

Eastland Port Ltd
Slipway Redevelopment
Resource Consent Applications: Applicants Proposed Conditions

General Conditions (All Resource Consents)

1. The construction and operation of the redeveloped slipway shall be carried out in general accordance with the following resource consent application documents and plans; except where the proposal is modified by, or is required to comply with, any specific conditions of the resource consents.

Report or Plan	Prepared by:	Reference No	Version	Date
Slipway Redevelopment Assessment of Environmental Effects	4Sight Consulting		Final	5-11-17
Slipway Upgrade Engineering Report	Worley Parsons	301311-GE REP 008E	Final	13 -09-17
Slipway Redevelopment Contaminated Site Detailed Site Investigation	4Sight Consulting		V2.0	20-06-17
Slipway Redevelopment Contaminated Site Management Plan	4Sight Consulting		V1.0	July 2017
Heritage Inventory and Whole of Port Archaeological Assessment	InSitu Heritage Ltd			30- 09-15
Slipway Redevelopment Assessment of Environmental Noise and Vibration Effects	Malcom Hunt Associates	974-18/06/5		September 2017
Slipway Redevelopment Ecology and Water Quality Effects Report	4Sight Consulting		V2.1	15-09-17
Existing Topographic Survey	Worley Parsons	301015-03380-MA-DSK-023	B	01-06-17
Reclamation Areas (Preferred Option)	Worley Parsons	301015-03380-MA-DSK-024	B	19-07-17
MHWS Existing & Preferred Option	Worley Parsons	301015-03380-MA-DSK-025	A	16-06-17
Proposed Work(Preferred Option)	Worley Parsons	301015-03380-MA-DSK-026	C	16-06-17
Typical Sections (Preferred Option)	Worley Parsons	301015-03380-MA-DSK-027	B	01-06-17
Net Level & Volume Changes (Preferred Option)	Worley Parsons	301015-03380-MA-DSK-028	C	14-06-17
Slipway Surface 3D View (Preferred Option)	Worley Parsons	301015-03380-MA-DSK-029	C	14-06-17

Report or Plan	Prepared by:	Reference No	Version	Date
Proposed Work (Option 1)	Worley Parsons	301015-03380- MA-DSK-030	B	01-06-17
Typical Sections (Option 1)	Worley Parsons	301015-03380- MA-DSK-031	B	01-06-17

2. This consent is granted by the Council, subject to its servants or agents being permitted reasonable access to the relevant parts of the site at all reasonable times for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples. Wherever possible, reasonable prior notice is to be given by the Council to the Consent Holder in order to address health and safety requirements.
3. Any costs incurred in the Council monitoring, supervision and enforcement of any or all of the conditions of this consent are to be fully met by the Consent Holder pursuant to Section 36 of the Resource Management Act 1991.

Port Community Liaison Group (PCLG)

4. The Consent Holder shall maintain a Port Community Liaison Group to provide an ongoing point of contact between the Consent Holder, the Council, adjacent landowners and occupiers and the community, in relation to the redevelopment of the slipway and to ensure that channels of communication are kept open. The Consent Holder shall send invitations for the first meeting of the PCLG within four (4) weeks of the commencement of this consent.
5. The Consent Holder shall invite all of the persons who lodged a submission on the application for this consent to attend the first meeting of the PCLG. At the time of this invitation the Consent Holder shall ask such persons whether they wish to receive further invitations to the PCLG meetings. If a positive response is received (whether by mail, email, telephone message or in person), that person shall be invited to PCLG meetings until the Consent Holder is advised that such invitations are no longer desired. The Consent Holder may also invite any other persons to provide assistance, to attend PCLG meetings.
6. The Consent Holder shall provide a venue for PCLG meetings, chair the meetings and ensure that minutes are taken and circulated to attendees. Invitations to PCLG meetings shall be sent four (4) monthly during the term of this consent (with 10 working days' notice given of the date, time and venue of the next PCLG meeting), unless the PCLG agrees by a majority vote at a PCLG meeting to reduce the frequency of meetings. The Consent Holder shall provide the Council, upon request, with copies of the minutes of any PCLG meetings held within the past twelve (12) months.
7. An invitation to a special PLG meeting shall be sent by the Consent Holder around six (6) weeks prior to the commencement of earthworks, so that the PLG can be informed about the proposed construction works and timetable, and any attendees can be provided with a copy of any draft or certified CMP available at that time.

