

# RESOURCE CONSENT

## Resource consent number RM190791

Under sections 104 and 104B of the Resource Management Act 1991 (the Act), the Tasman District Council (the Council) as consent authority hereby grants resource consent to:

### The Integrity Care Group Limited

(the Consent Holder)

### Activity authorised by this consent

Land use consent under s 9(3) to undertake bulk earthworks in association with the construction of a compact density development and care facility, including all associated infrastructure and the decommissioning and filling of an existing on-site water storage pond.

### Location details

Address	Land to the south east of Olive Estate Lifestyle Village with frontage to Hill Street between Brenda Lawson Way and 376 Hill Street, Richmond (the site)
Legal description	Lot 2 DP 511511, RT 785433

Under sections 108 and 108AA of the Act, this resource consent is issued subject to the following conditions:

## CONDITIONS

### General

1. All works shall be carried out in general accordance with the information submitted to the Council in support of application RM190791 including the “*Detailed Site Investigation, Hill Street, Richmond*” produced by Contract Environmental dated February 2018, and the attached Plans detailed in (a) and (b) below, unless inconsistent with the conditions of this consent, in which case these conditions shall prevail.
  - (a) 3.0 Master Plan – 3.5 Proposed Development referenced 17115 – 4th Amendment and dated 30 March 2021, marked RM190791-0 A1, date 24 June 2021.

- (b) 3.0 Master Plan – 3.10 Construction Staging Plan referenced 17115 – 4th Amendment and dated 30 March 2021, marked RM190791 A2, date 24 June 2021.
2. The Council may, during the month of March each year, and within three months of the consent being given effect to, review any or all of the conditions of consent under section 128 of the Act for all or any of the following purposes:
- (a) to deal with any adverse effect on the environment that may arise from the exercise of this consent, and which is appropriate to deal with at a later stage;
  - (b) to require the consent holder to adopt the best practicable option to remove or reduce any adverse effect on the environment;
  - (c) to assess the appropriateness of imposed compliance standards, monitoring regimes and monitoring frequencies and to alter these accordingly;
  - (d) to change the compliance standards imposed by conditions of this consent to standards that are consistent with any relevant regional plan, district plan, or Act of Parliament.

## Lapse date

3. Pursuant to section 125 of the Act this consent shall lapse 10 years after the date of this consent unless the consent is given effect to, or unless the Council has granted an extension pursuant to section 125(1)(b) of the Act.

### Advice note

The consent is given effect to once excavations commence.

## Stages of work (including construction)

4. The land development works undertaken under this consent shall be done in a series of discrete stages.
5. Staging Plan 3.10 dated 30 March 2021, attached and marked as RM190791 A2, shows the discrete stages of work proposed at the time of application. Stages may be reduced in size thereby creating more stages, but there shall not be more than 12 stages nor less than eight stages. The order of the stages may also be amended and stages may be completed concurrently. Engineering Plans required under condition 38 of land use consent RM190790 shall be provided for each stage. While there is no restriction on the timing of the commencement of each stage once construction of each stage has commenced (that is, the date earthworks commence) all works for that stage shall be completed within 18 months of the date earthworks commence, except that the care facility must be completed within 36 months of the date earthworks commence, or such longer period as may be allowed by the Council.

### Advice note

The consent holder may apply in writing to Council's Team Leader, Monitoring and Enforcement to extend this timeframe should this be required to allow the consent holder some flexibility to respond to unfavourable weather and other unforeseen circumstances or circumstances beyond the consent holder's control. This time frame should not be extended without good reason and consideration of effects of extended earthworks periods on adjacent properties.

