8 August 2017

Attn: [redacted] Planning Focus Limited
[redacted]

Dear Sir/Madam

RESOURCE CONSENT APPLICATION – ADVICE OF DECISION

Application number:	LUC60302182 (Land use consent)
	DIS60303392 (Discharge permit)
Applicant:	Infratil Infrastructure Property Limited
Proposed activity:	To construct an eight level commercial building for hotel, entertainment and car parking activities and discharge of contaminants during earthworks.
Site address:	100 Halsey Street, Auckland Central

Following an assessment of your resource consent application under the Resource Management Act 1991 (RMA) and with reference to the Auckland Unitary Plan (Operative in Part), a decision has been made to approve your application, subject to conditions of consent.

Please take the time to read and understand the conditions of consent. Council officers will undertake inspections of your project to check compliance with this resource consent. For your reference, a copy of the decision is attached. It outlines the basis for the decision and the conditions.

If you disagree with the decision, or parts of it including the conditions, you can lodge an objection with us or file an appeal with the Environment Court within 15 working days of receiving this decision.

Objections should be addressed to the Principal Planner Hearings and Resolutions – Central, Auckland Council at Private Bag 92300,Victoria Street West, Auckland 1142. Information on the objection process can be found on our website www.aucklandcouncil.govt.nz (type “objection process” in the search field).

Information on the appeal process can be found on the Environment Court website www.justice.govt.nz/courts/environment-court.

A final invoice will be sent shortly.

If you have any queries, please contact [redacted] and quote the application number above.

Yours sincerely

[redacted]

Intermediate Planner
City Centre Team
Resource Consents

Decision on notification of an application for resource consent under the Resource Management Act 1991

Non-complying activity

Application numbers:	LUC60302182 (Land use consent)
	DIS60303392 (Discharge permit)
Applicant:	Infratil Infrastructure Property Limited
Site address:	100 Halsey Street, Auckland Central
Legal description:	Lot 1 DP 80054

Proposal:

To construct an eight level building comprising an entertainment facility, visitor accommodation and a non-accessory carpark for a maximum of 257 cars, together with the discharge of contaminants during earthworks.

The resource consents required are:

Land use consents (s9) – LUC60302182

Auckland Unitary Plan (Operative in part)

- To undertake earthworks greater than 2,500m^2 and 2,500m^3 where 5,000m^3 of earthworks are proposed over an area of 3,700m^2 (restricted discretionary activity pursuant to Rules E12.4.1(A6) and (A10)).
- To provide comprehensive development signage (restricted discretionary activity pursuant to Rule E23.4.2(A53)).
- To not provide 13 short-stay bicycle parks on the site as required by Standard E27.6.2(3) (restricted discretionary activity pursuant to Rule E27.4.1(A2)).
- To not provide a dedicated loading space for the development where one loading bay is required under Standard E27.6.2(8) (restricted discretionary activity pursuant to Rule E27.4.1(A2)).
- To provide internal access ramps with gradients of 1 in 5 where 1 in 6 is required under Standard E27.6.4.4 (restricted discretionary activity pursuant to Rule E27.4.1(A2)).
- To provide access to accessible parking spaces with a vertical clearance height of 2.3m where 2.5m is required under Standard E27.6.3.5 (restricted discretionary activity pursuant to Rule E27.4.1(A2)).
- To provide non-accessory commuter parking that is not provided for within Wynyard Precinct, and due to Clause I214.4(2) is considered under the Business City Centre Zone rules where it is also not provided for (non-complying activity pursuant to Rule H8.4.1(A1)).
- To provide non-accessory short term visitor parking (discretionary activity pursuant to Rule I214.4.1(A32)).
- To establish an entertainment facility of greater than 100m^2 gross floor area per site (restricted discretionary activity pursuant to Rule I214.4.1(A34)).

- To construct a new building on the site (restricted discretionary activity pursuant to Rule I214.4.2(A51)).
- To construct a building that does not comply with the maximum height control of Standard I214.6.6 where 25m is permitted and 27m is proposed (discretionary activity pursuant to Rule I214.4.2(A61)).
- To not meet the lane requirements of Standard I214.6.12 in particular no lanes will be constructed as part of the development, and future lanes will not be in the indicative location on the precinct plan (restricted discretionary activity pursuant to Rule C1.9.2).

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ("NES")

- Land use consent for the disturbance of a piece of land involving 5,000m^3 over 3,700m^2, and involving removal of 5,000m^3 from the site where a detailed site investigation confirms the soil contamination exceeds the soil contaminant standards (restricted discretionary activity under regulation 10(1) and (2)).

Discharge permits (s15) – DIS60303392

Auckland Unitary Plan (Operative in part)

- Discharge of contaminants into air, or into water, or onto or into land not meeting permitted activity standard E30.6.1.2 and meeting standard E30.6.2.1 (controlled activity under rule E30.4.1(A6)).

Decision

I have read the application, supporting documents, and the report and recommendations on the consent application. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on notification.

Public notification

Under section 95A of the RMA this application shall proceed without public notification because:

1. The adverse effects on the environment will be no more than minor because:

    - The above ground non-accessory carpark and the building height were previously consented and considered acceptable for this site;

    - The proposed building is of a scale and bulk that is in keeping with the overall future scale anticipated for Wynyard Precinct. The proposed building is of a high architectural quality, providing visual interest to the façades and active ground floor frontages for the adjacent streetscape;

    - The non-accessory parking will be within the trip generation limits as if the site was developed to its potential, and therefore not adversely affecting the operation of the surrounding roading network.

    - There is sufficient capacity within existing infrastructure to cater for the proposed development,

- Adverse effects during the construction period can be avoided, remedied or mitigated through the applicant's proposed management plans, including the management of truck access, through the use of a construction traffic management plan, and best practicable options to control construction noise;
- Suitable silt and sediment control measures will be utilised throughout the construction period to ensure no adverse effects in terms of run off and given the site is generally flat there will be no adverse stability effects;
- All soil disturbance will be undertaken in accordance with a remediation action plan to avoid adverse effects on the environment and workers health due to the contaminated soil.

2. There is no district or regional rule or national environment standard that requires public notification and the applicant has not requested it.
3. There are no special circumstances that warrant public notification under section 95A(4) because there is nothing exceptional or unusual about the application, and the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.
4. There is adequate information and nothing about the specifics or issues of the proposed activity that warrants the exercise of any residual discretion under s95A(1) for public notification to better inform substantive decision making in achieving the purpose of the RMA.

Limited notification

Under section 95B of the RMA this application shall proceed without limited notification because:

1. There are no adversely affected persons because:
    - The adverse shading and dominance effects of the proposal on the residential properties on Halsey Street will be the same or less than those associated with the consented building due to the proposed building's rotation of 90 degrees, and accordingly such effects are considered to be less than minor;
    - The entertainment facility and the plant machinery will be acoustically controlled to ensure an appropriate level of acoustic amenity such that any effects are less than minor;
    - There is sufficient capacity within the infrastructure network for the development so that adverse effects are not created for persons on adjacent properties;
    - Construction activity will be suitably controlled through the applicant's proposed management plans to ensure adverse effects are avoided or mitigated on any person. Excavation can occur without affecting the stability of adjoining properties occupied by persons;
    - Implementation of the remediation action plan proposed by the applicant will ensure adverse effects on human health are avoided;
    - There are no other persons adversely affected due to the nature of the proposal and the relative separation distances from other persons.

2. There are no protected customary rights groups or customary marine title groups in the region adversely affected by this proposal.

Accordingly, this application shall proceed on a **NON-NOTIFIED** basis.



[redacted]

Duty Commissioner

8th August 2017

Decision on an application for resource consent under the Resource Management Act 1991

Non-complying activity

Application numbers:	LUC60302182 (land use consent)
	DIS60303392 (discharge permit)
Applicant:	Infratil Infrastructure Property Limited
Site address:	100 Halsey Street, Auckland Central
Legal description:	Lot 1 DP 80054

Proposal:

To construct an eight level building comprising an entertainment facility, visitor accommodation and a non-accessory carpark for a maximum of 257 cars, together with the discharge of contaminants during earthworks.

The resource consents required are:

Land use consents (s9) – LUC60302182

Auckland Unitary Plan (Operative in part)

- To undertake earthworks greater than 2,500m^2 and 2,500m^3 where 5,000m^3 of earthworks are proposed over an area of 3,700m^2 (restricted discretionary activity pursuant to Rules E12.4.1(A6) and (A10)).
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National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ("NES")

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- Discharge of contaminants into air, or into water, or onto or into land not meeting permitted activity standard E30.6.1.2 and meeting standard E30.6.2.1 (controlled activity under rule E30.4.1(A6)).

Decision

I have read the application, supporting documents, and the report and recommendations on the consent application. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104B, 104D, 105, 107 and Part 2 of the RMA, the application is **GRANTED**.

1. Reasons

The reasons for this decision are:

1. As a non-complying activity the proposal must pass one of the gateway tests of s104D. In this case the proposal is able to pass both gateway tests as adverse effects are no more than minor, and the proposal is not contrary to the objectives and policies of the relevant plans.

2. In terms of section 104(1)(a) the development will have actual and potential effects on the environment that are acceptable. In particular:

    - When taking into account the consented building form, as well as the existing and future planned development of the area, the proposed bulk and

scale of the building is appropriate for its context, and will result in less than minor shadowing and dominance effects for residential properties on Halsey Street;

- The architectural quality of the building responds to the changing and regenerating character of Wynyard Precinct and will not detract from the qualities of the nearby special character building, the façade treatment to the carpark will reduce the visibility of the carpark and ensure a level of interest such that the visual amenity of the area is not affected;
- The proposed visitor accommodation signage is of an appropriate scale and does not detract from the architectural features of the building;
- The building height is in keeping with the mix of heights along Halsey Street and will not result in undue dominance or appear overdeveloped that will detract from the streetscape;
- The building provides an active ground floor frontage to the adjacent streets, verandahs and visually interesting facades that will enhance the streetscape and pedestrian amenity;
- The proposed entertainment facility will comply with the relevant acoustic controls that will ensure the acoustic amenity of surrounding residential properties will not be affected;
- The provision of an above ground non-accessory carpark was previously consented in this location and the proposal is for the same activity. The carpark will be in operation for a maximum of ten years and not affect the operation of the surrounding road network. In particular the trip generation numbers are within that allowable if the site was redeveloped in accordance with the AUP (OP). Appropriate conditions of consent can monitor and manage the carpark to ensure that it will continue to operate in a manner that does not cause adverse effects;
- The level of parking provided for the visitor accommodation and entertainment facility is appropriate, and together with the secure on-site cycle parking and site travel management plan will assist in reducing private vehicle use for employees. Utilising existing on-street cycle parking for visitors to these activities is considered acceptable;
- The proposed vehicle access is in a suitable location and loading can be undertaken on site. This will not affect the safe and efficient operation of the surrounding road network;
- Suitable silt and sediment control measures will be utilised throughout the earthworks so adverse effects on the surrounding environment are avoided;
- The implementation of construction, noise and traffic management plans will avoid, remedy or mitigate potential adverse effects during the construction period;
- Appropriate methodology and protocols will be utilised throughout the excavation period to ensure that adverse effects on the environment and human health are avoided through the extraction of contaminated soil;
- There is sufficient capacity within the existing infrastructure network to cater for the proposed development;

- The proposal provides a tourist attraction, and short-term accommodation in the city centre, as well as employment opportunities, in a high quality building on a currently under-utilised site.

3. In terms of section 104(1)(b) the proposed development is consistent with the objectives, policies and assessment criteria of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, Auckland Unitary Plan (Operative in Part), particularly as they relate to Land Disturbance – District, Transport, Contaminated Land, Business – City Centre Zone and Wynyard Precinct for the reasons stated in 2 above.

4. In terms of section 104(1)(c) the proposed temporary non-accessory carpark is considered to be acceptable in regards to the Wynyard Quarter Transport Plan.

5. In terms of sections 105 and 107 the proposed discharge of contaminants will not have significant effects on the receiving environment and the reasons for the proposed choice of mitigation measures are appropriate. The proposal will not give rise to any of the effects listed in section 107(1) due to the appropriate site management and mitigation procedures proposed.

6. The proposed development is considered to meet the purpose and principles of the Act, as it is sustainable development that avoids, remedies or mitigates adverse effects on the environment.

Overall, from the assessment undertaken it is considered that consent can be granted to the development subject to the imposition of conditions of consent.

2. Conditions

Under section 108 of the RMA, these consents are subject to the following conditions:

General Conditions

These conditions apply to all resource consents.

1. The activity shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent number LUC60302182 and DIS60303392

- Application Form, and Assessment of Effects titled “Planning Report District Plan & Statutory Assessment” prepared by Paul Arnesen of Planning Focus Ltd, dated 2 June 2017 (the “AEE”);
- Section 92 response titled “Response to Further Information Request: 100 Halsey Street, Wynyard Quarter” prepared by Paul Arnesen of Planning Focus Ltd, dated 3 July 2017;

Report title and reference	Author	Rev	Dated
100 Halsey St Wynyard Quarter – Design Statement for Resource Consent	Peddlethorp	-	24/05/2017
100 Halsey Street – Addendum to Transportation Assessment	Beca Limited	2	01/06/2017

Quarter Area 2 – Infratil IDP and Land Use Consent Applications – Infrastructure Assessment	Beca Limited	B	01/06/2017
100 Halsey St Redevelopment – Detailed Site Investigation for Infratil Infrastructure Property Limited	Babbage Consultants Limited	3	19/05/2017
100 Halsey St Redevelopment – Remedial Action Plan for Infratil Infrastructure Property Limited	Babbage Consultants Limited	4	18/05/2017
100 Halsey Street – Building 1 Geotechnical Assessment Report for Infratil Infrastructure Property Limited	Babbage Consultants Limited	2	19/05/2017
Acoustic Services 100 Halsey Street – Wynyard Quarter – Building 1 – Hotel, Car Park, Retail	Norman Disney & Young	1	24/05/2017
Wind Opinion on the proposed Wynyard 100 at 100 Halsey Street Auckland	UniServices	-	04/07/2017

Plan title and reference	Author	Rev	Dated
Existing site aerial photo 1607-SK-100	Peddlethorp	B	26/05/2017
Existing site plan 1607-SK-101	Peddlethorp	B	26/05/2017
Proposed site plan 1607-SK-102	Peddlethorp	C	30/06/2017
Building 1 – aerial view 1607-SK-161	Peddlethorp	A	26/05/2017
Building 1 – ground floor 1607-SK-200	Peddlethorp	C	30/06/2017
Building 1 – level 1 1607-SK-201	Peddlethorp	C	30/06/2017
Building 1 – level 2 (typical) 1607-SK-202	Peddlethorp	A	26/05/2017
Building 1 – level 7 1607-SK-204	Peddlethorp	B	26/05/2017
Building 1 – roof plan 1607-SK-205	Peddlethorp	B	26/05/2017
Building 1 elevations – east & west 1607-SK-300	Peddlethorp	A	26/05/2017
Building 1 elevations – north & south 1607-SK-301	Peddlethorp	A	26/05/2017
Building 1 – section 1607-SK-310	Peddlethorp	C	30/06/2017
Building 1 – section 1607-SK-311	Peddlethorp	B	26/05/2017
Building 1 – perspective view 1607-SK-701	Peddlethorp	A	26/05/2017
Building 1 – perspective view 1607-SK-702	Peddlethorp	A	26/05/2017
Building 1 – perspective view 1607-SK-703	Peddlethorp	A	26/05/2017
Building 1 – indicative materials 1607-SK-914	Peddlethorp	A	26/05/2017
Building 1 – indicative materials 1607-SK-915	Peddlethorp	A	26/05/2017
1607 – Wynyard building 1 area schedule	Peddlethorp	1	26/05/2017

Other additional information	Author	Rev	Dated
Letter titled “In response to Resource Consent Section 92 response, please see the following comments and attached appendix”	Peddlethorp		30/06/2017
Letter titled “Infratil 100 Halsey Street – Section 92 Response”	Beca		30/06/2017
Letter titled “Section 92 Response – Vapour Barrier”	Babbage Consultants Ltd		22/06/2017
Memo – 100 Halsey Street development – relevance of Integrated Development Plan to resource consent application	Buddle Findlay		10/03/2017

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:

   a. The consent is given effect to; or

   b. The council extends the period after which the consent lapses.