Construction Management Plan (CMP)

8. Not less than two (2) weeks prior to commencement of construction works onsite, the Consent Holder shall submit to the Council's Consents Manager, for certification a Construction Management Plan (CMP) demonstrating how the slipway redevelopment is to be constructed in accordance with the relevant consent conditions, including the following matters;
 - (i) Contractor(s), key personnel and contact details;
 - (ii) Consent holder project manager and contact details;
 - (iii) Construction hours, programme and methods;

- (iv) Compliance with consent conditions;
- (v) Engineering plans of the proposed works;
- (vi) Soil contamination, Remediation Action Plan and Validation reporting and associated management measures;
- (vii) Building demolition and removal of associated materials;
- (viii) Construction materials and storage, including refuse;
- (ix) Earthworks management, erosion and sediment control;
- (x) Stormwater treatment and discharge methods;
- (xi) Construction dust;
- (xii) Construction traffic management and parking;
- (xiii) Construction noise and vibration, including any best practicable options;
- (xiv) Accidental archaeological discovery procedures;
- (xv) Communication with the Council;
- (xvi) Communication with adjacent landowners and occupiers;
- (xvii) Communication with the Port Liaison Group; and
- (xviii) Procedures for dealing with any complaints.

9. Any amendment to the CMP as the Consent Holder deems necessary to undertake construction works onsite, shall be made with prior written approval of the Consents Manager.

Construction Activity Notification and Monitoring

10. No less than one (1) week prior to commencement of construction works the Consent Holder shall hold a pre-start meeting on the site to which representatives of Council and contractors are invited.
11. A sign shall be placed on the site perimeter fence(s) adjacent to the Esplanade with the name and contact number of the Construction Site Manager or person appointed to discuss any concerns regarding the environmental effects of the construction activities.
12. The Consent Holder shall visually monitor the dust, sediment and stormwater discharges from the construction site and maintain a record of the visual inspections and any associated follow up procedures. The visual monitoring record shall be made available to the Council upon request.
13. The Consent Holder shall keep a record of any complaints received during construction and the action(s) taken, whether received direct from the complainant or advised by the Council or its agent. The compliant records shall be made available to the Council upon request.

Demolition and Building Works

14. A suitably qualified person with appropriate geotechnical experience approved by the Council shall supervise, monitor, and inspect the demolition works, along with all proposed building works. This is to confirm that they generally meet the design specifications outlined in the Worley Parsons Slipway Redevelopment Engineering Report submitted with the applications and referenced in Condition 1.
15. The consent holder shall obtain any necessary building consent(s) before any associated building construction occurs. All building works shall be engineer designed by a CPEng engineer with calculations, design and a PS1 Producer Statement submitted with the application. A geotechnical report completed by a suitably qualified geotechnical professional shall also be included with the building consents. The geotechnical report and associated building designs may be subject to peer review.

16. Advice Note A: The Peer review will be at the consent holders expense. The building consent(s) must be submitted within sufficient time to allow for processing and issuing before the work is intended to start. If work commences before the building consent for the works has been issued it will be subject to the stop work provisions of the Notice to Fix Procedures of the Building Act.

Earthworks, Erosion and Sediment Control

17. Not less than two (2) weeks prior to commencement of construction works on-site, the Consent Holder shall submit to the Council's Consents Manager, for certification an Erosion & Sediment Control Plan (E&SCP). The ES&CP shall cover the following matters:
- (i) The staging of the earthworks and associated declamation works;
 - (ii) The location and extent of the temporary land based drying and storage areas;
 - (iii) The temporary silt control measures to be taken to limit the discharge of silt laden runoff into the coastal marine area; and
 - (iv) The protocols surrounding the use of a geotextile curtain to confine the silt laden runoff associated with the declamation activities to the immediate works area within the coastal marine area;

Advice Note B: The E&SCP may form part of the CMP and be submitted to Council at the same time.