## Supervision and notification

6. The consent holder shall appoint a representative prior to the exercise of this resource consent, who shall be the Council's principal contact person in regard to matters relating to this resource consent.
7. For each stage of the proposed works the consent holder or appointed representative shall contact the Council's Team Leader - Monitoring and Enforcement at each of the following stages:
  - (a) at least five days prior to commencement of works on-site;
  - (b) upon placement of all sediment control measures;
  - (c) at least 24 hours prior to decommissioning of the sediment control measures.
8. As part of the notice required in condition 7, the consent holder shall inform the Council's Team Leader - Monitoring and Enforcement of the name and contact details of the following persons:
  - (a) the consent holder representative(s) required under condition 6; and
  - (b) the earthworks contractor.
9. Should any persons change during the term of this resource consent, the consent holder shall immediately provide the Team Leader - Monitoring and Enforcement written notice of the new person's name and contact details.
10. The consent holder shall provide a copy of this consent and all documents and plans referred to in the consent to each operator or contractor undertaking works authorised by this consent prior to the works commencing.

## Monitoring and reporting

11. All testing and reporting required under this consent shall be performed by a suitably qualified and experienced person in general accordance with the Ministry for the Environment's *Contaminated Land Management Guidelines No. 1: Reporting on contaminated sites in New Zealand (2003) & No. 5: Site investigation and analysis of soils (2004)*.

12. The consent holder shall keep a record of the volume of excavated material, any testing carried out on this material, and where this material is disposed of. These records shall be made available to Council officers on request.

## Construction management

13. The consent holder shall, at least ten working days prior to the intended commencement date of activities authorised by this consent, submit a **Construction Management Plan (CMP)** to the Council's Team Leader - Monitoring and Enforcement for certification. The CMP shall include the following information:
- (a) details of all principles, procedures and practices that will be implemented for erosion and sediment control to minimise the potential for sediment discharge from the site;
  - (b) the design criteria and dimensions of typical erosion and sediment control structures;
  - (c) a detailed site plan showing the location and timing of all erosion and sediment control structures to be implemented;
  - (d) construction timetable for the erosion and sediment control works and any bulk earthworks involved;
  - (e) timetable and nature of progressive site rehabilitation and revegetation proposed;
  - (f) maintenance, monitoring and reporting procedures;
  - (g) rainfall response and contingency measures including procedures to minimise adverse effects in the event of extreme rainfall events and / or the failure of any key erosion and sediment control structures; and
  - (h) the matters required by condition 34 of RM190790.

### Advice note

The CMPs required by condition 34 of R190790 and by this condition 13 of RM190791 may be combined into one document.

- (i) a **Construction Traffic Management Plan (CTMP)** prepared by a suitably qualified and experienced Traffic Engineer for certification that it contains the information required by condition 35 of RM190790 and meets the following objectives and performance standards:
  - (i) to ensure that traffic generated during earthworks is effectively managed so that increases in traffic volume are safely accommodated within the existing road network;
  - (ii) that roads open to the public are managed in accordance with the Code of Practice for Temporary Traffic Management; and

- (iii) that the best practicable option is used to manage traffic on roads not open to the public.
  - (j) a **Construction Noise and Vibration Management Plan (CNMP)** detailing the matters required by, and certified in accordance with, conditions 28 to 32 of RM190790.
  - (k) a **Contaminated Soils Management Plan (CSMP)** detailing the proposed management and use of the soil to be excavated from the contaminated area shown in Figure 8 of the Contract Environmental report dated February 2018. The CSMP must also outline transport, disposal and tracking methods for this material if it is to be disposed of off-site.
  - (l) details of all principles, procedures and practices that will be implemented for dust control to minimise the potential for dust discharge from the site (noting that dust control in the area shown in Figure 8 of the Contract Environmental report dated February 2018 will be additional to this).
14. The Team Leader Monitoring and Enforcement will certify the CMP and CSMP if, in their opinion, the plans reasonably achieve the following outcomes:
- (a) the discharge of sediment into any watercourse and / or coastal waters, any adjacent property, the Council's reticulated stormwater network and the public road network is minimised as far as practicable;
  - (b) the passage of vehicles through any watercourse and / or coastal waters is minimised as far as practicable;
  - (c) the risk and effects of adverse weather have been considered and provided for to minimise the discharge of sediment and contaminants;
  - (d) contingency and reporting protocols are established;
  - (e) relevant recommendations from the Contract Environmental report dated February 2018, and general best practice for the management of contaminated soils, are complied with;
  - (f) site stabilisation, appropriate use of flocculation and decommissioning are appropriately addressed; and
  - (g) the construction site management requirements identified in conditions 17 to 27 below are provided for.
15. All works authorised by these consents shall be carried out in accordance with the plans certified under conditions 13 and 13 above.