3. The consent holder shall pay the council an initial consent compliance monitoring charge of $900 inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent/s.

   Advice note:

   The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

Specific conditions – land use consent LUC60302182

Duration

4. The use of the non-ancillary (or unallocated) car parks is limited to a maximum of 10 years from the date of this decision, or an earlier period due to further site development as set out in Condition 41 below.

Pre-Construction Conditions

Urban Design

5. Prior to the issue of the architectural building consent, the consent holder shall provide for approval of Council (Team Leader Central Monitoring in consultation with the Urban Design Specialist), a final schedule of materials, colours and finishes with detailed specifications for all proposed exterior claddings and glazing. The materials selected shall

be of a high quality, durable and easily maintained and shall be consistent with the design concept and architectural drawings submitted with the resource consent application. A sample palette of these materials, colour schemes and surface finishes, shall accompany the schedule.

6. The consent holder shall ensure the use of Codina Modelo Eiffel 40100 stainless steel or powder coated aluminium mesh for the car park screen/facades as shown on drawing 1607-SK-914 & 915. This shall be confirmed on the building consent plans submitted to the Council.

7. Prior to the issue of the architectural building consent, a lighting plan detailing all external lighting (location, type and lux levels) and design measures to control light spillage to protect residential amenity shall be submitted for the approval of the Council (Team Leader Central Monitoring in consultation with the Urban Design specialist). Consideration shall be given (but not limited to) to the following matters:

   a) under verandah lighting;

   b) roof top lighting;

   c) carpark lighting;

   d) integration of lighting with architecture;

   e) lighting to all publicly accessible (or potentially accessible) areas to address crime prevention through design principles;

   f) compliance with Chapter E23 Lighting of the Auckland Unitary Plan (Operative in part).

8. Prior to the issue of the architectural building consent, the consent holder shall provide for approval of Council (Team Leader Central Monitoring in consultation with the Urban Design specialist) the detailed design of the verandahs to extend along the full length of the Halsey Street and the Pakenham Street frontages.

9. Prior to the issue of the architectural building consent, the consent holder shall provide to the Council (Team Leader Central Monitoring in consultation with the Urban Design Team) a list of any design elements, construction details, mechanical and electrical services, lighting and provisions for waste/recycling management that will contribute to the Council's sustainability and energy efficiency objectives.

Acoustic Control

10. Prior to issue of the building consent for the fit out of the ground floor of the building, the consent holder shall provide a report from a suitably qualified acoustic engineer to the council (Team Leader Central Monitoring) that confirms compliance of the entertainment facility with internal noise levels to the adjacent non-permanent accommodation tenancy as follows:

Time	Noise levels
7am – 11pm	45 dB L_{Aeq}
11pm – 7am	40 dB L_{Aeq} 55 dB L_{eq} at 63 Hz 50 dB L_{eq} at 125 Hz

Management Plans

11. Prior to any works commencing on the site the consent holder must submit a Construction Management Plan ("CMP") to the Council (Team Leader Central Monitoring). The CMP must include specific details relating to avoiding, remedying or mitigating adverse effects on the environment of the construction and the management of all works associated with the development, including but not limited to the following:

    a. Who the site or project manager is and contact details (phone, facsimile, postal address).
    b. Contact details of project stakeholders including contractors, architect, applicant and Council officers.
    c. The location of notice boards that clearly identify the name, telephone number and address for service of the site or project manager.
    d. Measures to be adopted to ensure that pedestrian access past the works is provided.
    e. The location and design of all hoardings and gantries.
    f. Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities.
    g. Control procedures for delivery and removal of construction materials from public roads or places.
    h. Location of workers conveniences (e.g. portaloos).
    i. Ingress and egress to and from the site for construction vehicles.
    j. Hours of operation and days of the week for construction activities.
    k. Measures to control dust deposition and nuisance.
    l. Construction schedule, with approximate timing for each phase of construction.
    m. Work plan for each construction activity, detailing demolition methods for each component of the building.
    n. Emergency response and project change procedures, including establishing clear lines of communication and response times.

    No physical works are to commence on the site until confirmation by the Council has been provided that the CMP is satisfactory.

12. Prior to any works commencing on the site the consent holder must provide to the Council (Team Leader Central Monitoring in consultation with Auckland Transport) a Construction Traffic Management Plan (CTMP) for certification. The purpose of the CTMP is to avoid, mitigate or remedy any temporary adverse effects of traffic related to the redevelopment of the site. The following details are to be shown on a site plan and supporting documentation:

    a. Ingress and egress to/from the site for vehicles associated with earthworks and delivery of materials and equipment and construction machinery during the site works and construction periods.
    b. Proposed numbers and timing of truck movements throughout the day and the proposed routes.
    c. Parking for contractors and workers (this shall not take place within any loading area).
    d. Details of how construction traffic will be managed.

e. Location of traffic signs on surrounding streets and proposed signage for traffic management purposes during construction.
f. Contact details of the site manager.
g. Confirmation of where any cranage required will be located on-site. It will not be permitted within the road reserve.
h. Management of loading areas during large vehicle movements, including schedule of deliveries and any measures that may be employed to ensure the safety for all users in this area.
i. Measures that will be provided for pedestrians to cross the road during demolition and construction

No physical works are to commence on the site until confirmation from the Council has been provided that the CTMP is satisfactory.

13. Prior to construction works commencing the consent holder must submit a finalised Construction Noise & Vibration Management Plan (CNVMP) to the Council (Team Leader Central Monitoring) for certification. The CNVMP is to identify how Condition 16 will be met and identify the best practicable option for management and mitigation of all construction noise and vibration.

    No physical works are to commence on the site until confirmation from the Council has been provided that the CNVMP is satisfactory.

Earthworks

14. Prior to the commencement of earthworks activity on the subject site, a finalised Erosion and Sediment Control Management Plan (ESCP) shall be prepared and submitted to the Council (Team Leader Central Monitoring). No earthworks activity on the subject site shall commence until confirmation from council is provided that the ESCP is satisfactory

    Advice note:

    The Erosion and Sediment Control Plan required by Condition 14 should contain sufficient detail to address the following matters:

    - *specific erosion and sediment control works (location, dimensions, capacity)*
    - *supporting calculations and design drawings*
    - *catchment boundaries and contour information*
    - *details of construction methods*
    - *timing and duration of construction and operation of control works (in relation to the staging and sequencing of earthworks)*
    - *details relating to the management of exposed areas (e.g. grassing, mulching)*
    - *monitoring and maintenance requirements*

    In the event that minor amendments to the erosion and / or sediment controls are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the controls may require an application to be made in accordance with section 127 of the RMA. Any minor amendments should be provided to the Team Leader

Central Monitoring prior to implementation to confirm that they are within the scope of this consent.

During Construction Conditions

15. The approved CMP, CNVMP, and CTMP are to be implemented and maintained throughout the entire construction period.

16. Noise from construction work activity shall be measured and assessed in accordance with the requirements of New Zealand Standard NZS 6803:1999 Acoustics – Construction noise;

    Noise from construction work activity shall comply with the noise standards in Rule E25.6.28 of the AUP (OP), and

    Vibration levels arising from any construction activity on the site shall comply with the limits set out in German Industrial Standard DIN 4150-3 (1999) Structural Vibration – Part 3 Effects of Vibration on Structures criteria when measured in accordance with that standard and the limits of Table E25.6.30.1 of the AUP (OP).

17. Unless otherwise agreed as part of the CNVMP, all noise generating activities associated with the implementation of this resource consent on, or in the vicinity of, the subject site (which can include (but is not limited to) any demolition, earthworks and construction activities, and ancillary activities (such as deliveries, loading and unloading goods, transferring tools, any other truck movements etc)) are to be carried out only:

    - between the hours of 7:00am and 6:00pm, Monday to Saturday (with the exception of deliveries to the site,) and
    - must not be carried out on any Sunday or public holiday (and any following Monday on which that public holiday is observed).

18. Unless otherwise agreed as part of the CTMP or otherwise approved by the Council (Team Leader Central Monitoring in consultation with Auckland Transport), the movement of trucks to and from the site associated with the removal of demolition materials and the delivery of construction materials are prohibited on normal weekdays between the hours of 7.00am to 9.00am and 3.00pm to 6.00pm.

19. There must be no obstruction of access to public footpaths, berms, private properties, or public services/utilities resulting from the construction activity. All materials and equipment are to be stored within the site's boundaries.

20. Temporary protection must be installed where required to prevent vehicles damaging footpaths, kerbs and roads. Safety barriers and warning signs are to be installed as necessary and maintained at all times. In the event that damage occurs to the road, kerb or footpath as a result of construction works, the road, kerb or footpath are to be fully reinstated to the Council's standards at the consent holder's expense.

21. Erosion and sediment control measures shall be constructed and maintained in accordance with Auckland Council's Guideline Document 05; Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region and any amendments to this document, except where a higher standard is detailed in the documents referred to in conditions above, in which case the higher standard shall apply. These measures shall

be maintained throughout the duration of the earthworks activity, or until the site is permanently stabilised against erosion.

22. All site works must be carried out so as not to create a dust nuisance on the site and the surrounding area. At all times the consent holder is to control any dust in accordance with the "*Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions*", Ministry for the Environment (2001). In order to prevent the dispersal of dust and other particles from adversely affecting adjoining sites, the consent holder must dampen the area of works so that the emission of dust and other particles is minimised.

23. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse affecting either the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it is to immediately be rectified.

24. A wheel wash must be installed and used on the site during the full period of construction to ensure that loose material associated with the removal of debris is not carried by vehicle tyres and deposited on public roads. During such times, the road carriageway adjacent to the site must be hosed down at the end of each working day.

25. There must be no deposition of earth, mud, dirt or other debris on any road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it is to removed immediately. In no instance are roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

26. All new vehicle crossings shall be designed and constructed to provide pedestrian priority. Where the footpath intersects a new vehicle crossing, the overlapped area shall be designed and constructed to the same levels, using the same materials, kerbing, paving, patterns and finish as the footpath on each side of the crossing.

NES Conditions

27. Earthworks shall be carried out in accordance with the approved Remedial Action Plan (100 Halsey Street Redevelopment, Remedial Action Plan, Babbage Consultants Limited, 18 May 2017) and any variations to the approved Remedial Action Plan shall be approved in writing by the Team Leader Central Monitoring, Auckland Council.

28. All sampling and testing of contamination on the site shall be overseen by a suitably qualified contaminated land professional. All sampling shall be undertaken in accordance with Contaminated Land Management Guidelines No. 5 Site Investigation and Analysis of Soils (Revised 2011)

29. Excess soil or waste materials removed from the subject site shall be deposited at a disposal site that holds a consent to accept the relevant level of contamination.

    Where it can be demonstrated that the soil or waste materials have been fully characterised in accordance with the Ministry for the Environment publication 'A Guide to the Management of Cleanfills' (2002) and meets the definition of 'cleanfill', the removal to a consented disposal site is not required. In such circumstances, The Team Leader Central Monitoring, Auckland Council shall be advised prior to removal from the subject site

30. The contamination levels of any imported soil/fill shall comply with clean fill criteria as outlined in the Ministry for the Environment publication 'A Guide to the Management of Cleanfills' (2002) and evidence thereof provided to the Team Leader Central Monitoring, Auckland Council.

31. Where contaminants are identified that have not been anticipated by the application, works in the area containing the unexpected contamination shall cease until the contingency measures outlined in the approved Remedial Action Plan have been implemented, and have been notified to the Team Leader Central Monitoring, Auckland Council.

Advice note:

In accordance with Condition 31 any unexpected contamination, may include contaminated soil, perched water, groundwater, or underground tanks. The consent holder is advised that where unexpected contamination is significantly different in extent and concentration from that anticipated in the original site investigations, handling the contamination may be outside the scope of this consent. Advice should be sought from the Team Leader Central Monitoring, Auckland Council prior to carrying out any further work in the area of the unexpected contamination to ensure this is within scope of this consent.

32. To protect the health of people offsite during excavations, works shall be managed to minimise the generation of dust on the site and be carried out in accordance with the approved Remedial Action Plan;

Advice note:

In accordance with Condition 32 the following management techniques should be considered:

- *Having sufficient water available to dampen exposed soils;*
- *Access to dust suppression measures such as coverings.*

In addition, all work should comply with the Ministry for the Environment publication "Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions".

Post Construction Conditions

Signs

33. Prior to erection or installation of any signs, the Resource Consent holder shall provide a comprehensive Signage Management Plan containing details of all signs to be erected on the subject site or installed on the building facades including all:

- exterior building signs, including tenancy identification and building naming signs.
- exterior directional, way finding, traffic and parking signs associated with the management of vehicle access to and from the site.

To ensure that proposed signage is cohesive and does not detract from the architectural quality of the building and immediate surrounding area and avoids visual clutter and/or obstruction, this information is to include the location, dimensions, placement, materiality, colour, and method of attachment or placement of each sign. The Signage Management Plan shall be submitted for the approval of Council (Team Leader Compliance and Monitoring Central in consultation with the ADO Urban Design Specialist and Council's Traffic Specialist Advisor).

Noise

34. Operational noise levels from the building, in particular the entertainment and gathering activity at ground level shall comply with the following noise levels at all times when measured at 1m from the facade of any building containing habitable spaces (as defined in the NZ Building Code) located in the noise areas shown on Precinct plan 9:

Noise source location	Noise level		Noise receiver location
	7am-11pm	11pm-7am	
Noise areas 1,2	60 dB L_{Aeq}	55 dB L_{Aeq} 66 dB L_{eq} at 63 Hz 62 dB L_{eq} at 125 Hz 90 dB L_{AFmax}	Noise area 2
Noise areas 1,2	70 dB L_{Aeq}	70 dB L_{Aeq} 76 dB L_{eq} at 63 Hz 73 dB L_{eq} at 125 Hz 90 dB L_{AFmax}	Noise area 1

Noise levels shall be measured in accordance with the provisions of NZS 6801:2008 Acoustics – Measurement of environmental sound and shall be assessed in accordance with NZS 6802:2008 Acoustics – Environmental noise.

Advice note:

The consent holder is reminded of their general obligation under section 16 of the Resource Management Act 1991 to adopt the best practicable option to ensure that the emission of noise does not exceed a reasonable level.

35. Prior to occupation of the visitor accommodation units the consent holder shall submit a report, prepared by a suitably qualified acoustic specialist, to the Council (Team Leader Central Monitoring) demonstrating that the units have been designed and constructed to meet the following internal noise levels:

Unit affected	Time	Noise level
Bedrooms and sleeping areas	Between 11pm and 7am	35 dB L_{Aeq} 50 dB L_{eq} at 63 Hz 45 dB L_{eq} at 125 Hz
Other noise sensitive spaces	At all other times	40 dB L_{Aeq}

36. Bedrooms and habitable spaces that are reliant upon closure of windows or external doors to meet indoor noise levels stipulated in Condition 35 must be adequately ventilated in accordance with E25.6.10 (3) of the AUP (OP).

Prior to occupation of bedrooms and habitable spaces the consent holder shall submit a report, prepared by a suitably qualified ventilation specialist, to the Team Leader, Central Monitoring demonstrating the mechanical ventilation systems have been designed and installed to meet the requirements of E25.6.10 (3) of the AUP (OP).

