, inclusive). Alternatively, if clearance is required during the bird breeding season, the vegetation must be inspected by a suitably qualified ecologist to identify any active native bird nests. If an active native bird nest is identified, vegetation clearance within 10 m of the active nest must be delayed until the chicks have fledged.	
16.	Works should be completed under the Lizard Management Plan (LMP) as provided in Appendix C to the Ecological Impact Assessment or any subsequent updated versions. The LMP should include measures to capture native lizards from any suitable habitat within the site, and locations where they will be released.	
17.	Works should be completed under the fish management plan provided in Appendix D or any subsequent updated versions. The plan should be prepared once a construction methodology is in place. The construction method will determine how much fish salvage will be necessary, and what methods will be most appropriate.	
18.	All machinery used for the excavation of the coves or within Park Burn should be thoroughly dried and/or cleaned, following industry best practice, prior to coming into contact with any water.	
19.	Signage should be installed around the lake requiring dogs to be leashed at all times. This is necessary to protect ecological values, but also for dog safety as pest control will be occurring within the revegetation areas.	

20.	Install signage regarding the risks of introducing invasive aquatic plants at the proposed boat ramp.	
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