## Disposal of contaminated material

16. All contaminated material excavated from the site shall be disposed of either:
- (a) On-site; or

- (b) At a facility authorised to receive such material, and receipts for the disposal of soil at these facilities shall be kept by the consent holder, and provided to the Council on request. If the material is to be deposited of at a cleanfill facility the consent holder shall provide testing results showing that the material meets cleanfill criteria to the Council's Team Leader - Monitoring and Enforcement prior to disposal.

### Advice note

Prior to any excavated material being transported off-site, the consent holder, or appointed representative, shall notify the Council's Team Leader - Monitoring and Enforcement of the intended disposal site.

## Site management

- 17. All sedimentation mitigation or control measures shall be maintained by the consent holder for as long as there is a potential for sediment movement (resulting from earthworks) to occur and until the site is adequately reinstated / vegetated.
- 18. There shall be no dust or odour discharged that is considered objectionable or offensive in the opinion of the Council's Team Leader - Monitoring and Enforcement at or beyond the site boundary.
- 19. All earthworks shall be designed and carried out under the supervision of a suitably experienced Chartered Professional Engineer practising in geotechnical engineering or other suitably qualified geo-professional as defined by NZS 4404:2010, and any fill placed in accordance with NZS 4431:1989 – *Code of Practice for Earth Fill for Residential Development*.
- 20. All noise from construction activities pursuant to these consents shall meet the requirements of the noise limits specified for typical duration works in Table 2 of NZS 6803:1999 '*Acoustics – Construction Noise*'.
- 21. The consent holder shall take all practicable measures to limit the discharge of sediment with stormwater run-off to water or land where it may enter water during and after the construction period. In particular:
  - (a) stop construction in heavy rain when the activity shows sedimentation in water tables or tracks on the site;
  - (b) ensure that water control is maintained at all times during works;
  - (c) ensure all open ground and stockpiles have cut-off drains installed before storm events;
  - (d) all operators are required to be appropriately trained and familiarised with the certified management plans;

- (e) water tables, sediment traps and other erosion sediment control structures shall as soon as practicably possible after any significant rain event be inspected and appropriate maintenance carried out as required.
22. If during the construction works excavated contaminated soil needs to be temporarily stockpiled on-site, the consent holder shall ensure stockpiles are:
- (a) managed in a manner that minimises, to the greatest practicable extent, any adverse effects on on-site workers, the public and off-site migration pathways (such as stormwater drains).
  - (b) located on concrete hard-standing or if necessary placed on sheeting, and at least 25 metres from site boundaries;
  - (c) kept tidy, less than 2 metres in height and with a stable slope;
  - (d) covered and bunded;
  - (e) fenced to prevent public or unauthorised access; and
  - (f) removed off-site within 14 days following excavation.
23. The operation shall be carried out in a manner, or measures implemented, so that at no time will dust generated by the authorised activity become a nuisance to occupants of neighbouring properties or the public in general.
24. The consent holder shall stop earthworks when sediment run-off or dust movement is occurring that is more than minor in the view of the Council's Compliance Officer.
25. All exposed ground shall be reinstated as soon as practicable following the completion of the works so that movement of soil is limited as much as is practical. This shall include supplemental planting of appropriate vegetation that enhances the stability and minimises surface erosion.
26. Hours of operation for construction shall be between 7.00 am – 6.00 pm Monday to Saturday. There shall be no earthworks operations during public holidays and within the period 25 December to 10 January each year.
27. Dust suppression measures, such as the use of water carts, shall be available and utilised on the site and site access roads at any time that dust may be discharged from the site (hot and / or windy conditions).