Site Validation Report (SVR)

37. Within 3 months of the completion of earthworks on the site a Site Validation Report (SVR) shall be provided to the Team Leader Central Monitoring, Auckland Council. The SVR shall be prepared by a suitably qualified and experienced contaminated land professional

in accordance with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

The site validation report shall meet the requirements of the Contaminated Land Management Guidelines, Reporting on Contaminated Sites in New Zealand, Ministry for the Environment, 2011.

The person preparing the reports shall also provide a statement certifying that all works have been carried out in accordance with the requirements of the consent.

Advice note:

The Site Validation Report (SVR) required by Condition 37 should contain sufficient detail to address the following matters:

- *a summary of the works undertaken, including a statement confirming whether earthworks have been completed in accordance with the approved Remedial Action Plan*
- *the location and dimensions of the excavations carried out, the volume of soil excavated, including a relevant site plan*
- *details and results of any testing, including validation testing, undertaken and interpretation of the results in the context of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*
- *copies of the disposal dockets for the material removed from the site*
- *records of any unexpected contamination encountered during the works and response actions, if applicable*
- *details regarding any complaints and/or breaches of the procedures set out in the approved Remedial Action Plan and the conditions of this consent*
- *conditions of the final site ground surface and details of any validation sampling undertaken on materials re-used on site or imported to site*
- *a description of any additional monitoring undertaken*

Cycle Parking

38. Prior to occupation of the visitor accommodation activity the consent holder shall provide secure cycle parking spaces for the entertainment facility and visitor accommodation within the carpark to the satisfaction of the Council (Team Leader Central Monitoring) and in accordance with Standard E27.6.2.(6) of the Auckland Unitary Plan (Operative in part) as set out below:

- *Entertainment facility – 1 space per 15 FTEs or 1 space per 1,500m^2*
- *Visitor accommodation – 1 space per 10 FTEs*

Non-accessory Parking

39. A maximum of 95 parking spaces shall be provided on the site for Bus Depot staff at all times until such time that the bus depot vacates the site.

Advice note:

Of the parking spaces 61 spaces are located within the building with the residual at grade.

40. The parking provision within the carpark shall comply with the following table

Parking Allocation: Building 1

Activity	Floor Area (m^2)	Parking Rate (1 per xx m^2)	Total
Visitor Accommodation	5,463	200	27
Entertainment Facility (All Blacks Experience)	2,242	105	21
Retail/office	56	150	0
NZ Bus			61
Non-accessory / Unallocated Parking			257
Total			**366**

41. The non-ancillary car parks within the building being those not allocated as required by Condition 40 above are temporary only and shall be provided until such time as there is either further development on the site or the bus depot vacates the site, and are only consented for up to a maximum period of 10 years. As the balance of Lots 1 & 2 DP 80054 are progressively developed the number of non-ancillary car parks within the building shall either be allocated to particular activities in accordance with the parking allowances of Standard I214.6.1 the Auckland Unitary Plan (Operative in Part) or removed accordingly if not required by a particular development.

42. The non-ancillary car parking spaces shall be leased to owners and occupiers of properties within the Wynyard Quarter only between 7am to 6pm Monday to Friday, excluding public holidays. The non-ancillary car parks shall not be available for use by the general public during the above hours. Outside of these hours the parking shall be available for short term visitor parking

Parking Management Plan

43. A Parking Management Plan (PMP) shall be provided by the consent holder for approval of Council prior to the opening of the carpark within the building (constructed after this resource consent is granted) outlining the operation of the carpark and any mitigation, management or on-going monitoring measures that are to be implemented and in place prior to the opening of the carpark. The purpose of the plan is to show how the parking will be managed to minimize adverse traffic effects should they arise. Key matters to consider are as follows:

i. Operational characteristics, such as the physical infrastructure, that may affect the surrounding road network (barrier arm location, “car park full” signage;

ii. How any issues are to be dealt with regarding potential extraneous circulation if commuter parking is full and people are seeking parking that may no longer be available, attracting unnecessary traffic into Wynyard Quarter;

iii. queuing onto Pakenham Street and the surrounding road network; and

iv. Suitability of each parking level for the anticipated users.

The PMP shall be a “live” document that is updated as appropriate to address unforeseen parking related issues or in the future as part of a subsequent detailed application for resource consent for individual buildings across the IDP site.

Waste Management

44. Prior to occupation of the visitor accommodation and entertainment facility a Waste Management Plan must be provided for certification to Council (Team Leader Central Monitoring) for certification and remain implemented in perpetuity unless otherwise updated by the consent holder and approved by Council (Team Leader Central Monitoring) in which case the updated version is to be implemented on the same basis. The plan is to provide details of the times of waste collection for the building and confirmation that this does not conflict with the operation of the carpark.

Service Management Plan

45. Prior to the occupation of any part of the building a Service Management Plan is to be provided to the satisfaction of Auckland Council. This may include details on the types of vehicles anticipated, schedule of deliveries, how deliveries and servicing can be coordinated between buildings, and any other measures that may be employed to ensure the safety for all users in this area

Site Travel Management Plan and Reporting and Monitoring

46. Within two calendar months of the occupation of the entertainment facility, the consent holder must submit a Site Travel Management Plan (STMP) for the activities for the approval of the Council (Team Leader Central Monitoring in consultation with the Wynyard Quarter Travel Management Association). The STMP is to demonstrate that the activities will be managed to minimise private vehicle travel to and from the site to achieve Objective I214.2(11) of the of the Auckland Unitary Plan (Operative in Part) using methods outlined in Part A of the Wynyard Quarter Transport Plan. The Site Travel Management Plan must also address the criteria of I214.8.2(4) of the Auckland Unitary Plan (Operative in Part).

Advice Note:

A template of a Site Travel Management Plan is attached to Part C of the Wynyard Quarter Transport Plan to assist consent holders to comply with this condition. The monitoring assessments that need to be provided as part of the Site Travel Management Plan should focus on the traffic generation of the development and must include all trips generated by the development including deliveries taxi, pick up/drop off trips. In addition, modal spilt data should be complied with in order to give effect to the site travel management plan. The monitoring assessment should focus on the matters outlined in

criteria I214.8.2(2) of the Auckland Unitary Plan (Operative in Part). The Council should be consulted in terms of the specific timing and methodology of the monitoring assessments prior to proceeding to undertake the assessments.

Review under section 128

47. Under section 128 of the RMA the conditions of this consent may be reviewed by the Manager Resource Consents at the consent holder's cost:

    a) At five years and every year thereafter following commencement of consent in order:

    To deal with any adverse effect on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage, in particular adverse effects on the surrounding road environment and travel management aspirations for Wynyard Quarter arising from the operation and use of nonancillary car parking. A report shall be provided by the consent holder for each of the review periods at the request of the Council (Team Leader Central Monitoring). Each report shall be prepared by a suitably qualified and experienced traffic engineer and shall include as a minimum:

    i. Recorded vehicle trips to and from the Precinct in comparison to the trip generation ceiling targets for the Wynyard Quarter as defined in I214.8.2(2)(ii) of the Auckland Unitary Plan (Operative in part).

    ii. Number of parking spaces within the Precinct in comparison to the maximum permitted car parking based on the Gross Floor Area of current and planned activities

    iii. Improvements to achieve the comprehensive public transport provisions in a manner to achieve the outcomes desired as anticipated in Part B of the Wynyard Quarter Transport Plan since the granting of the consent.

    iv. Operational and safety matters associated with the operation of the Pakenham Street vehicle access/egress.

Specific conditions – discharge permit DIS60303392

48. The Team Leader Central Monitoring, Compliance, Resource Consents, Auckland Council shall be notified at least two (2) days prior to the commencement of the proposed land disturbance works commencing on the subject site at monitoring@aucklandcouncil.govt.nz, or 09 301 0101.

    Advice note:

    The following details should also be provided:

    - *name and telephone number of the project manager and the site owner*
    - *site address to which the consents relate*
    - *activity to which the consents relate; and*
    - *expected duration of the works.*

49. All excavation works shall be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water from the subject site to either land, stormwater drainage

systems, watercourses or receiving waters. Erosion and sediment control shall be installed in accordance with the Auckland Council Guideline Document 2016/005, titled Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (2016).

Advice note:

Discharge from the site includes the disposal of water (e.g. perched groundwater or collected surface run-off watter) from excavations.

50. Any perched groundwater or surface water encountered within the excavation area requiring removal shall be considered potentially contaminated, and shall either:

    i. be disposed of by a licensed liquid waste contractor; or

    ii. be pumped to sewer, providing the relevant permits are obtained; or

    iii. be discharged to the stormwater system, providing testing demonstrates compliance with the Australian and New Zealand Environment Conservation Council (ANZECC) Guidelines for Fresh and Marine Water Quality (2000) for protection of 80 percent of marine water species, except for benzene where the 95 percent level of protection applies, and it is free from petroleum hydrocarbons.

51. The soil identified for off-site disposal shall primarily be loaded directly into trucks and shall be covered during transportation off site. Stockpiling of the excavated material shall be avoided. However, if required, temporary stockpiles of material free of separate phase hydrocarbons (SPH) or odorous petroleum hydrocarbon, shall be located within an area protected by erosion and sediment controls, and be covered with an impermeable material weighed down at the edges when the site is not being worked on and during periods of heavy rain. All stockpiles shall be kept damp to prevent dust generation. Stockpiling of material containing SPH or odorous petroleum hydrocarbons shall not be undertaken.

    Trucks shall have their wheels either swept down or washed prior to leaving the site, in accordance with the site decontamination procedures set out in the Remedial Action Plan referenced in Condition 1.

52. All contaminated material removed from the site shall be disposed of at a landfill/managed fill facility that holds a consent to accept the relevant level of contamination.

    Where it can be demonstrated that the soil has been fully characterised to meet the definition of 'Cleanfill material' set out in the Auckland Unitary Plan (Operative in Part), the removal to a consented disposal site is not required. In such circumstances, the Team Leader Central Monitoring, Compliance, Resource Consents, Auckland Council shall be advised prior its removal from the subject site.

53. Where contaminants that have not been anticipated by the application are identified, works in the area containing the unexpected contamination shall cease and be notified to the Team Leader Central Monitoring, Compliance, Resource Consents, Auckland Council. Relevant contingency procedures, outlined in the Remedial Action Plan referenced in Condition 1, shall be implemented. Any unexpected contamination and contingency measures shall be overseen by a suitably qualified contaminated land practitioner and documented in the Site Validation Report Report required by Condition 56.

Advice note:

In accordance with Condition 53 any unexpected contamination, may include contaminated soil, perched water, groundwater, separate phase hydrocarbons or underground tanks. The consent holder is advised that where unexpected contamination is significantly different in extent and concentration from that anticipated in the original site investigations, handling the contamination may be outside the scope of this consent. Advice should be sought from the Team Leader Central Monitoring, Compliance, Resource Consents, Auckland Council prior to carrying out any further work in the area of the unexpected contamination to ensure this is within scope of this consent.

54. All sampling and testing, if required, and the characterisation of unexpected contaminated material, if encountered, as described in the Remedial Action Plan referenced in Condition 1 shall be overseen by a suitably qualified and experienced contaminated land practitioner. All sampling shall be undertaken in accordance with Contaminated Land Management Guidelines, No.5 – Site Investigation and Analysis of Soils, Ministry for the Environment, revised 2011.

Advice note:

In accordance with sampling and testing required by Condition 54, in order to comply with the Ministry for the Environment publication titled Contaminated Land Management Guidelines (revised 2011), all testing and analysis should be undertaken in a laboratory with suitable experience and ability to carry out the analysis. For more details on how to confirm the suitability of the laboratory please refer to Part 4: Laboratory Analysis, of Contaminated Land Management Guidelines, No.5.

55. Any imported fill shall:

    i. Comply with the definition of 'Cleanfill material', as set out in the Auckland Unitary Plan (Operative in Part); and

    ii. Be solid material of an inert nature; and

    iii. Not contain hazardous substances or contaminants above natural background levels of the receiving site.

Advice note:

Background levels for the Auckland Region can be found in the Auckland Regional Council Technical Publication TP153: 'Background concentrations of inorganic elements in soils from the Auckland Region' (2001).

56. Within three months of the completion of the proposed land disturbance works on site, a Site Validation Report (SVR) shall be provided to the Team Leader Central Monitoring, Compliance, Resource Consents, Auckland Council for review. The SVR shall be prepared by a suitably qualified and experienced contaminated land practitioner in accordance with the Ministry for the Environment publication Contaminated Land Management Guidelines, No.1: Reporting on Contaminated Sites in New Zealand (revised 2011). The SVR shall contain sufficient detail to address the following matters:

i. a summary of the land disturbance works undertaken, including a statement confirming whether the land disturbance works have been completed in accordance with the Remedial Action Plan, referenced in Condition 1;

ii. the location and dimensions of the excavations carried out, including a relevant site plan;

iii. details of the validation sampling undertaken during the period of the works as proposed in the Remedial Action Plan, including tabulated analytical results of laboratory testing, and interpretation of those results in the context of the Auckland Unitary Plan (Operative in Part);

iv. records of any unexpected contamination encountered during the works, if applicable;

v. copies of the disposal dockets for the material removed from the site and groundwater disposal, if applicable, and relevant documentation for the importation of cleanfill material to the site, if applicable;

vi. a summary of the unexpected contaminated material sampling, if applicable, tabulated analytical results, and interpretation of the results in the context of the Auckland Unitary Plan; and

vii. details regarding any complaints and/or breaches of the procedures set out in the Remedial Action Plan and the conditions of this consent.

57. This consent shall expire on 30 July 2022 unless it has been surrendered or been cancelled at an earlier date pursuant to the Resource Management Act 1991.

3. Advice notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*

2. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring inspector unless otherwise specified. Please contact Team Leader Central Monitoring at monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*

3. *For more information on the resource consent process with Auckland Council see the council's website www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.*

4. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision and/or notification of additional charges.*

5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand*

Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

6. *The Council acknowledges that the Management Plans required by conditions of this consent are intended to provide flexibility both for the consent holder and the council for the management of the specified activities. Accordingly, the Management Plans may need to be reviewed over time. Any reviews should be in accordance with the stated objectives of the management plan and limited to the scope of this consent.*

7. *Certification of the Management Plans required by conditions of this consent by the council relates only to those aspects of the management plan that are relevant under the Resource Management Act 1991. The certification does not amount to an approval or acceptance of suitability by the council of any elements of the management plan that relate to other legislation, for example, but not limited to, the Building Act 2004, the Heritage New Zealand Pouhere Taonga Act 2014, or the Health and Safety in Employment Act 1992.*

8. *The consent holder will be responsible for ensuring all necessary permits, such as Corridor Access Requests (CAR) permits, are obtained from Auckland Transport. See Auckland Transport's website www.aucklandtransport.govt.nz for more information.*

9. *The consent holder is advised that new or continued use of connections to water and wastewater public infrastructure require Watercare agreement and confirmation with the building consent application.*

10. *Extensions, alterations and diversions to the public infrastructure will require an "Engineering Approval" consent from Auckland Council Development Engineering Division.*

11. *Pumping and/or boosting of the public water supply may be required for internal plumbing design. Details shall be provided with the building consent application.*

12. *Prior to demolishing existing buildings on site, attention of the consent holder is drawn to the provisions of the Health and Safety at Work (Asbestos) Regulations 2016.*

13. *The consent holder should engage a person hold a Certificates of Competence (CoC) for restricted work to inspect existing buildings (demolishing is proposed), to confirm the presence or absence of asbestos containing materials within the buildings;*

    If asbestos containing materials are identified within any buildings, the consent holder should prepare s site specific asbestos management plan detailing asbestos identification process, removal and disposal procedures, risk assessment and its mitigation measures, air monitoring, health and safety procedures for protection of site workers and the public;

    Attention of the consent holder is drawn that should asbestos containing materials are found on site following the demolishing/removal of existing buildings, remediation and validation sampling for asbestos are likely to be required.