18. Earthworks on the site shall be undertaken in a manner to control silt contaminated stormwater in accordance with the Auckland Council's Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05) 2016 or its equivalent.
19. Temporary silt detention controls (such as silt fences and hay bales) shall be installed where there is a potential discharge effect from land disturbance to the coastal marine area.
20. Earthworks shall not be conducted during the period of 1 June to 30 September inclusive, of any year that this consent is current, apart from minor maintenance work, unless Council approved erosion and sediment control measures are in place.

Advice Note C: Changes to consent conditions may be applied for under Section 127(1) (b) of the RMA 1991.

21. All cut material from the earthworks that is not re-used on site shall be removed from the site and deposited in an appropriately permitted fill disposal location.

Advice Note D: This consent does not cover fill placement, spoil disposal, or earthworks outside the consent area as depicted on the plans received in the application. The fill material carted off site, may require a separate land disturbance consent for disposal of fill material unless the disposal is at an already approved 'bulk fill' or 'clean fill' site, or unless it is permitted under the Tairāwhiti Resource Management Plan.

22. All disturbed areas (excluding cut faces) of land resulting from the activity shall be hard surfaces or have a groundcover established to the satisfaction of the Council, such as by mulching, hydro-seeding or by sowing in a grass/legume seed mix or other methods, during the Autumn or Spring immediately following the completion of the activity, whichever is the sooner and again as needed to give an erosion resistant cover within 12 months of the land disturbance ceasing.
23. An 'as built' earthworks plan, and an earthworks completion report with photographs recording various stages of construction, shall be submitted to the Council for approval, within sixty (60) working days of the completion of earthworks. This shall include and show (but is not limited to) areas of cut and fill; volumes of fill; and drainage installation.

24. At all times, the timing of construction shall be restricted to a period when ground conditions are such that spoil can be excavated and compacted and that stripping, benching and filling can occur without wheeled vehicles causing rutting or puddling greater than 300mm deep.

Contaminated Site Management

25. The Consent Holder shall undertake works in accordance with the 4Sight Slipway Redevelopment Contaminated Site Management Plan (CSMP) dated July 2017. Any amendments to the CSMP shall be submitted to the Council for certification, at least one (1) week before any earthworks and associated remediation works are undertaken.
26. The Consent Holder shall submit a Post Remediation Works Validation Report (PRWVR) to the Council within three (3) months of the earthworks and associated remediation works being completed. The PRWVR shall be prepared in general accordance with the Ministry for the Environment (MfE) Contaminated Land Management Guidelines No.5. Site Investigation and Analysis of Soils 2011.

Construction Traffic Management

27. Construction traffic to and from the Wharf 4 area and associated site shall be managed in accordance with the Council certified Construction Traffic Management Plan and to ensure the following;
 - (i) All trucks and other heavy vehicles associated with construction activities use the route(s) specified in the CMP;
 - (ii) The maintenance of safe pedestrian access and thoroughfare on all footpaths adjacent to the site; and
 - (iii) The maintenance of safe vehicular access and thoroughfare on all roads adjacent to the site.

Construction Dust Management

28. Dust from construction activities shall be controlled in accordance with the Ministry for the Environment Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions 2011 (ME408). Should any offensive or objectionable dust be observed beyond the site property boundaries, the discharge shall be modified so that dust is not observed beyond the site boundaries or the discharge should cease immediately and shall not restart until such time as compliance is demonstrated to the satisfaction of Council's Consents Manager.

Construction Vibration Management

29. Construction work on the site shall be designed and conducted to ensure that vibration levels do not exceed the levels specified in Rule C11.2.15.4 of the Tairāwhiti Resource Management Plan and the associated provisions in British Standard BS 5228: Code of Practice for Noise and Vibration Control on Construction and Open Sites –Part 2 Vibration Annex B.