#### **Advice note**

Dust suppression polymer products may be required to efficiently manage dust in very dry windy conditions. An additional resource consent would be required for the discharge of these products. Alternatively, several suppliers for these products have global consents to discharge throughout the Tasman District and the consent holder may wish to engage one of these suppliers. It is recommended that the consent holder contact the Council's Team Leader – Natural Resources to discuss the use of alternative dust suppression products.

28. In the event of any archaeological artefacts (eg, shell, midden, hangi or ovens, garden soils, pit depressions, occupation evidence, burials, taonga, etc) being uncovered, the consent holder shall:
- (a) cease the works immediately, as required by the Heritage New Zealand Pouhere Taonga Act 2014,
  - (b) consult with the Heritage New Zealand's Central Regional Office (email [infocentral@heritage.org.nz](mailto:infocentral@heritage.org.nz), PO Box 2629, Wellington 6140, phone + 64 4 494 8320, and
  - (c) shall not recommence works in the area of the discovery until the relevant Heritage New Zealand approvals to damage, destroy or modify such sites have been obtained.
29. Additionally, in order to enable appropriate cultural procedures and tikanga to be administered, if any artefact and/or any historical, cultural or archaeological material of Māori origin, or likely to have significance to Māori, is found or uncovered, advice of the discovery shall be given (within 24 hours) to relevant iwi organisations.

### Advice note

All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to Heritage New Zealand Pouhere Taonga for an authority to modify, damage or destroy an archaeological site.