    Information on asbestos containing materials and your obligations can be found at www.worksafe.govt.nz



Duty Commissioner

8th August 2017

Decision on application for resource consent under the Resource Management Act 1991

Discretionary activity

Application numbers:	LUC60329785
Applicant:	Infratil Infrastructure Property Limited
Site address:	100 Halsey Street, Wynyard Quarter
Legal description:	Lot 1 DP 80054 and Lot 2 DP80054

Proposal:

To reconfigure existing bus depot, relocation of existing wash bay, fuel tank and establishment of new electrical sub-station.

The resource consents are:

Land use consents (s9) – LUC60329785

Auckland Unitary Plan (Operative in part)

- Demolition of an existing building is a **controlled** activity pursuant to standard I214.4.2 (A47);
- To construct a new building on the site **restricted discretionary** activity pursuant to Rule I214.4.2(A51)).
- The storage of hazardous substances that are otherwise not provided for a **discretionary** activity pursuant to under table E31.4.1 (A7).

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)

- Disturbance of soil on a piece of land and change of use of a piece of land that is not a permitted activity, controlled activity, or restricted discretionary activity, is a **discretionary** activity under Regulation 11.

Decision

I have read the applications, supporting documents, and the report and recommendations on the applications. I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (RMA) and release this recommendation to the duty commissioner for a decision.

Acting under delegated authority, under sections s104 and 104B and Part 2 of the RMA, the application is **GRANTED**.

Reasons

The reasons for this decision are:

1. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA the actual and potential effects from the proposal will be acceptable as:

    - The submitted hazardous substances report addresses all hazardous substances stored on the site detailing the risks associated with each. The report concludes that sufficient measures are in place to protect both persons and the wider environment. The report has been assessed by Council's specialist who concurs with this assessment. As such the environmental risk is satisfactorily mitigated.

    - The site has been used continuously as a bus depot and it is clear from the site visit and historic photos that this has also included some high walls along the boundary with 31 Halsey Street. The current proposal includes new buildings being the new electrical substation and refuelling bay and wash bay which will be screened from the wider environment and will be internal to the site. They are representative of the existing and established use on site and as such are considered acceptable given the existing environment.

    - In relation to contamination, the Council specialist acknowledges the low levels of soil disturbance and considers that any effects to humans and the environment can be avoided by the implementation of a contaminated site management plan. The applicant will provide a Contaminated site management plan prior to works commencing.

    b. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.

2. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular

    Business – City Centre Zone: Objectives H8.2 and Policies H8.3

    Wynyard Precinct I214.2 and Policies I214.3

    Hazardous Substances Objectives E31.2 and Policies E31.3

    - The buildings are necessary for the ongoing operation of an activity that has been a long standing established use on the site, while allowing for the changing Wynyard Quarter and City Centre environment.

    - The proposed works are enabling works to allow for the provision of the Central and Linear Park in accordance with the objectives of the Wynyard Precinct.

    - In accordance with objective I214.2(7) the adverse environmental effects and risks presented by hazardous or dangerous facilities within the Precinct are avoided.

    - The proposed works and safety measures are sufficient to safeguard risk to human, ecological health and property and the environment in accordance with E31.2 and E31.3.

3. In accordance with an assessment under s104(1)(c) of the RMA the following other matters are considered appropriate. An application under the Hazardous Substances and New Organisms Act 1996 has been made in concurrence with this application.

4. This proposal achieves the sustainable management purpose of the RMA under Part 2 because it provides for the ongoing use while allowing for substantial redevelopment within the wider area.

5. Overall the proposal has acceptable actual and potential effects on the environment. The proposal is consistent with the relevant objectives, policies and assessment criteria in the relevant statutory documents. It is recommended that the application be granted consent, subject to conditions.

Conditions

Under section 108 of the RMA, this consent is subject to the following conditions:

General Conditions

1. The activity shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent number LUC60329785

- Application Form, and Assessment of Effects titled "Planning Report Unitary Plan & Statutory Assessment" prepared by Paul Arnesen of Planning Focus Ltd, dated November 2018;
- Letter dated 25 March 2019 re: Design changes to 100 Halsey Street LUC6032978, Paul Arnesen

Plan title and reference	Author	Rev	Dated
Proposed Site Plan 1682 SK-1-011	Peddlethorp	E	20/03/2019
Final Site Plan 1682 SK-1-012	Peddlethorp	B	20/03/2019
Proposed Elevations SK-1-201	Peddlethorp	D	20/03/2019
Proposed Refuel Bay Tank and Substation SK-1-400	Peddlethorp	B	20/03/2019
Bus Service- Bus Wash 1682 – 3 - 501	Peddlethorp	I	26/10/18

Other additional information	Author	Rev	Dated
Technical Assessment of Hazardous Substances Effects	Tonkin and Taylor	3	26/10/18

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:

   a. The consent is given effect to; or

   b. The council extends the period after which the consent lapses.

3. The consent holder shall pay the council an initial consent compliance monitoring charge of $330.00 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent/s.

Advice note:

The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

Contamination

4. Prior to commencement of any earthworks, the consent holder shall submit to the satisfaction of Team Leader Central Compliance Monitoring, Auckland Council a Contaminated Site Management Plan prepared by a suitably qualified and experienced consultant that includes, but is not restricted to, what controls will be implemented to minimise exposure of humans and the environment to mobilised contaminants for the duration of the earthworks and off-site effects of earthworks.

5. Excess soil or waste materials removed from the subject site shall be deposited at a disposal site that holds a consent to accept the relevant level of contamination.

Advice notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*

2. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring inspector unless otherwise specified. Please contact monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*

3. *For more information on the resource consent process with Auckland Council see the council's website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.*

4. *If you as the applicant disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*

5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015 regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*

6. *The accidental discovery rule under standard E12.6.1 of the Auckland Unitary Plan must be complied with at all times. If any archaeological features are uncovered on the site, works should cease and the Team Leader Central Monitoring and Heritage New Zealand Pouhere*

Taonga (09 307 9920) should be notified immediately. The Heritage New Zealand Pouhere Taonga Act 2014 provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. It is an offence under this Act to destroy, damage or modify any archaeological site without an authority from Heritage New Zealand Pouhere Taonga. You should contact Heritage New Zealand to determine whether an authority is required. An archaeological site is defined as a place associated with pre-1900 human activity where there may be evidence relation to history of New Zealand. Archaeological features' may include old whaling stations, ship wrecks, shell middens, hangi or ovens, pit depressions, defensive ditches, artefacts, or koiwi tangata (human skeletal remains), etc. For guidance and advice on managing the discovery of archaeological features, contact the Team Leader Cultural Heritage Implementation on 09 301 0101.

7. *The consent holder shall report to the Team Leader, Central Compliance Monitoring, Auckland Council, of any significant incidents resulting in the discharge of hazardous substances to the environment.*
8. *The consent holder shall ensure that an up to date Environmental Management Plan including emergency response & evacuation, spill contingency and maintenance and monitoring procedures, is available on site at all times.*
9. *The consent holder shall provide and maintain a suitable spill kits on the site at all times.*
10. *If you are demolishing any building that may have asbestos containing materials (ACM) in it:*
    - i. *You have obligations under the relevant regulations for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.*
    - ii. *Work may have to be carried out under the control of person holding a WorkSafe NZ Certificate of Competence (CoC) for restricted works.*
    - iii. *If any ACM is found, removal or demolition will have to meet the Health and Safety at Work (Asbestos) Regulations 2016 and the Management and Removal of Asbestos - Approved Code of Practice (WorkSafe, Amended December 2016);*
    - iv. *Information on asbestos containing materials and your obligations can be found at www.worksafe.govt.nz.*

If ACM is found on site following the demolition or removal of the existing buildings, you may be required to remediate the site and carry out validation sampling. Dependent on the amount of soil disturbance a further consent application may be required.

Delegated decision maker:

Name: [redacted]

Title: Team Leader, Resource Consents

Signed: [redacted]

Date: 4/04/2019

31 May 2016

[redacted]

Dear Sir/Madam

RESOURCE CONSENT APPLICATION – ADVICE OF DECISION

Application Number(s):	R/LUC/2016/1206 (land use consent for the IDP) R/LUC/2016/1208 (land use consent for stages 1A and 1B) R/REG/2016/1209 (regional contamination discharge)
Applicant:	Infratil Infrastructure Property Limited
Proposed Activity(s):	IDP including 2 buildings for hotel, entertainment, offices and carparking
Address:	100 Halsey Street & 31-79 Daldy Street, Auckland Central

Following an assessment of your resource consent application under the Resource Management Act 1991 (RMA) and with reference to the Auckland Council District Plan (Auckland City – Central Area Section 2005), a decision has been made to approve your application, subject to conditions of consent.

Please take the time to read and understand the conditions of consent. Council officers will undertake inspections of your project to check compliance with this resource consent. For your reference, a copy of the decision is attached. It outlines the basis for the decision and the conditions.

If you disagree with the decision, or parts of it including the conditions, you can lodge an objection with us or file an appeal with the Environment Court within 15 working days of receiving this decision.

Objections should be addressed to the Principal Planner Hearings and Resolutions – Central, Auckland Council at Private Bag 92300,Victoria Street West,
Auckland 1142. Information on the objection process can be found on our website www.aucklandcouncil.govt.nz (type "objection process" in the search field).

Information on the appeal process can be found on the Environment Court website www.justice.govt.nz/courts/environment-court

A final invoice will be sent shortly. No work is allowed to commence until all outstanding fees have been paid, as stated in the conditions of your consent.

If you have any queries, please contact [redacted] and quote the application number above.

Yours sincerely

[redacted]

Assistant Planner
City Centre
Projects, Practice and Resolutions
Resource Consents

Decision on application(s) for resource consent under the Resource Management Act 1991

Non-complying activity

Application number(s):	R/LUC/2016/1206 (land use consent for the IDP) R/LUC/2016/1208 (land use consent for stages 1A and 1B) R/REG/2016/1209 (regional contamination discharge)
Applicant:	Infratil Infrastructure Property Limited (Infratil)
Site address:	100 Halsey Street & 31-79 Daldy Street, Auckland Central
Legal description:	Lots 1 & 2 DP80054 (100 Halsey Street) and Sections 1,2,&3 Survey Office Plan 475051 (31-79 Daldy Street)

Proposal:

To enable an integrated development plan for the comprehensive development of 23,808m^2 of land in Quarter Area 2 of Wynyard Quarter with concurrent development control modifications relating to: maximum height, site intensity, minimum street frontage alignment and height, and laneway requirements, together with the detailed design and construction of stages 1A and 1B, being Buildings 1 and 2, together with enabling works associated with the construction of the buildings and rearrangement of the existing bus depot facilities.

The resource consents required are:

Land use consents (s9) – R/LUC/2016/1206 - Integrated Development Plan

Auckland Council District Plan (Auckland City Central Area Section 2004 (ACDP)

- District land use consent to breach the requirements of Rule 14.9.6.2.2 for an IDP application to be made by freehold owners or ground lessees of sites. In this instance the applicant Infratil does not meet this requirement in relation to 31-79 Daldy Street which is either owned or leased by Panuku (on behalf of Auckland Council) or VHHL (non-complying activity under Rule 14.9.6.2.2).
- District land use consent for an IDP where there is a concurrent development control infringement to exceed maximum height under Rule 14.9.11.3b (discretionary activity under rule 14.9.6.3 4).
- District land use consent for an IDP where there is a concurrent development control infringement to exceed maximum IDP site intensity as set out in rule 14.9.11.2b) (non-complying activity under rule 14.9.6.3 5).
- District land use consent to provide a maximum total office GFA of 54,000m2 across Buildings 1-6 within QA2 or a total 80,125m2 across QA2, where 69,300m2 is permitted (restricted discretionary activity under rule 14.9.11.1d).

- District land use consent to provide vehicle access on Pakenham Street West that is located within a defined road boundary (restricted discretionary activity under rules 9.6 and 9.7.3.3e).
- District land use consent for greater than 100m2 of GFA for office, marine and fishing retail, retail, food and beverage, entertainment/gathering or education activities (restricted discretionary activity under rule 14.9.6.6).
- District land use consent to infringe the IDP maximum permitted height in relation to Building 1, where 27m and 6-storeys are permitted and 27m and 7-storeys are proposed (discretionary activity under rule 14.9.11).
- District land use consent to infringe the permitted IDP site intensity in relation to the 4:1 land area, with 19,328m2 permitted and 29,309m2 proposed (non- complying under rule14.9.6.3 5).
- District land use consent to modify the Street Frontage Alignment and Height control on Halsey Street which requires the frontage of a building to abut the street for its entire length at a height of at least 13m (above mean street level). In order to accommodate the air bridge between Buildings 1 and 2, the buildings do not meet this rule (restricted discretionary activity under rule 14.9.11.5).
- District land use consent to modify the Lane and View Shaft development control to permit the location of an air bridge at 5m above ground level over the east-west lane, and linking proposed Buildings 1 and 2 (restricted discretionary activity under rule 14.9.11.11d)).
- District land use consent to provide car parking for more than 100 vehicles relating to an activity, with a total of 510 car parks proposed for the IDP area, including 360 car parks associated with indicative office activity (restricted controlled under rule 9.6)

R/LUC/2016/1208 - Buildings 1 and 2 and changes to the bus depot

Auckland Council District Plan - Auckland City Central Area Section 2004 (ACDP)

- District land use consent for the demolition of buildings associated with the bus depot within QA2 proposed as part of Stage 1A and 1B (restricted controlled activity under rule 14.9.6.6).
- District land use consent for the construction of two new buildings within QA2 (restricted discretionary activity under rule 14.9.6.6).
- District land use consent for use of greater than 100m^2 of GFA for office and entertainment/gathering with 2,561m^2 of entertainment GFA proposed within Building 1 in association with ABEX and 9,843m^2 of office and 510m^2 of retail GFA proposed within Building 2 (restricted discretionary activity under rule 14.9.6.6).
- District land use consent for the provision of short term visitor parking within an above ground building located within 10m of public open space
- (non-complying activity under rule 14.9.6.6).
- *Note – Public open space defined as including streets, lanes, parks etc vested in a local authority or the crown and privately owned land where public access is secured in perpetuity.*
- District land use consent for the provision of non-ancillary commuter parking which is not an activity listed under rule 14.9.6.6 (non-complying activity under rule 14.9.6.6.2).
- District land use consent to exceed the maximum allowable parking spaces as set out in rule 14.9.11.1, with 106 permitted for Buildings 1 and 2, plus 95 parking spaces for the bus

depot and a total of 378 proposed at stage 1 (non-complying activity under rules 14.9.11.1 and 14.9.11 c) i)).
- District land use consent to modify the bus and coach parking control by providing one space on Halsey Street (restricted discretionary activity under rules 9.7.1, 9.7.2 and 9.6).

Auckland Council Regional Plan: Sediment Control (ACRP:SCP)

- Consent is required for earthworks greater than 0.25ha, with 4000m2 proposed (restricted discretionary activity under rule 5.4.3.1).

Proposed Auckland Unitary Plan (PAUP)

- Consent is required for earthworks of 4500m3 over an area of 4000m2 with 2,500m2 and 2,500m3 being permitted (restricted discretionary activity under rule H.4.2.1.1).
- Consent is required for the management of stormwater from a high contaminant yielding activity. Stormwater quality management requirements are met with respect to the proposed new (uncovered) car park within Building 1 which exceeds 1000m2 in area, with approximately 2600m2 proposed (controlled activity under Rule H.4.14.3.1).

NES for Assessing and Managing Contaminants in Soil to Protect Human Health ("NES CS")

- The land is subject to the provisions of the NES. Consent is required as the proposed activity exceeds the permitted activity soil removal volume and site soil contaminant levels exceed the standards set out in the NES standards (restricted discretionary activity under Regulation 10).

