

RECOMMENDED CONDITIONS FOR RESOURCE CONSENTS

CONDITIONS INDEX

Regional Consents

Part A – General and administration

Approved plans

Inconsistencies

Consent Lapse and Expiry

Kaitiaki Liaison Group

Part B – Construction Administration

Part C – Erosion and Sediment Control

Erosion and Sediment Control Plan (ESCP)

Erosion and sediment control during construction

Inspections and monitoring of erosion and sediment controls

Stabilisation and Decommissioning of Erosion and Sediment Controls

Part D – Works in Watercourses

Fish Management Plan

Construction Design Approval

Construction of Streamworks

In-stream Structures and Machinery

Part E – Stormwater

Part F - Review of Conditions

NESFW Requirements

Part G – NESFW – Information Requirements

Post Construction Information on Culverts

Part H – NESFW – Monitoring and Maintenance Requirements

Monitoring and Maintenance Plan for Culverts

Land Use Consents – NESCS and ORP: Waste - Hazardous Wastes at Contaminated Sites

Part I – NESCS - Contamination

Queenstown Town Centre Arterial – Final Conditions Imposed by Expert Consenting Panel

CONSENTS REQUIRED FROM OTAGO REGIONAL COUNCIL

Rule	Activity	Location	Duration (years)
Regional Plan: Water for Otago 2004			
12.3.2.1: Diversion of water 2.3.4.1(i): Diversion of water Discretionary Activity	Temporary and permanent diversion of water where the upstream catchment is more than 50 hectares in area.	Horne Creek New crossing at One Mile Creek	35
13.2.3.1: Erection of structures in river and lake beds Discretionary Activity	The erection of placement of any structure fixed in the bed of a waterbody.	Horne Creek New crossing at One Mile Creek	35
13.5.3.1: Alteration of bed of lake or river Discretionary Activity	The alteration of the bed of a river.	Horne Creek New crossing at One Mile Creek Bailey Bridge across Horne Creek (temporary crossing)	5
12.C.2.2: Discharge of contaminants to water Restricted Discretionary Activity	The discharge of water or any contaminants to water, or onto or into land in circumstances which may result in a contaminant entering water, for up to two-years from a short-term activity.	Horne Creek New crossing at One Mile Creek Bulk earthworks near both waterbodies Bailey Bridge across Horne Creek (temporary crossing)	5
12.3.4.1(i): Temporary damming of water Discretionary activity	Instream works.	Horne Creek New crossing at One Mile Creek	5
12.1.5.1(i) and 12.2.4.1(i): Taking and use of surface and groundwater respectively Discretionary activity	Dewatering associated with instream works.	Horne Creek New crossing at One Mile Creek	5
Regional Plan: Waste for Otago 1997			
5.6.1(1): Hazardous wastes at contaminated sites Discretionary Activity	Earthworks that disturb contaminated sites	Entire arterial route	5
Resource Management (National Environmental Standards for Freshwater) Regulations 2020			
No consent required but conditions are imposed regarding:			
<ul style="list-style-type: none"> ▪ Post Construction Information on Culverts (Regulation 63) ▪ Monitoring and Maintenance Plan for the Culverts (Regulation 69) 			

CONSENTS REQUIRED FROM QUEENSTOWN LAKES DISTRICT COUNCIL

Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011			
Regulation	Activity	Location	Duration (years)
11 Discretionary Activity	The disturbance of contaminated soils on a piece of land where a detailed site investigation does not exist.	Entire arterial route	5

Acronyms used

AEE	Assessment of Environmental Effects that accompanied the application
CSMP	Contaminated Site Management Plan
ESCP	Erosion and Sediment Control Plan
FMP	Fish Management Plan
KLG	Kaitiaki Liaison Group
MMP	Monitoring and Maintenance Plan
NESCS	National Environmental Standard for Assessing and Managing Contaminants to Protect Human Health
NESFW	National Environmental Standards for Freshwater
NZTA	New Zealand Transport Agency.
ORC	Otago Regional Council
ORP: Waste	Otago Regional Plan: Waste for Otago 1997
QLDC	Queenstown Lakes District Council
RMA	Resource Management Act 1991 (and all amendments)
UDLP	Urban Design and Landscape Plan

Advice Note

Where the conditions of consent require notification to the Otago Regional Council (ORC) the notification can be sent to compliance@orc.govt.nz.

Regional Consents

Part A – General and Administration

Approved plans

1. Except as modified by the conditions below, and subject to final design, the Queenstown Town Centre Arterial Project (the Project) shall be undertaken in general accordance with information provided by the Consent Holder in the Application for Resource Consents and, in particular, the following supporting documents formally received by the Environment Protection Authority on the *17 December 2020*:
 - (a) Description of the Project in section 4 of the AEE;
 - (b) The Preliminary Engineering Plans in Appendix 4 of the AEE;
 - (c) The Urban Design Technical Report in Appendix 20 of the AEE (including typical cross sections);
 - (d) The Stormwater Technical Report in Appendix 16 of the AEE (including proposed stormwater design drawings);
 - (e) The Aquatic Ecological Report in Appendix 17 of the AEE; and
 - (f) The Preliminary Site Investigation Report and Draft Contaminated Land Management Plan (CSMP) in Appendix 13 of the AEE.