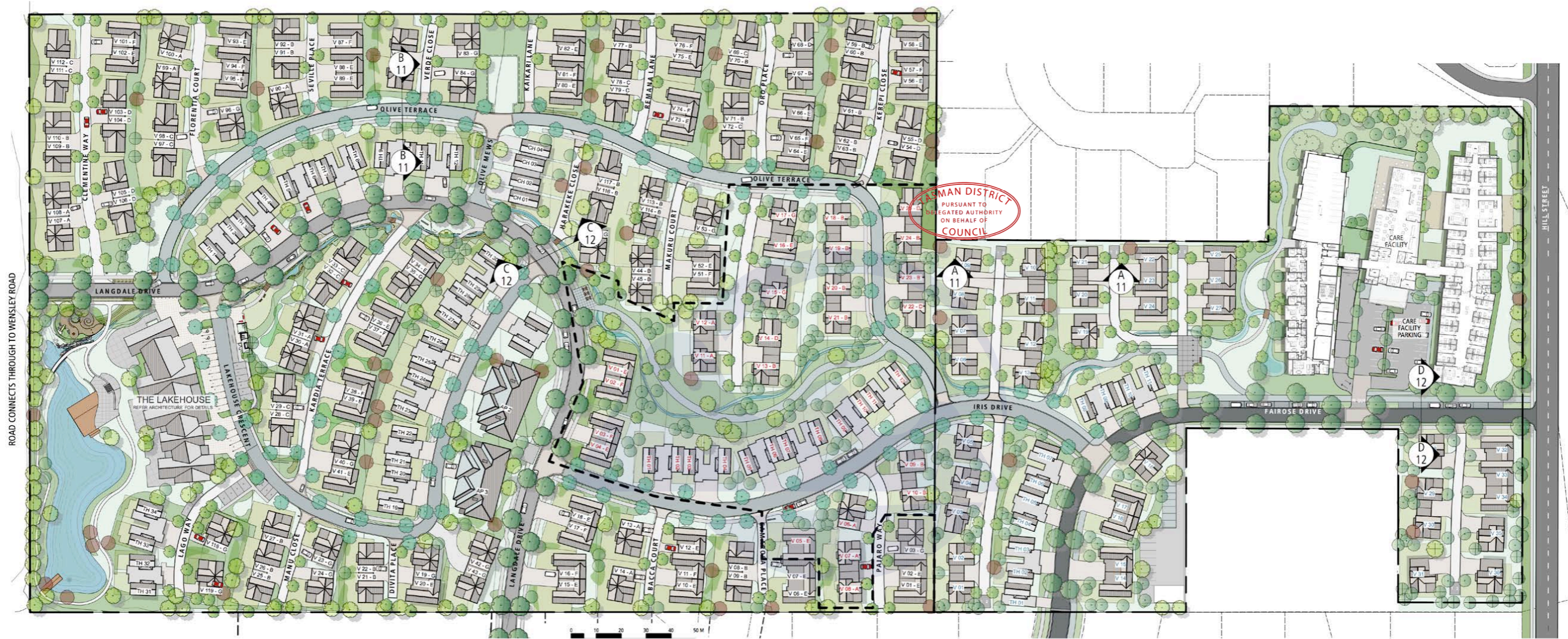
## ADVICE NOTES

1. Any excavated material disposed of to a clean fill site must comply with the requirements of that site's consent and relevant Council guidance.
2. The consent holder shall meet the requirements of the Council with respect to all building bylaws, regulations and Acts.
3. All necessary signage and safety measures should be implemented during the works.
4. Access by the Council's officers or its agents to the property is reserved under section 332 of the Resource Management Act 1991.
5. This resource consent only authorises the activities described above. Any matters or activities not referred to in this consent or covered by the conditions must either:
  - (a) comply with all the criteria of a relevant permitted activity rule in the Tasman Resource Management Plan (TRMP);
  - (b) be allowed by the Resource Management Act 1991; or
  - (c) be authorised by a separate resource consent.



### 3.0 MASTERPLAN

### 3.4 OVERALL SITE MASTERPLAN



**LEGEND**

- HILL STREET BLOCK SITE BOUNDARY
- EXISTING CONSENTED DEVELOPMENT BOUNDARY
- CHANGES TO EXISTING CONSENTED DEVELOPMENT BOUNDARY
- OPEN SPACE
- PLANTING
- PRIVATE OUTDOOR LIVING SPACE
- SWALES
- DETENTION POND
- RAISED THRESHOLD
- 1.4m PEDESTRIAN PATH
- CYCLE / WALKING TRAIL
- TREES
- 6.0m ROAD (FAIROSE DRIVE)
- 6.0m ROAD
- 5.0m ACCESS ROAD
- 4.0m ACCESS PLACE
- A 11 SECTION ELEVATION (DRAWING NUMBER/SHEET NUMBER)

Note: All Street lighting within the development to comply with the current regulations outlined in the TRMP

	CONSENTED BUILDINGS	NON-CONSENTED BUILDINGS (CHANGES TO EXISTING CONSENTED DEVELOPMENT)	HILL STREET BLOCK BUILDINGS
VILLAS	V 22 - B (TOTAL) = 112	V 21 - B (TOTAL) = 25	V 02 (TOTAL) = 36
TOWNHOUSES	TH 12 30	TH 11 12	TH 03 11
APARTMENTS	AP 3 02		
CARRIAGE-HOUSES	CH 02 04		