Discharge permits (s15) – R/REG/2016/1209

Auckland Council Regional Plan: Air, Land & Water (ACRP:ALW)

- Consent is required because the discharge of contaminants from land disturbance does not meet the permitted activity standards (controlled activity under Rule 5.5.44).

Proposed Auckland Unitary Plan (PAUP)

- Consent is required for the discharge of contaminants associated with the remediation of contaminated land. I am advised that the proposed works will meet all the conditions of Rule H.4.5.2.2.2 (controlled activity under Rule H.4.5.2.2.2).

Decision

I have read the applications, supporting documents, and the report and recommendations on the consent applications. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the applications.

Acting under delegated authority, under sections 104, 104B, 104D, 105, 107 and Part 2 of the RMA, the applications are **GRANTED**.

1. Reasons

The reasons for this decision are:

1. The proposal satisfies the threshold test of s104D because the adverse effects on the environment will be less than minor and the proposal will not be contrary to the objectives and policies of the relevant plans. The application therefore meets both the tests of s104D and the application can be assessed against the provisions of s104 and a substantive decision made.

2. Pursuant to section 104(1)(a) the actual and potential effects of the proposal will appropriately avoided, mitigated or remedied as:

- Adverse effects in relation to urban design and built form, activities, traffic and parking matters, contamination, earthworks and stormwater quality are assessed overall to be less than minor and can be appropriately avoided, mitigated or remedied.
- Whilst the provision of an above ground car park is not generally anticipated in this location, on balance the positive effects generated by the contribution that this first stage of development will make to the ongoing transformation of Wynyard Quarter into a vibrant mixed use community and its enablement of key public open space whilst retaining the existing bus depot operation, together with the considered design measures and quality façade treatment proposed for Building 1 will outweigh adverse visual and urban design related effects to an acceptable level.
- Conditions of consent will require contamination remediation, infrastructure analysis, a service management plan, provision of further detailed design in respect to Buildings 1 and 2, a lighting plan, and a noise report before the detailed design of buildings and activities are undertaken. In addition, conditions of consent will also require the provision of a parking management plan, progressive removal of non-ancillary parking as further development occurs on the site, restrictive covenants in relation to the provision of non-permanent accommodation and laneways before occupation of the buildings. Restrictions on the use and duration of the non-ancillary carparks in addition to a review condition to enable reconsideration of their operation and appropriateness in the future are proposed.
- Advice notes are also recommended including in respect to noting the requirements and obligations of other legislation, bylaws and regulations in respect to development of the site.
- Construction and earthwork effects can be appropriately managed and avoided by measures proposed in the application and reinforced in the recommended conditions.

In terms of positive effects:

- The proposal will result in positive effects arising from a comprehensive framework of development of buildings, activities, open space and traffic matters that will enable the future and stage 1 development of a vibrant mixed use community in a central urban location. In addition, the implementation of stage 1 will enable the retention of the regionally significant bus depot operation; facilitate the establishment of key public open space (Central Park and Linear Park) within Wynyard Quarter whist enabling the regeneration of the eastern edge of the site to commence.

3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the objectives and policies of the relevant statutory documents, including the operative Auckland District Plan (Auckland City Central Ares Section), the Proposed Auckland Unitary Plan, the operative Auckland Regional Plan: Air, Land and Water and the operative Auckland Regional Plan : Sediment Control and the National Environmental Standard

Assessing and Managing Contaminants in Soil to Protect Human Health. The proposal supports the anticipated policy outcomes in the operative Auckland Regional Policy Statement, the New Zealand Coastal Policy Statement and the Hauraki Gulf Marine Park Act 2000.

4. In accordance with an assessment under s104(1)(c) of the RMA the following other matters have been taken into account when reaching this decision: the Wynyard Quarter Transport Plan, the Auckland Urban Design Panel comments, the Auckland Plan including the Waterfront Plan and the City Centre Master Plan, signage as well as the submission received following limited notification of the application to VHHL as the freehold landowner of 100 Halsey Street.

5. This proposal will achieve the sustainable management purpose of the RMA in Part 2 as it represents sustainable management of an existing resource that will enable social and economic wellbeing of the community, while avoiding and mitigating adverse effects on the environment.

Overall, taking the above assessment into account, including conditions of consent, any actual and potential effects of the proposal will be acceptable as demonstrated in section 8 of this report. The proposal is not contrary to the relevant objectives, policies and assessment criteria of the ACDP (Central Area Section) or the relevant objectives and policies of the PAUP, ACRP: ALW and the ACRP:S as determined in section 13 of this report In addition, all other matters that are considered relevant to determining the outcome of this application have been assessed and considered in the assessment of this applicationI consider that the proposal is consistent with Part 2 of the RMA and that the consents sought can be granted consent subject to conditions.

2. Conditions

Under section 108 of the RMA, these consents are subject to the following conditions as set out below:

General Conditions

These apply to all resource consents.

Activity in Accordance with Plans

1. The proposed IDP spatial framework, proposed Buildings 1 and 2 and the changes to the bus depot together with associated works shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by Council as R/LUC/2016/1206, R/LUC/2016/1208, R/REG/2016/1209, except as amended by the conditions that follow.

- Application Form, and Assessment of Effects prepared by Paul Arnesen of Focus Planning, dated 31 March 2016, amended version received 18 April 2916, and as further amended by letter from Planning Focus, dated 28 April, titled, “Request for limited notification”;
- Application Plans, prepared by Peddlethorp as follows:

1459-SK-050	CONTEXT ANALYSIS - SITE LOCATION - REV E
1459-SK-051	CONTEXT ANALYSIS – ACTIVITIES - REV B
1459-SK-052	CONTEXT ANALYSIS - PROXIMITY TO PUBLIC TRANSPORT – REV B

1459-SK-053	CONTEXT ANALYSIS - HISTORICAL OVERVIEW – REV B
1459-SK-054	CONTEXT ANALYSIS - NEIGHBOURHOOD CHARACTER – REV B
1459-SK-056	CONTEXT ANALYSIS - PHOTOGRAPHIC SURVEY – REV B
1459-SK-057	CONTEXT ANALYSIS - INDUSTRIAL STYLE – REV B
1459-SK-058	CONTEXT ANALYSIS - PROPOSED DEVELOPMENT – REV D
1459-SK-059	CONTEXT ANALYSIS - PROPOSED DEVELOPMENT – REV C
1459-SK-080	CONCEPT DEVELOPMENT – REV B
1459-SK-081	CONCEPT DEVELOPMENT – REV B
1459-SK-082	CONCEPT DEVELOPMENT – REV B
1459-SK-105	EXISTING SITE AERIAL – REV F
1459-SK-110	EXISTING SITE PLAN – REV E
1459-SK-111	EXISTING & DEMOLITION SITE PLAN - AERIAL VIEW – REV D
1459-SK-140	IDP AREA ANALYSIS – REV A
1459-SK-150	MASTERPLAN PHASE 1A – REV D
1459-SK-155	MASTERPLAN PHASE 1B – REV F
1459-SK-156	MASTERPLAN PHASE 1B - AERIAL VIEW – REV F
1459-SK-157	MASTERPLAN VEHICLE – REV A
1459-SK-160	IDP - SITE PLAN – REV H
1459-SK-161	IDP - AERIAL VIEW – REV H
1459-SK-162	LANE ANALYSIS – REV D
1459-SK-163	LANE VIEWS – REV D
1459-SK-164	LANE VIEWS – REV D
1459-SK-200	BUILDING 1 - GROUND LEVEL – REV I
1459-SK-201	BUILDING 1 - LEVEL 1 – REV G
1459-SK-202	BUILDING 1 - LEVEL 2 (TYPICAL) – REV G
1459-SK-203	BUILDING 1 - LEVEL 7 – REV F
1459-SK-204	BUILDING 1 - ROOF PLAN – REV C
1459-SK-230	BUILDING 1 – SECTIONS – REV E
1459-SK-260	BUILDING 1 - ELEVATIONS - NORTH / SOUTH – REV H
1459-SK-260a	BUILDING 1 - SOUTH ELEVATION CAR PARK FAÇADE – REV A
1459-SK-261	BUILDING 1 - ELEVATIONS - EAST / WEST – REV H
1459-SK-261a	BUILDING 1 - WEST ELEVATION CAR PARK FAÇADE – Rev A
1459-SK-500	BUILDING 2 - GROUND LEVEL – REV H

1459-SK-501 BUILDING 2 - LEVEL 1 – REV G

1459-SK-502 BUILDING 2 - LEVEL 2 (TYPICAL) – REV E

1459-SK-510 BUILDING 2 - ROOF PLAN – REV D

1459-SK-530 BUILDING 2 – SECTIONS – REV E

1459-SK-560 BUILDING 2 - ELEVATIONS - NORTH / SOUTH – REV D

1459-SK-561 BUILDING 2 - ELEVATIONS - EAST / WEST – REV E

1459-SK-600 PHASE 1B - SITE SECTIONS – REV E

1459-SK-601 IDP - SITE SECTIONS – REV H

1459-SK-602 IDP - SITE SECTIONS –REV H

1459-SK-900 BUILDING 1 - PERSPECTIVE VIEW – REV D

1459-SK-901 BUILDING 1 - PERSPECTIVE VIEW – REV E

1459-SK-902 BUILDING 1 - PERSPECTIVE VIEW – REV D

1459-SK-903 BUILDING 1 - FUTURE SITE DEVELOPMENTS – REVB

1459-SK-904 BUILDING 1 - FUTURE SITE DEVELOPMENTS – REV B

1459-SK-905 BUILDING 1 - FUTURE SITE DEVELOPMENTS – REV A

1459-SK-906 BUILDING 1 - FUTURE SITE DEVELOPMENTS – REV A

1459-SK-910 BUILDING 2 - PERSPECTIVE VIEW – REV E

1459-SK-911 BUILDING 2 - PERSPECTIVE VIEW – REV D

1459-SK-912 BUILDING 2 - PERSPECTIVE VIEW – REV D

1459-SK-915 BUILDING 1 - INDICATIVE MATERIALS – REV C

1459-SK-916 BUILDING 2 - INDICATIVE MATERIALS – REV B

1459-SK-917 BUILDING 1 - INDICATIVE MATERIALS – REV B

1459 – WYNYARD DEVELOPMENT AREA SCHEDULE – REV 26, DATED 16/02/16

- Application Drawing prepared by Beca as follows:
    - Pakenham Street Crossing, Drawing number 3819990-100-TA-011 Rev C
- The following specialist reports:
    - Design statement prepared by Peddlethorp, dated 18 August 2015.
    - Transportation Assessment, prepared by Beca, dated 21 August 2015.
    - Infrastructure Assessment prepared by Beca, dated 21 August 2015.
    - Detailed Site Investigation prepared by Babbage, dated 21 August 2015, Rev 2.
    - Remedial Action Plan for Building 1 and 2 prepared by Babbage, dated 19 August 2015, Rev 2
    - Environmental Report prepared by Babbage, dated 21 August 2015

2. The consent holder shall pay the council an initial consent compliance monitoring charge of $2000 inclusive of GST, plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent/s.

Advice note:
The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

Specific Conditions relating to Land Use Consent R/LUC/2016/1206 – Integrated Development Plan

Lapse of Consent

3. In accordance with clause 14.9.6.2.5 of the Auckland Council District Plan (Auckland City Central Area Section 2004 - Wynyard Quarter) this resource consent for an Integrated Development Plan shall lapse in 15 years from the date of approval unless it is given effect to within this timeframe.

4. In accordance with clause 14.9.6.2.4 of the Auckland Council District Plan (Auckland City Central Area Section 2004 - Wynyard Quarter) this resource consent is deemed to have been given effect to once the first of any of the buildings have been constructed in accordance with the approved Integrated Development Plan.

Activities

5. The maximum gross floor area, parking spaces, vehicle trips and office activity for the buildings identified within this resource consent application shall not exceed the following:

Building	Maximum total Gross Floor Area (m^2)	Maximum Office Activity (m^2)	Office Parking Spaces	Office Vehicle Trips PM Outbound	Total Parking Spaces	Total Vehicle Trips PM Outbound
1	20,554	128	1	1	37	23
2	10,353	9,843	66	41	69	43
3	12,138	10,584	71	44	81	49
4	12,138	11,823	79	49	81	50
5	11,360	4,305	29	18	104	26
6	21,046	17,317	115	72	140	85
Total	**87,589**	**54,000**	**360**	**223**	**512**	**276**

Site Intensity

6. The maximum site intensity (Gross Floor Area'/) for Buildings 1- 6 of the Integrated Development Plan site shall not exceed 87,589m^2.

Transport

7. Parking for each building shall not exceed the maximum number of permitted parking spaces allowed under rule 14.9.11.1a of the Auckland Council District Plan - (Auckland City Central Area Section 2004 Wynyard Quarter) and shall be assessed as part of the subsequent detailed application(s) for resource consent. Any variations shall be approved as part of any subsequent detailed application(s) for resource consent.

8. The ancillary parking for Buildings 3 to 6 shall be allocated from the non-ancillary parking spaces within Building 1, or provided within the future basement, ensuring that at any time there is no more parking on the overall site than that provided for in condition 7. The allocation of non-ancillary parking spaces shall be updated as appropriate as part of any future resource consents for Buildings 3-6.

   Advice Note:
   The non-ancillary car parks within Building 1 are temporary only up to a maximum period of 10 years. As the balance of the IDP site is progressively developed the number of non-ancillary car parks within Building 1 shall be allocated to particular activities in accordance with condition 5 of the IDP resource consent or removed if not required by a particular development. This will ensure compliance with condition 5 of the IDP resource consent as the IDP site is progressively developed.

9. Except as approved as part of any subsequent detailed application(s) for resource consent, all parking spaces shall remain as ancillary parking and shall be used only for the activity to which they relate.

10. All parking and loading space dimensions and manoeuvring areas shall comply with the minimum standards for formation as contained in rule 9.7.2 of the District Plan and shall be assessed as part of the subsequent detailed application(s) for resource consent.

11. A site travel management plan shall be provided prior to the occupation of any individual building (constructed after the grant of this resource consent) as part of the subsequent detailed application(s) for resource consent showing that the activity or activities will be managed to minimise private vehicle travel to and from Wynyard Quarter to achieve objective 14.9.3.10 using methods outlined in Part A of the Wynyard Quarter Transport Plan (19 August 2010). The site travel management plan shall also address the criteria of clause 14.9.9.3.2.

12. For Buildings 3-6, a plan outlining the signage, design and lane markings proposed for the internal lane network shall be provided as part of the subsequent detailed application(s) for resource consent. The lane design needs to ensure vehicle speeds through the lanes are kept low and pedestrian safety is adequately maintained.

Lanes

13. The public lanes as detailed in Plan 1459-SK-162 Rev C in the Integrated Development Plan shall be formed to the satisfaction of the Council (Team Leader Central Monitoring) prior to the

occupation of the abutting or adjoining individual building unless otherwise approved as part of the subsequent detailed application(s) for resource consent.

14. An easement in favour of the Council shall be registered prior to the occupation of any building abutting or adjoining a lane on the Leasehold Title at the consent holder's expense and to the satisfaction of the Council (Team Leader Central Monitoring) over the public pedestrian, cycle and service vehicle lanes as detailed in Plan 1459-SK-162 Rev C in the Integrated Development Plan application on a building by building basis in relation to the lanes abutting or adjoining the relevant individual building.

    The registration of the access easement on the Certificate of Title(s) to which the lane applies is required to ensure preservation of the lane(s) for pedestrians, cyclists, and vehicles (for specific lanes only) and its ongoing maintenance by the consent holder, leaseholders of the land or the body corporate (as appropriate) to the satisfaction of the Council.

15. Vehicle use of the lanes is limited to service and emergency vehicles only, ie no at-grade parking. The final design solutions and details relating to development and management of the lanes for these vehicles shall be provided as part of the subsequent detailed application(s) for resource consent for the development of the lane.