Construction Noise Management

30. Construction work on the site shall be designed and conducted to ensure that noise measured at any dwelling does not exceed the limits in the table above from NZS 6803:1999 Acoustics - Construction Noise. Noise levels shall be measured and assessed in accordance with NZS 6803:1999 Acoustics -Construction Noise.

Time Period	Weekdays (dB)		Saturdays (dB)		Sundays & Public Holidays (dB)	
	LA eq	LA max	LA eq	LA max	LA eq	LA max
0630-0730	55	75	45	75	45	75
0730-1800	70	85	70	85	55	85
1800-2000	65	80	45	75	45	75
2000--630	45	750	45	75	45	75

Sound levels shall be measured and assessed in accordance with the provisions of NZS 6803:1999 Acoustics -Construction Noise.

Provision of As-Built Plans to Council

31. The Consent Holder shall within three (3) months of completion of construction submit to the Council As-Built plans and a report of the completed works.

Landing (Former Slipway) Environmental Management Plan (EMP)

32. Not less than one (1) month prior to completion of construction, the Consent Holder shall submit to Council an Environmental Management Plan demonstrating how the redeveloped landing (former slipway) is to be managed in accordance with the relevant consent conditions, including the following matters:
 - (i) Maintenance of the site, including all grassed and paved surfaces, in a manner to ensure it has a tidy and well-kept appearance;
 - (ii) Management of the stormwater drainage facilities to ensure no erosion of grassed or other surfaces occurs;
 - (iii) Site security and the measures to limit public access to the redeveloped landing for human health and safety reasons; and
 - (iv) The recording of any complaints of an environmental nature and the procedures for effectively dealing with them, including advising the Council.
33. The EMP shall be certified by Council's Consent Manager and shall be adhered to at all times.
34. The EMP shall be reviewed by the Consent Holder yearly for the first two (2) years of the operation of the landing and then at five (5) yearly intervals thereafter.
35. The Consent Holder may offer a review of the EMP at any time to deal with any particular issue that may arise in connection with operation of the landing and require an amendment to the EMP. Any revised EMP shall be recertified by Council's Consent Manager

Review of Consent Conditions

36. The Council may serve notice on the Consent Holder of its intention to review the conditions of this consent pursuant to Section 128 of the Resource Management Act 1991,
 - (i) at monthly intervals during the construction of the redeveloped landing and associated infrastructure as authorised by this consent,

- (ii) within one month after the first anniversary of the commencement of the redeveloped landing use, and
- (iii) thereafter within one month after each subsequent anniversary, for the following reasons:
 - a) To review the effectiveness of the conditions of this resource consent in avoiding or mitigating any adverse effects on the environment from the consent holders activity and, if considered appropriate by the Council, to deal with such effects by way of further or amended conditions;
 - b) To review the appropriateness of conditions in the light of changes to relevant national standards, regulations and guidelines, and the Council's Tairāwhiti Resource Management Plan;
 - c) To impose additional or modify existing conditions of this consent relating, but not limited to, the matters specified below if necessary to deal with any adverse effect on the environment which may arise from the exercise of this permit and which it is appropriate to deal with at a later date:
 - Landscaping and visual appearance; and
 - Stormwater management and water quality.

Land Use Consent

No particular conditions

Discharge (Earthworks Runoff to Ground & Water) Permit

No particular conditions

Coastal Permit

Stormwater Discharge into the Coastal Marine Area

37. The stormwater discharge from the redeveloped landing into the Coastal Marine Area shall, after reasonable mixing, meet the following standards for Class SC classified water in the Tairāwhiti Resource Management Plan:
- (i) The natural water temperature shall not be changed by more than 3^o Celsius;
 - (ii) The natural pH of the water shall not be changed by more than 0.1 unit and at no time shall be less than 6.7 or more than 8.5;
 - (iii) There shall be no destruction of natural aquatic life by reasons of a concentration of toxic substances nor shall the waters emit objectionable odours; and
 - (iv) The natural colour and clarity of the waters shall not be changed to a conspicuous extent.