## OLIVE ESTATE HILL STREET BLOCK - HEARING

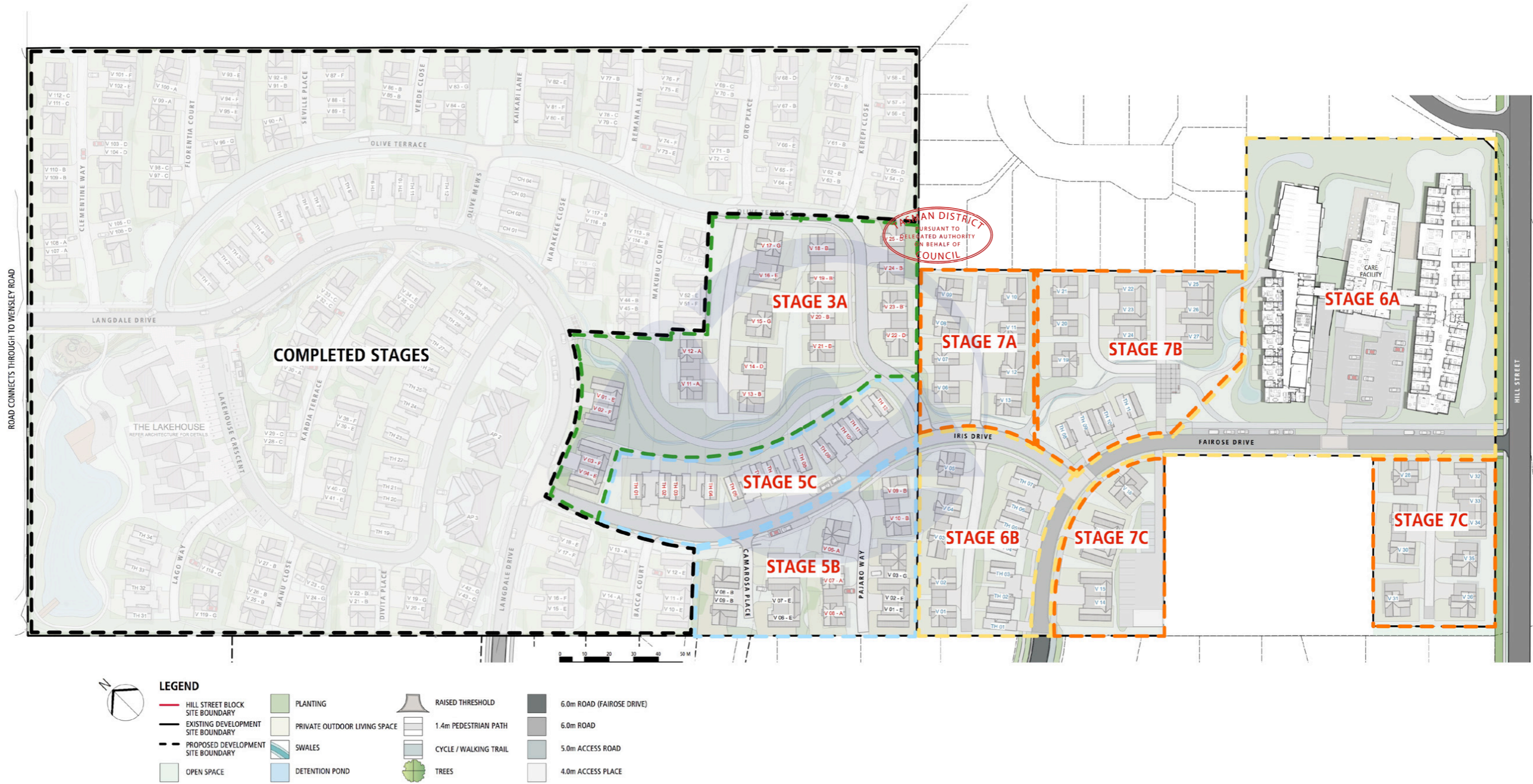
17115 4TH AMENDMENT - 30.03.2021

RESOURCE CONSENT PACKAGE APPLICATION:	DATE:
LODGED	28.06.2019
1ST AMENDMENT	04.03.2020
2ND AMENDMENT	18.09.2020
3RD AMENDMENT	06.10.2020
4TH AMENDMENT - THIS DOCUMENT	30.03.2021



### 3.0 MASTERPLAN

#### 3.10 CONSTRUCTION STAGING PLAN



OLIVE ESTATE HILL STREET BLOCK - HEARING

17115 4TH AMENDMENT - 30.03.2021

RESOURCE CONSENT PACKAGE APPLICATION:	DATE:
LODGED	28.06.2019
1ST AMENDMENT	04.03.2020
2ND AMENDMENT	18.09.2020
3RD AMENDMENT	06.10.2020
4TH AMENDMENT - THIS DOCUMENT	30.03.2021