16. The public access lanes shall be available for use by the public at all times (excluding emergencies or for maintenance purposes).

17. The consent holder shall not place or allow any obstruction of use and enjoyment of the lanes whether by parked vehicle, rubbish or otherwise provided; this excludes street furniture and landscaping.

Service Management Plan

18. Use of the pedestrian/cycle lanes by service and waste management vehicles as shown on Plan 1459-SK-162 shall be managed by a Service Management Plan (SMP) which shall be provided by the consent holder for the approval of the Council as part of any subsequent resource consent application for any building abutting the lanes, or at such other time approved by the Council as part of any subsequent land use approval for any building abutting the lanes.

Infrastructure

19. An infrastructure analysis shall be undertaken by the consent holder as part of any subsequent application(s) for resource consent to develop individual buildings within the Integrated Development Plan area. The findings and recommendations shall be provided as part of those subsequent detailed application(s) for resource consent and incorporated into detailed design of the development to the approval of the Council.

Excavation of Potentially Contaminated Land

20. A characterisation of soil and groundwater contamination shall be undertaken as part of the subsequent detailed application(s) for resource consent to develop individual buildings within the Integrated Development Plan. The findings shall be provided as part of those subsequent detailed application(s) for resource consent for the approval of the Council in the form of a Site Investigation Report that has been prepared by a suitably qualified Environmental Consultant in accordance with the Ministry for the Environment Contaminated Land Management Guidelines No.1, Reporting on Contaminated Sites in New Zealand, November 2003.

21. All sampling, monitoring and chemical analyses shall be carried out by suitably qualified personnel in accordance with the Ministry for the Environment Contaminated Land Management Guidelines No.5, Site Investigation and Analysis of Soils, February 2004.

22. If the site-specific detailed contamination characterisation (refer condition 20) identifies levels above acceptance criteria cited in Auckland Council Regional Plan: Air, Land, Water Plan (ALWP) rule 5.5.41 and/or relevant guidelines for the proposed site use, the subsequent detailed application(s) for resource consent shall propose appropriate remediation and/or management options for the approval of the Council.

23. For all areas where contaminated soil is to be excavated, the subsequent detailed application(s) for resource consent shall, prior to excavation and construction works commencing, submit a Remediation Action Plan (RAP) prepared by a suitably qualified environmental consultant for the approval of Council. Soil excavation works shall be undertaken in accordance with the RAP.

24. If it is proposed to retain soil with contamination levels above acceptance criteria cited in ALWP rule 5.5.41 and/or relevant guidelines for the site, the subsequent detailed application(s) for resource consent shall include measures to ensure that the contaminated soil is managed in a way that will ensure appropriate levels of protection for site users/occupiers and that potential discharges will be appropriately managed. This shall include preparation of a site-specific Management Plan for the approval of Council which details the nature of contamination remaining on the site and the requisite management controls to address all relevant exposure pathways.

25. With regard to condition 24 above, if the remaining soil contamination has a volatile organic compound component, and measures are to be implemented to control inhalation exposure, the subsequent detailed application(s) for resource consent shall propose an air monitoring regime to assess the adequacy of the control measures to the satisfaction of the Council.

General Advice Notes for IDP

1. *The consent holder is advised that subsequent detailed application(s) for resource consent for buildings and activities within the Integrated Development Plan (IDP) area are required to assess the relevant criteria contained in Part 14.9 Wynyard Quarter (clause 14.9.9) of the Auckland Council District Plan - Central Area Section 2004.*

2. *Lane layouts as shown on the approved IDP plans are indicative only, but do provide guidance as to the necessary function and characteristics of the lanes within the IDP.*

3. *The consent holder is advised that the quantum, design and location of cycle parking shall be provided in accordance with "Annexure 9 Bicycle Facilities in the Auckland Council District Plan: Central Area Section" as part of the subsequent detailed application(s) for resource consent for individual buildings.*

4. *Except where authorised by the current application, any subsequent resource consent application for individual buildings (i.e. Buildings 1-6) shall comply with any relevant development controls for the Quarter included in the District Plan.*

5. *Developments will be required to upgrade, extend and confirm adequacy of street lighting required within private land. This may need to be provided for pedestrians, cyclists and motorists. The Auckland Council Lighting design policy should be referred to.*

Specific Conditions Relating to Land Use Consent R/LUC/2016/1208 – (Stages 1A and 1B)

Lapse of Consent

26. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:

    a) The consent is given effect to; or

    b) The council extends the period after which the consent lapses.

Duration Conditions

27. The earthworks activity approved under this consent shall expire on 31 May 2021 unless it has lapsed, been surrendered or been cancelled at an earlier date.

28. The use of non-ancillary (or unallocated) car parks is limited to a maximum of 10 years from the decision date of this consent or an earlier period due to further site development as set out in Condition 79 below.

Pre- Construction Conditions

Detailed Design

29. Prior to the lodgement of the architectural building consents for Buildings 1 and 2, the consent holder shall provide for approval of Council (Team Leader Central Monitoring in consultation with the Urban Design Specialist), a final schedule of materials, colours and finishes with detailed specifications for all proposed exterior claddings and glazing. The materials selected shall be of a high quality, durable and easily maintained and shall be consistent with the design concept and architectural drawings submitted with the resource consent application. A sample palette of these materials, colour schemes and surface finishes, shall accompany the schedule.

30. The consent holder shall ensure the use of Codina Modelo Eiffel 40100 stainless mesh for the Building 1 car park screen/facade as shown on drawing 1459-SK-917. This shall be confirmed on the building consent plans submitted to the Council.

31. Prior to the lodgement of the architectural building consents for Buildings 1 and 2, a lighting plan detailing all external lighting (location, type and lux levels) and design measures to control light spillage to protect residential amenity and comply with rule 7.18 of the District Plan, shall be submitted for the approval of the Council (Team Leader Central Monitoring in consultation with the Urban Design specialist). Consideration shall be given (but not limited to) to the following matters:

    a) under verandah lighting (in accordance with Rule 6.9 (b), Auckland Council District Plan (Auckland City Central Area Section));

    b) roof top lighting;

    c) carpark lighting;

    d) integration of lighting with architecture;

    e) lighting to all publicly accessible (or potentially accessible) areas;

f) compliance with section 7 of the Auckland Council District Plan (Auckland City Central Area Section).

32. Prior to the release of the façade building consent for Buildings 1and 2, the consent holder shall provide for approval of Council (Team Leader Central Monitoring in consultation with the Urban Design specialist) the detailed design of the verandahs to extend along the full length of the Halsey Street and the Gaunt Street frontages.

33. Prior to the architectural building consent for each building, the consent holder shall provide to the Council (Team Leader Central Monitoring in consultation with the Urban Design Team) a list of any design elements, construction details, mechanical and electrical services, lighting and provisions for waste/recycling management that will contribute to the Council's sustainability and energy efficiency objectives.

34. Prior to lodgement of the architectural building consent for Building 1 the consent holder shall provide a report from a suitably qualified acoustics engineer to the Council (Team Leader Central Monitoring) that confirms compliance of the entertainment facility with internal noise limits to the adjacent non-permanent accommodation tenancy within Building 1 as follows:

7am to 11pm	L_{10} 45dBA
11pm to 7am	L_{10} 40dBA L_{10} 55dB @ 63Hz L_{10} 50dB @ 125Hz

Management Plans

35. Prior to any works commencing on site, the consent holder shall submit for the approval of the Council (Team Leader Central Monitoring), a demolition management plan (DMP), the purpose being to avoid, remedy or mitigate all temporary effects of site works and demolition activity. All demolition work on the site, shall be carried out in accordance with the Council approved DMP required by this condition and shall address, but not be limited to, matters listed below. The management plan shall include specific details relating to the delivery of construction materials to the site, and the management of all works associated with the building construction including:

- Who the site or project manager is and contact details (phone, facsimile, postal address).
- The location of notice boards that clearly identify the name, telephone number and address for service of the site or project manager.
- Measures to be adopted to ensure that pedestrian access past the works is provided where practicable and that such access is safe.
- The location and design of all hoardings and gantries.
- Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities.
- Control procedures for delivery and removal of construction materials from public roads or places.
- Location of workers conveniences (eg portaloos).
- Ingress and egress to and from the site for demolition vehicles.
- Hours of operation and days of the week for demolition activities.

36. Prior to the commencement of any demolition works on site, the consent holder shall submit a demolition noise and vibration management plan to the Council (Team Leader Central Monitoring in consultation with Environmental Health) for approval. All construction work shall be carried out in accordance with the Council approved demolition noise and vibration management plan required by this condition and shall address, but not be limited to, the following matters:

    - the predicted noise and vibration levels expected to arise from the demolition work;
    - details of the noise and vibration mitigation proposed for demolition; and
    - what the process will be for dealing with complaints about noise and vibration.

37. Prior to any works commencing on site excluding demolition, the consent holder shall submit for the approval of the Council (Team Leader Central Monitoring), a construction management plan (CMP), the purpose being to avoid, remedy or mitigate all temporary effects of site works and construction activity. All work on the site, including excavation and construction shall be carried out in accordance with the Council approved CMP required by this condition and shall address, but not be limited to, matters listed below. The management plan shall include specific details relating to the delivery of construction materials to the site, and the management of all works associated with the building construction including:

    - Who the site or project manager is and contact details (phone, facsimile, postal address).
    - The location of notice boards that clearly identify the name, telephone number and address for service of the site or project manager.
    - Measures to be adopted to ensure that pedestrian access past the works is provided where practicable and that such access is safe.
    - The location and design of all hoardings and gantries.
    - Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities.
    - Control procedures for delivery and removal of construction materials from public roads or places.
    - Location of workers conveniences (eg portaloos).
    - Ingress and egress to and from the site for construction vehicles.
    - Hours of operation and days of the week for construction activities.
    - The CMP shall be updated prior to commencement of works for each building on the site.

38. Prior to any works commencing on site excluding demolition, the consent holder shall submit for the approval of the Council (Team Leader Central Monitoring in consultation with the Manager: Corridor Operations, Auckland Transport), a construction traffic management plan (CTMP). The purpose of the CTMP is to avoid, mitigate or remedy any temporary adverse effects of traffic related to the redevelopment of the site. The following details shall be shown on a site plan and supporting documentation as part of the TMP:

    - Ingress and egress to/from the site for vehicles associated with earthworks, construction and delivery of materials and equipment and construction machinery during the site works and construction periods.
    - Proposed numbers and timing of truck movements throughout the day and the proposed routes. This shall include the identification of heavy vehicle routes that avoid residential streets.
    - Parking for contractors and workers.

- Details of how construction traffic will be managed.
- Location of traffic signs on surrounding streets and proposed signage for traffic management purposes during construction.
- Contact details of the site manager.

  The CTMP shall be updated prior to commencement of works for each building on the site.

39. Prior to the commencement of any works on site excluding demolition, the consent holder shall submit a Construction Noise and Vibration Management Plan (CNVMP) to the Council (Team Leader Central Monitoring in consultation with Environmental Health) for approval. All construction work shall be carried out in accordance with the Council approved Noise and Vibration Management Plan required by this condition and shall address, but not be limited to, the following matters:

    - Construction noise/vibration criteria;
    - Identification of the most affected premises where there exists the potential for noise/vibration effects;
    - Description and duration of the works, anticipated equipment and the processes to be undertaken;
    - Hours of operation, including specific times and days when construction activities causing noise/vibration would occur;
    - Mitigation options where noise/vibration levels are predicted or demonstrated to approach or exceed the relevant limits. Specific noise/vibration mitigation measures must be implemented which may include, but not limited to, time management procedures, acoustic screening, alternative demolition/piling/construction method technologies and equipment/processes;
    - The erection of temporary construction noise barriers where appropriate. The noise barriers should be a minimum height of 1.8 metres, with no gaps and a minimum density of 10kg/m^2;
    - Schedule and methods for monitoring and reporting on construction noise/vibration;
    - Details of noise/vibration monitoring to be undertaken or in the event of any complaints received. The results of such monitoring shall be submitted to council within one week of receiving the complaint;
    - Implementation of a complaint management system with contact numbers for key construction staff responsible for the implementation of the CNVMP and complaint investigation. This system should include procedures for maintaining contact with stakeholders, notifying of proposed construction activities and handling of noise/vibration complaints; and
    - Construction operator training procedures.

    The CNVMP shall be updated prior to commencement of works for each building on the site.

40. Prior to the commencement of earthworks activity on the subject site, a finalised Erosion and Sediment Control Management Plan (ESCP) shall be prepared and submitted to the Council (Team Leader Central Monitoring). No earthworks activity on the subject site shall commence until confirmation from council is provided that the ESCP is satisfactory.

    Advice Note:

The Erosion and Sediment Control Plan required by condition 40 should contain sufficient detail to address the following matters:

- *specific erosion and sediment control works (location, dimensions, capacity)*
- *supporting calculations and design drawings*
- *catchment boundaries and contour information*
- *details of construction methods*
- *timing and duration of construction and operation of control works (in relation to the staging and sequencing of earthworks)*
- *details relating to the management of exposed areas (e.g. grassing, mulching)*
- *monitoring and maintenance requirements*

In the event that minor amendments to the erosion and / or sediment controls are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the controls may require an application to be made in accordance with section 127 of the RMA. Any minor amendments should be provided to the Team Leader Central Monitoring prior to implementation to confirm that they are within the scope of this consent.

Protection of footpaths and Underlying services

41. Prior to any works commencing on the site, the resource consent holder shall obtain the approval of the Council (Team Leader Central Monitoring in consultation with the Manager: Corridor Operations, Auckland Transport) for the proposed method of protection of footpaths and underlying services affected by the movement of vehicles to and from the site and by works being carried out on the site. Proposed methods may include the laying of timber planks or the provision of a reinforced concrete overlay. The method selected will depend on how the footpath will be impacted by vehicles.

Site hoardings/Screening

42. Prior to any of the construction works authorised by this consent commencing, the consent holder shall ensure a screen wall of a minimum height of 1.8m is erected along the external boundaries of the works area. This wall shall be constructed using solid materials, such as painted plywood and the materials, colour and finishing of the external screen wall hoarding shall be to the satisfaction of the Council (Team Leader Central Monitoring). Unless approved by the Council (Team Leader Central Monitoring), the external wall shall remain in place until the cessation of construction works on the site.

Site Contamination

43. Prior to the commencement of earthworks activity, all measures required in accordance with the approved 100 Halsey Street Redevelopment Remedial Action Plan for Building 1 and Building 2, Babbage, Revision 3, 28 January 2016 shall be put in place. The remediation works shall be carried out in accordance with the approved Remedial Action Plan (dated 28 January 2016) and any variations to the approved Remedial Action Plan shall be approved by Council (Team Leader Central Monitoring).

Pre commencement meetings

44. Prior to the commencement of the earthworks activity, the consent holder shall hold a pre-start meeting that:

- is located on the subject site
- is scheduled not less than five days before the anticipated commencement of earthworks
- includes Auckland Council officer[s]
- includes representation from the contractors who will undertake the works

The meeting shall discuss the erosion and sediment control measures, the earthworks methodology and shall ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.

The following information shall be made available at the pre-start meeting:

- Timeframes for key stages of the works authorised under this consent
- Resource consent conditions
- Erosion and Sediment Control Plan (as required in condition 40).

A pre-start meeting required by condition 44 shall be held prior to the commencement of the earthworks activity in each period between October 1 and April 30 that this consent is exercised.

Advice Note:
To arrange the pre-start meeting required by condition 44 please contact Adam Duncan, Team Leader Central Monitoring to arrange this meeting on monitoring@aucklandcouncilgovt.nz, or 09 301 01 01. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting.

45. Prior to the initiation of any construction of the stormwater devices listed under condition 63, the consent holder shall hold a pre-start meeting that:

- is located on the subject site
- is scheduled not less than five days before the anticipated construction of the stormwater devices
- includes Auckland Council officer[s]
- includes representation from the contractors who will undertake the works, in particular the site stormwater engineer

The following information shall be made available at the pre-start meeting:

- Timeframes for key stages of the works authorised under this consent;
- Contact details of the site contractor and site stormwater engineer; and
- Approved (signed/stamped) construction plans.

Wind and Glare

46. The buildings shall be designed and such changes made to the buildings as are necessary to comply with the following rules of the Auckland Council District Plan (Auckland City Central Area Section):

a) rule 6.12 Wind Environment Control; and

b) rule 6.13 Glare Control.

During Construction Conditions

Earthworks and Construction Activity

47. The approved DMP, CMP, CTMP, CNVMP and ESCP shall be implemented and maintained throughout the entire period of demolition or construction works.

48. All construction activities carried out on the site shall be designed and conducted in a manner such that any noise from the site shall not exceed the noise limits in Rule 7.6.4 of the Auckland Council District Plan (Auckland City Central Area Section).

49. There shall be no movement of heavy vehicles to and from the site during the peak travel periods of normal working days between the hours of 7:00am and 9:00am, and 3:00pm to 6:00pm unless otherwise approved by the Council (Team Leader Central Monitoring in consultation with the Manager: Corridor Operations, Auckland Transport).

50. The consent holder shall ensure that at all times, to the satisfaction of the Council (Team Leader Central Monitoring):

- safe pedestrian access and thoroughfare shall be maintained on all footpaths adjacent to the site; and
- safe vehicular access and thoroughfare shall be maintained on all roads adjacent to the site; and
- all trucks and any other heavy vehicles associated with the site, including but not limited to demolition, site works, construction, earthworks, delivery of materials, equipment and construction machinery shall use the route specified in the traffic management plan; and
- all signage shown on the traffic management plan is erected and maintained for the duration of all works on site.

51. Should any damage occur in the course of development of the site, the consent holder shall bear all costs relating to the reinstatement of the affected footpath, street furniture and trees and / or affected services. All reinstatement work shall be carried out at the direction and to the satisfaction of the Council (Team Leader Central Monitoring in consultation with the Manager: Corridor Operations, Auckland Transport).

52. The consent holder shall at all times control any dust to not create a nuisance in accordance with the Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions, Ministry for the Environment (2001).

53. The consent holder shall ensure that all construction activity, including the loading, unloading and storage of materials, shall be confined within the site's boundaries. Should any activity or storage be required outside of the site boundaries, the consent holder shall obtain written approval from the Council (Team Leader Central Monitoring) prior to the activity taking place. The written request shall include a description of the works/storage area, the length of time and a plan showing the area to be used.

Earthworks

54. Upon completion or abandonment of earthworks on the subject site all areas of bare earth shall be permanently stabilised against erosion to the satisfaction of the Council (Team Leader Central Monitoring).

Advice Note:
Should the earthworks be completed or abandoned, bare areas of earth shall be permanently stabilised against erosion. Measures may include:

- *the use of mulching*
- *top-soiling, grassing and mulching of otherwise bare areas of earth*
- *aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.*

The on-going monitoring of these measures is the responsibility of the consent holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader Central Monitoring for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication No. 90, Erosion & Sediment Control: Guidelines for Land Disturbing Activities in the Auckland Region.

55. There shall be no deposition of earth, mud, dirt or other debris on any road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it shall immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Advice Note:
In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:

- *provision of a stabilised entry and exit(s) point for vehicles*
- *provision of wheel wash facilities*
- *ceasing of vehicle movement until materials are removed*
- *cleaning of road surfaces using street-sweepers*
- *silt and sediment traps*
- *catchpit protection*

In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned.

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader Central Monitoring for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication No. 90, Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region.

56. The site shall be progressively stabilised against erosion at all stages of the earthwork activity, and shall be sequenced to minimise the discharge of contaminants to groundwater or surface water.

Advice Note:
In accordance with condition 56 earthworks *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 mulching*
- *top-soiling and grassing of otherwise bare areas of earth*

- *aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward*

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader Central Monitoring for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication No. 90, Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region.

57. Erosion and sediment control measures shall be constructed and maintained in accordance with Auckland Regional Council's Technical Publication 90; Erosion and Sediment Control Guidelines for Soil Disturbing Activities in the Auckland Region and any amendments to this document, except where a higher standard is detailed in the documents referred to in conditions above, in which case the higher standard shall apply. These measures shall be maintained throughout the duration of the earthworks activity, or until the site is permanently stabilised against erosion.

Seasonal Restrictions of Earthworks

58. No earthworks on the site shall be undertaken between 30 April and 1 October in any year, without the prior written approval of the Council (Team Leader Central Monitoring) at least two weeks prior to 30 April of any year. Revegetation/stabilisation is to be completed by 30 April in accordance with measures detailed in TP90 and any amendments to this document

Site Contamination - NES

59. To protect the health of workers on the site during excavations, works shall be managed to minimise the generation of dust on the site and be carried out in accordance with 100 Halsey Street Redevelopment Remedial Action Plan for Building 1 and Building 2, Babbage, 21 August 2015.

Advice Note:
In accordance with condition 59 the following management techniques should be considered:

- *Having sufficient water available to dampen exposed soils;*
- *Access to dust suppression measures such as coverings.*
- *In addition, all work should comply with to the Ministry for the Environment publication "Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions".*

60. All sampling and testing of contamination on the site shall be overseen by a suitably qualified contaminated land professional. All sampling shall be undertaken in accordance with Contaminated Land Management Guidelines No. 5 Site Investigation and Analysis of Soils (Revised 2011).

61. Excess soil or waste materials removed from the subject site shall be deposited at a disposal site that holds a consent to accept the relevant level of contamination.

62. Excess soil or waste materials removed from the subject site shall be deposited at a disposal site that holds a consent to accept the relevant level of contamination.

63. Where contaminants are identified that have not been anticipated by the application, works in the area containing the unexpected contamination shall cease until the contingency measures

outlined in the 100 Halsey Street Redevelopment Remedial Action Plan for Building 1 and Building 2, Babbage 21 August 2015 have been implemented, and have been notified to the Council (Team Leader Central Monitoring). Any unexpected contamination and contingency measures shall be documented in the SVR required by condition 75.

Advice Note:
In accordance with condition 40 any unexpected contamination, may include contaminated soil, perched water, groundwater, or underground tanks. The consent holder is advised that where unexpected contamination is significantly different in extent and concentration from that anticipated in the original site investigations, handling the contamination may be outside the scope of this consent. Advice should be sought from the Team Leader Central Monitoring prior to carrying out any further work in the area of the unexpected contamination to ensure this is within scope of this consent.

Stormwater Quality Management

64. The following stormwater management works shall be implemented for the following catchment area and design standards and shall be completed prior to construction of further impervious surfaces.

Works to be undertaken	**Catchment area**	**Design specifications**
Sand filter or alternative device that is recognised by Auckland Council to have similar treatment efficiency to the devices listed in Table 7 of TR2013/035	2600m^2	TP10 TR2013/035 Approval letter by council
Roofing material	All roofs	Inert roofing material

65. In the event that any minor modifications to the stormwater management system are required, the following information shall be provided to the Council (Team Leader Central Monitoring) prior to implementation:

- Plans and drawings outlining the details of the modifications; and
- Supporting information that details how the proposal does not detrimentally affect the capacity or performance of the stormwater management system.

Advice Note:
All proposed changes must be discussed with the Team Leader Central Monitoring, prior to implementation. Any changes to the proposal which will affect the capacity or performance of the stormwater system or will result in a change to the conditions of this consent will require an application to be made in accordance with Section 127 of the RMA.

Stormwater Construction Meetings

66. Within 20 working days of Practical Completion of the stormwater management works, a post construction site meeting shall be arranged and conducted between the Team Leader Central Monitoring) and all relevant parties, including the site stormwater engineer.

Stormwater Certification of construction Works

67. Five working days prior to the post construction meeting, As-Built certification and plans of the stormwater management works, which are certified (signed) by a suitably qualified registered surveyor or engineer as a true record of the stormwater management system, shall be provided to the Council (Team Leader Central Monitoring).

    The As-Built plans shall include, but not be limited to:

    a) Location (to the nearest 0.1m) and level (to the nearest 0.01m) and dimensions of stormwater treatment device (Location of treatment devices and outlets to public system);

    b) Documentation of any discrepancies between the design plans and the As-Built plans.

Stormwater operation and maintenance

68. An Operation and Maintenance Plan for the stormwater management and treatment system shall be developed and sent to the Council (Team Leader Central Monitoring) within 5 working days prior to the post construction meeting.

69. The Operation and Maintenance Plan shall set out how the stormwater management and treatment system is to be operated and maintained to ensure adverse environmental effects are minimised. The plan shall include, but not be limited to:

    - A programme for regular maintenance and inspection of the stormwater management system;
    - A programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
    - A programme for post storm maintenance;
    - General inspection checklists for all aspects of the stormwater management system, including visual checks;
    - Details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process;
    - A written maintenance contract with an appropriate stormwater management system operator, shall be entered into, and maintained, for the on-going maintenance of the treatment device.

70. The stormwater management and treatment system shall be managed in accordance with the Operation and Maintenance Plan on an ongoing basis.

Stormwater Maintenance Report

71. A maintenance report shall be provided to the Council (Team Leader Central Monitoring) on request. The maintenance report shall include but not be limited to the following:

    - Details of who is responsible for maintenance of the stormwater management system;
    - Details of any maintenance undertaken; and
    - Details of what inspections were completed over the preceding twelve months.

72. Details of all inspections and maintenance for the stormwater management system for the preceding three years shall be retained by the consent holder.

Cycle Parking

73. A total of 90 cycle parking spaces shall be provided within Building 1 for Stages 1A and 1B.

74. A separate dedicated cycle storage facility shall be provided in the ground floor of Building 2, and shown on the building consent plans submitted to Council.

Vehicle Crossings

75. All new and existing vehicle access / egress points shall be designed and constructed to provide pedestrian priority to the satisfaction of the Council (Team Leader Central Monitoring in consultation with the traffic engineer). Where the foot path intersects a new vehicle access / egress point, the over lapped area shall be designed and constructed to the same levels, using the same materials, curbing, paving, patterns and finish as the foot path on either side of the access.

Site Contamination - NES

76. Within 3 months of the completion of earthworks on the site, a Site Validation Report (SVR) shall be provided to the Council (Team Leader Central Monitoring). The SVR shall be prepared by a suitably qualified and experienced contaminated land professional in accordance with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health and Schedule 13 (A5) of the Auckland Council Regional Plan: Air, Land and Water (ACRP:ALW).

    The site validation report shall meet the requirements of the Contaminated Land Management Guidelines, Reporting on Contaminated Sites in New Zealand, Ministry for the Environment, 2011.

    The person preparing the report shall also provide a statement certifying that all works have been carried out in accordance with the requirements of the consent.

    Advice Note:
    The Site Validation Report (SVR) required by condition 75 should contain sufficient detail to address the following matters:

    - *a summary of the works undertaken, including a statement confirming whether the excavation of the site has been completed in accordance with the approved Assessment of Environmental Effects*
    - *a statement on the compliance with the Remedial Action Plan during the works*
    - *the location and dimensions of the excavations carried out, the volume of soil excavated, including a relevant site plan*
    - *details and results of any testing undertaken and interpretation of the results in the context of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*
    - *copies of the disposal dockets for the material removed from the site*
    - *records of any unexpected contamination encountered during the works, if applicable*
    - *details regarding any complaints and/or breaches of the procedures set out in the RAP and the conditions of this consent*
    - *conditions of the final site ground surface and details of the validation sampling undertaken on materials re-used on site*

- *a description of additional monitoring undertaken*

Car Parking

77. A minimum of 95 car parking spaces within the car park building shall be available for Bus Depot staff at all times until such time that the bus depot vacates the site.

78. All car parking spaces shall comply with the minimum standards set out in rule 9.7.2.3 of Auckland Council District Plan (Auckland Central Area Section).

79. Parking within the Building 1 car park shall be allocated as follows:

Stage 1A Parking Allocation

Activity	**Floor Area (m^2)**	**Parking Rate (1 per xx m^2)**	**Total**
Hotel	3,871	200	19
All Blacks Experience	2,607	105	25
NZ Bus allocation			95 (61 in Building 1, 34 retained at grade)
Total allocated parks in Building 1 for Stage 1A			**139**
Balance of unallocated parking			**273**

Stage 1B Parking Allocation

Activity	**Floor Area (m^2)**	**Parking Rate (1 per xx m^2)**	**Total**
Hotel	3,871	200	19
All Blacks Experience	2,607	105	25
Building 2 Office and Retail	9,122*	150	61
NZ Bus allocation			95
Total allocated parks in Building 1 for Stage 1B			**200**
Balance of unallocated parking			**178**

Signage shall be installed for each parking space in accordance with this allocation, to the satisfaction of the Council (Team Leader Central Monitoring).

80. The non-ancillary car parks within Building 1 being those not allocated as required by condition 78 above are temporary only and shall be provided until such time as there is either further development on the site or the bus depot vacates the site, and up to a maximum period of 10 years. As the balance of the IDP site is progressively developed the number of non-ancillary car

parks within Building 1 shall either be allocated to particular activities in accordance with condition 5 of the IDP resource consent or removed accordingly if not required by a particular development. This will ensure compliance with condition 5 of the IDP resource consent as the IDP site is progressively developed.

81. The non-ancillary car parking spaces shall be leased to owners and occupiers of properties within the Wynyard Quarter only between 7am to 6pm Monday to Friday, excluding public holidays. The non-ancillary car parks shall not be available for use by the general public during the above hours. Outside of these hours the parking shall be available for short term visitor parking.

Parking Management Plan

82. A parking management plan (PMP) shall be provided by the consent holder for approval of Council prior to the opening of the carpark within Building 1 outlining the operation of the carpark and any mitigation, management or on-going monitoring measures that are to be implemented and in place prior to the opening of the carpark. The purpose of the plan is to show how the parking will be managed to minimize adverse traffic effects should they arise. The following matters shall be considered in the PMP:

- Operational characteristics, such as the physical infrastructure, that may affect the surrounding road network (barrier arm location, "car park full" signage);
- How any issues are to be dealt with regarding potential extraneous circulation if commuter parking is full and people are seeking parking that may no longer be available, attracting unnecessary traffic into Wynyard Quarter;
- Queuing onto Pakenham Street and the surrounding road network; and
- Car parking allocation within the multi-storey car park, also ensuring appropriate manoeuvring is provided dependent on the usage type.

The PMP shall be a "live" document that is updated as appropriate to address unforeseen parking related issues or in the future as part of a subsequent detailed application for resource consent for individual buildings across the IDP site.

Signage

83. Prior to erection or installation of any signage, the consent holder shall provide a Signage Plan containing details of all signs to be erected or placed on the subject buildings. This plan is to include the location, dimension, placement, materiality, colour, and method of attachment or placement, in order to ensure that the new signage is cohesive and does not detract from the architectural quality of the buildings and lane ways and avoids visual clutter and or obstruction. The signage plan shall be submitted for the approval of the Council (Team Leader Central Monitoring in consultation with the Urban Design Specialist and Traffic Engineer). No billboards shall be installed on the facades of Building 1.

Non-permanent Accommodation covenant

84. Prior to commencement of the non-permanent accommodation (hotel) activity, the consent holder shall enter into a section 108 Resource Management Act 1991 covenant on the Leasehold Title in favour of Auckland Council [Council] which:

a) Requires that all non-permanent accommodation units in the building be subject to a registered covenant on the certificate of title which records that the hotel units are not to be used for accommodation other than the non-permanent accommodation.

b) Be drafted by Council's nominated Solicitor a the consent holder's cost; and

c) Be registered at the consent holders cost against the certificate(s) of title to the affected land; and

d) Require the consent holder to:

a. Be responsible directly to Council's Solicitor for all legal fees, disbursements and other expenses incurred by Council in connection with the covenants; and

b. Indemnify the Council for costs, fees, disbursements incurred by the Council as a direct or indirect result of the Council being a party to this covenant, and

c. Contact the Council (Team Leader Central Monitoring) to initiate the preparation of the covenant; and

d. Provide an updated certificate of title to the Council (Team Leader Central Monitoring) once the covenant is registered.

Travel Management Plan

85. Prior to the occupation of each of Buildings 1 and 2, individual Travel Management Plans shall be submitted to the Council (Team Leader Central Monitoring in consultation with the traffic engineer) for approval. The plans shall outline all traffic management measures to be employed throughout the site which shall include, but not be limited to:

- staff mode share to be surveyed and targets to increase public
- transport mode share by staff;
- specific measures to increase public transport mode share by staff;
- annual monitoring of the targets to increase mode share of public
- transport usage by staff; and
- management of logistics operations for the facility.

Service Management Plan

86. Prior to occupation of each of Building 1 and 2, individual Service Management Plans (SMP) shall be provided to the satisfaction of Council (Team Leader Central Monitoring) to address the use of the adjacent lanes for service and waste management. This may include details on how the area will be managed during large vehicle movements.

Waste Management

87. Prior to the occupation of each of Building 1 and 2, a copy of individual waste management plans shall be lodged with the Council by the consent holder which shall include designated sites for refuse bins for the collection and storage of glass, paper, plastic and metal cans and collection details. The required plans shall be prepared to the satisfaction of the Council (Team Leader Central Monitoring) and shall be in accordance with the Council's waste reduction policy.

Facilities for the storage, collection and disposal of refuse shall be provided on the site at all times to the satisfaction of the Council (Team Leader Central Monitoring).

Water Supply Fire Fighting

88. The consent holder shall be required to confirm the adequacy of the public water supply to provide for firefighting as required by SNZ PAS 4509:2008. Confirmation of meeting this condition shall be in the form of a written report from the NZ Fire Service. This shall be provided to the Council (Team Leader Central Monitoring) prior to occupation of the individual buildings. Any shortfalls in the adequacy of the public supply shall also be mitigated by the consent holder to the satisfaction of the Council (Team Leader Central Monitoring).

Acoustic Controls

89. Operational noise levels from the building, in particular the entertainment and gathering activity at ground level shall comply with the noise limits of rule 7.6.3.a of the Auckland Council District Plan (Auckland City Central Area Section) at all times

90. Prior to occupation of the non-permanent accommodation units the consent holder shall submit a report, prepared by a suitably qualified acoustic specialist, to the Council (Team Leader Central Monitoring) demonstrating that the units have been designed and constructed to meet the internal noise requirements of rule 7.6.3(c) of the Auckland Council District Plan (Auckland City Central Area Section).

91. Bedrooms and habitable spaces that are reliant upon closure of windows to meet the indoor noise levels stipulated in rule 7.6.3(c) of the Auckland Council District Plan (Auckland City Central Area Section) must be adequately ventilated in accordance with clause G4 of the NZ Building Code.

Landscape and Pavement Plan

92. Three months prior to the exit of the bus depot from the site, the consent holder shall provide a final Landscape and Pavement Plan, excluding the western area known as Linear Park and Central Park, that is consistent with the approved architectural drawings and design concept for the lanes identified on Plan-1459 SK-162 Rev C for the approval of the Council (Team Leader Central Monitoring in consultation with the Traffic Engineer). The plan shall include, but not be limited to the following details:

- Pavement plan and specifications, detailing materiality, finish and colour throughout the development site, including areas abutting buildings and within the laneways; details of the heights and transition between public footpath and the lanes;
- Treatment details (including materials and ground markings) of the adjoining lanes as shared zones;
- Location and design of any structures and furniture such as seating, drinking fountains, visitor cycle parks, bollards, retaining walls, fences. Planters etc; and
- Details of all tree and plant species with their sizes, locations and spacing.
- The finalised design shall take the Crime Prevention Through Environmental Design (CPTED) principles and intended use and purpose of the external amenity space into consideration.

Availability and Operation of Public Lanes

93. The east-west and north-south public laneways shown on Plan 1459-SK-162 adjacent to Buildings 1 and 2 shall be established within three months of the bus depot exits from the subject site, in accordance with the approved plans of condition 91 to the satisfaction of the Council (Team Leader Central Monitoring).,

Review of Non-Ancillary Parking

94. Under section 128 of the RMA the conditions of this consent may be reviewed by the Manager Resource Consents at the consent holder's cost:

a) At five years and every year thereafter following commencement of consent in order:

- To deal with any adverse effect on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage, in particular adverse effects on the surrounding road environment and travel management aspirations for Wynyard Quarter arising from the operation and use of non-ancillary car parking. A report shall be provided by the consent holder for each of the review periods at the request of the Council (Team Leader Central Monitoring). Each report shall be prepared by a suitably qualified and experienced traffic engineer and shall include as a minimum:

  i) Recorded vehicle trips to and from the Quarter in comparison to the trip generation ceiling targets for the Wynyard Quarter as defined in Part 14.9.9.3.5 of the Operative District Plan

  ii) Number of parking spaces within the Quarter in comparison to the maximum permitted car parking based on the Gross Floor Area of current and planned activities

  iii) Improvements to achieve the comprehensive public transport provisions in a manner to achieve the outcomes desired as anticipated in Part B of the WQTP since the granting of the consent for Building 1.

  iv) Operational and safety matters associated with the operation of the Pakenham Street vehicle access/egress.

Specific Conditions – Regional Consent R/REG/2016/1209 (discharge of contaminants)

General

95. The discharge from disturbance and remediation of contaminated soil at 100 Halsey Street, Wynyard Quarter shall be carried out in accordance with the plans and all information submitted with the application, in particular the following reports:

- Application for Land Use & Discharge Resource Consent, Combined Integrated Development Plan and Two Mixed Use Buildings, Planning Report, District Plan & Statutory Assessment, 100 Halsey Street, Wynyard Quarter, dated September 2015, prepared by Planning Focus Ltd.
- 100 Halsey St Redevelopment, Detailed Site Investigation for Building 1 and Building 2 (Revision 2), dated 19 October 2015, prepared by Babbage Consultants Ltd.

- 100 Halsey Street Redevelopment, Remedial Action Plan for Building 1 and Building 2 (Revision 3), date 28 January 2016, prepared by Babbage Consultants Ltd.

referenced by Council as R/REG/2016/1209**.**

Advice Note:
The council acknowledges that the Remedial Action Plan is intended to provide flexibility of the management of the works and contaminated site discharge. Accordingly, it may need to be updated, any updates should be limited to the scope of this consent and consistent with the conditions of this consent. If you would like to confirm that any proposed updates are within scope, please contact Team Leader, Central Monitoring on (09) 301 0101.

96. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:

a) The consent is given effect to; or

b) The council extends the period after which the consent lapses.

Duration

97. This consent shall expire on 31 March 2021 unless it has been surrendered or been cancelled at an earlier date pursuant to the Resource Management Act 1991.

98. All disturbance and remediation works shall be overseen by a suitably qualified and experienced contaminated land practitioner, who shall ensure that all management options and contingency measures outlined in the report "100 Halsey Street Redevelopment, Remedial Action Plan for Building 1 and Building 2 (Revision 2)", date 19 October 2015, and prepared by Babbage Consultants Ltd and all relevant consent conditions are adhered to.

99. All sampling and testing of contamination on the site, shall be overseen by a suitably qualified and experienced contaminated land practitioner. All sampling shall be undertaken in accordance with Contaminated Land Management Guidelines, No.5 - Site Investigation and Analysis of Soils, Ministry for the Environment, revised 2011.

Advice Note:
All testing and analysis should be undertaken in a laboratory with suitable experience and ability to carry out the analysis. For more details on how to confirm the suitability of the laboratory please refer to Part 4: Laboratory Analysis, of Contaminated Land Management Guidelines No.5.

100. The Council (Team Leader, Central Monitoring) shall be informed in writing about the commencement of the works at least two (2) working days prior to commencement.

Advice Note:
Condition 99 requires the consent holder to notify the Council of their intention to begin land disturbance activity works a minimum of two working days prior to commencement. Please contact the Team Leader, Central Monitoring at monitoring@aucklandcouncil.govt.nz to advise of the start of works. The following details should also be provided:

- name and telephone number of the project manager and the site owner;
- site address to which the consents relate;
- activity to which the consents relate; and

- expected duration of the works

101. All excavation in the work areas shall be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water from beyond subject site to either land, stormwater drainage systems, watercourses or receiving waters.

    Erosion and sediment controls shall be installed along the boundaries of the disturbance areas in accordance with the Auckland Regional Council Guidelines for Land Disturbing Activities in the Auckland Region, Technical Publication TP90. The excavation areas shall be dampened during the day to supress the generation of dust during the works, and covered overnight and during rainfall events to prevent infiltration of water into potentially contaminated soil. Filter cloths or cover mats shall be installed over the stormwater cesspits in the vicinity of the excavation areas.

    Advice Note:
    Discharge from the site includes the following:

    - *infiltration of stormwater into the contaminated soils within the excavation area.*
    - *disposal of water (eg. perched groundwater or collected surface water) from the remediation area.*

102. The soils and/or fill material identified for off-site disposal shall primarily be loaded directly into lined trucks and shall be covered during transportation off site. If required, temporary stockpiles shall be located within lined skips or on an impervious surface in an area protected by erosion and sediment controls. Stockpiles shall be covered with tarpaulins anchored at the edges outside working hours and during periods of heavy rain. All soil removed from the land disturbance area shall be deposited at a disposal site that holds a consent to accept the relevant level of contamination.

    Where it can be demonstrated that the soil has been fully characterised in accordance with the Ministry for the Environment's 'A guide to the management of cleanfills' (2002) and meets the definition of 'cleanfill', the removal to a consented disposal site is not required. In such circumstances, the Council (Team Leader, Central Monitoring) shall be advised prior its removal from the subject site.

103. Any perched groundwater, or surface water encountered within the excavation area requiring removal shall be considered potentially contaminated, and shall either:

    a) be disposed of by a licenced liquid waste contractor; or

    b) pumped to sewer, providing the relevant permits are obtained; or

    c) discharged to the stormwater system or surface waters provided testing demonstrates compliance with the Australian and New Zealand Environment Conservation Council (ANZECC) Guidelines for Fresh and Marine Water Quality (2000) for the protection of 95 percent of freshwater species and is free of separate phase hydrocarbons.

104. All imported fill shall:

    a) Comply with the definition of 'cleanfill', as per 'A Guide to the Management of Cleanfills', Ministry for the Environment (2002); and

    b) Be solid material of an inert nature; and

c) Not contain hazardous substances or contaminants above natural background levels of the receiving site.

Advice Note:
Background levels for the Auckland Region can be found in the Auckland Regional Council technical publication "TP153, Background concentrations of inorganic elements in soils from the *Auckland Region", (2001).*

105. All separate phase hydrocarbons (SPH), if encountered, shall managed in accordance with the procedures outlined in the report "100 Halsey Street Redevelopment, Remedial Action Plan for Building 1 and Building 2 (Revision 2)", date 19 October 2015, and prepared by Babbage Consultants Ltd. Vapour monitoring shall be undertaken and all SPH shall be removed from the excavation/remediation area by vacuum loading, and taken off site for secure disposal at a facility licensed to accept such waste.

106. Upon the completion of the proposed remediation works, site validation testing shall be undertaken. It shall include testing of the soil as outlined in the report "100 Halsey Street Redevelopment, Remedial Action Plan for Building 1 and Building 2 (Revision 2)", date 19 October 2015, and prepared by Babbage Consultants Ltd

Advice Note:
With regards to sampling and testing required by condition 105, in order to comply with the Ministry for the Environment's Contaminated Land Management Guidelines, all testing and analysis should be undertaken in a laboratory with suitable experience and ability to carry out the analysis. For more details on how to confirm the suitability of the laboratory please refer to Part 4: Laboratory Analysis, of the Ministry for the Environment's Contaminated Land Management Guidelines, No.5.

107. Within three months of the completion of the soil disturbance activities on site, a Site Validation Report (SVR) shall be provided to the Council (Team Leader, Central Monitoring). The SVR shall be prepared by a suitably qualified and experienced contaminated land practitioner and shall include details of any soil sampling undertaken.

The Site Validation Report shall contain sufficient detail to address the following matters:

a) a summary of the works undertaken, including a statement confirming whether the excavation of the site has been completed in accordance with the application reports listed in condition 94.

b) the location and dimensions of the excavations carried out, including a relevant site plan.

c) a summary of any testing undertaken, including tabulated analytical results, and interpretation of the results in the context of the contaminated land rules of the Auckland Council Regional Plan: Air, Land, and Water and the Proposed Auckland Unitary Plan (PAUP).

d) copies of the disposal dockets for the material removed from the site.

e) evidence that all imported fill material complies with the definition of 'cleanfill', as per 'A Guide to the Management of Cleanfills', Ministry for the Environment (2002).

f) records of any unexpected contamination encountered during the works, if applicable.

g) details regarding any complaints and/or breaches of the procedures set out in the Remedial Action Plan, and the conditions of this consent.

108. Where contaminants are identified that have not been anticipated by the application, works in the area containing the unexpected contamination shall cease and be notified to the Council (Team Leader, Central Monitoring). Works shall not recommence until confirmation has been received from the Council (Team Leader, Central Monitoring) disturbance of the unexpected contamination is within the scope of this consent. Any unexpected contamination and contingency measures shall be documented in the Site Validation Report required by condition 106.

Advice Note:
In accordance with condition 108 any unexpected contamination, may include contaminated soil, perched water or groundwater. The consent holder is advised that where unexpected contamination is significantly different in extent and concentration from that anticipated in the original site investigations, handling the contamination may be outside the scope of this consent. Advice should be sought from the Team Leader, Central Monitoring, as to whether carrying out any further work in the area of the unexpected contamination is within scope of this consent.

3. Advice notes for all consents

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*

2. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring inspector unless otherwise specified. Please contact the Central Monitoring team at monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*

3. *For more information on the resource consent process with Auckland Council see the council's website www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.*

4. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.*

5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licenses, including those under the Building Act 2004 and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant bylaws, and rules of law. This consent does not constitute building consent approval. Furthermore, the consent holder is advised of the particular requirements of sections 75 and 77 of the Building Act 2004 in relation to the construction of a building over an allotment boundary.*

6. *The council acknowledges that the CMP, CNVMP, CTMP and ESCP (Management Plans) are intended to provide flexibility both for the consent holder and the council for the management of the development approved by this consent. Accordingly, the Management Plans may need to*

be reviewed over time. Any reviews should be in accordance with the stated objectives of the management plan and limited to the scope of this consent.

7. *Certification of the CMP, CNVMP and CTMP (Management Plans) by the council relates only to those aspects of the management plan that are relevant under the Resource Management Act 1991. The certification does not amount to an approval or acceptance of suitability by the council of any elements of the management plan that relate to other legislation, for example, but not limited to, the Building Act 2004, the Heritage New Zealand Pouhere Taonga Act 2014, or the Health and Safetyat Work Act 2015.*

8. *The consent holder will be responsible for ensuring all necessary permits, such as Corridor Access Requests (CAR) permits for the development approved by this consent, are obtained from Auckland Transport. See Auckland Transport's website www.aucklandtransport.govt.nz for more information.*

9. *The consent holder shall be advised that new or continued use of connections to water and wastewater public infrastructure require Watercare agreement and confirmation with the building consent applications.*

10. *Extensions, alterations and diversions to the public infrastructure shall require an "Engineering Approval" consent from Auckland Council Development Engineering Division.*

11. *Pumping and/or boosting of the public water supply may be required for internal plumbing design. Details shall be provided with the building consent application.*

Independent Commissioner [redacted]

Date: 31 May 2016