These conditions shall apply to all that land identified in the schedule contained in the Application for Resource Consents unless specified otherwise in a specific condition.

Inconsistencies

2. Where there is inconsistency between the documents listed in Condition 1 above and these conditions, these conditions shall prevail.

Consent Lapse and Expiry

3. Pursuant to Schedule 6 Clause 37(7) of the COVID-19 Recovery (Fast-track Consenting) Act 2020 the expiry dates for the various resource consents shall lapse 2 years after the date of commencement unless given effect to prior to this date.

Kaitiaki Liaison Group

Advice Note: *The conditions for the Designation for the Queenstown Town Centre Arterial require the establishment of a Kaitiaki Liaison Group (KLG).*

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7. The Consent Holder shall invite the KLG to provide input as kaitiaki to:
 - a) The Erosion and Sediment Control Plan;
 - b) The Fish Management Plan;
 - c) The design of and materials selected for structures and features authorised by these consents;
 - d) Designing the monitoring programme described in Condition 45 and Part H of these consents;
 - e) Designing accidental discovery protocols; and
 - f) The results of monitoring required under these consents and any matters that may arise as a result of the monitoring.
8. The KLG may provide written advice to the Consent Holder in relation to any of the above matters. The Consent Holder must consider this advice and the means by which any suggestions are incorporated in the Project.

Part B – Construction Administration

9. At least 20 working days prior to the commencement of construction the Consent Holder shall notify the ORC in writing of the proposed date of commencement of construction.
10. Within 15 working days prior to commencement of construction, the Consent Holder shall arrange and conduct a pre-commencement meeting that:
 - (a) Is located on the site;
 - (b) Is scheduled not less than five days before the anticipated commencement of construction;
 - (c) Includes an invitation to ORC representatives;
 - (d) Includes Consent Holder representatives;
 - (e) Includes representation from the lead contractor(s) with overall responsibility for the works; and
 - (f) Includes an invitation to Kāi Tahu via the KLG.
11. The pre-commencement meeting shall discuss the works methodology and shall ensure all relevant parties are aware of and are familiar with the conditions of the resource consents. In the case that any of the invited parties, other than the representatives of the Consent Holder and the lead contractor(s), do not attend this meeting, the Consent Holder will have been deemed to have complied with this condition, provided reasonable notice is given to the parties listed above.

Part C – Erosion and Sediment Control

Advice Note: *Conditions relating to erosion and sediment control are contained in the Designation for the Queenstown Town Centre Arterial. Those conditions have not been duplicated in these consent conditions. The Erosion and Sediment Control Plan (ESCP) required under the Designation conditions is to be certified by QLDC in its regulatory capacity in consultation with ORC.*

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Part D – Works in Watercourses

Fish Management Plan

31. A Fish Management Plan (FMP) shall be prepared by a suitably qualified and experienced person. The objective of the FMP is to provide options for fish passage within Horne Creek and One Mile Creek. This shall include:
- (a) measures for fish salvage/relocation prior to works commencing;
 - (b) details providing for the migration of fish up and downstream during and after the construction period, including consideration of barriers where appropriate to support indigenous biodiversity; and
 - (c) Measures to ensure that culverts are designed to New Zealand Fish Passage Guidelines and that creek bed conditions are simulated and are contiguous with the existing creek beds in order to minimise habitat loss and provide suitable fish passage.
- 31A A draft version of the FMP shall be provided to the KLG, and a period of at least 20 working days shall be allowed for consultation with the KLG and for feedback to be provided by the KLG on the contents of the FMP. The final version of the FMP shall set out how any issues raised by the KLG have been incorporated, and where they have not, outline the reasons why.
32. The FMP shall be submitted to the ORC to certify compliance and consistency with the above condition at least 20 working days prior to commencement of works in Horne Creek or One Mile Creek.
33. If the Consent Holder has not received a response from the ORC within 20 working days of submitting a management plan for certification, the FMP shall be deemed to be certified.
- 33A If the ORC's response is that that they are not able to certify the FMP they must provide the Consent Holder with reasons and recommendations for changes to the FMP in writing. The Consent Holder must consider any reasons and recommendations of the ORC and resubmit an amended FMP for certification.
- 33B If the Consent Holder has not received a response from the ORC within 5 working days the amended FMP shall be deemed to be certified.
- 33C All works undertaken within Horne Creek and One Mile Creek shall be in accordance with the certified FMP.

Construction Design Approval

34. At least 20 working days prior to commencement of works within Horne Creek or One Mile Creek, the Consent Holder shall submit construction design details for creek bed realignment and installation of culverts/bridges or other structures within those Creeks to the ORC for certification that the construction design details address the matters in (a)-(c) below. The details shall include, but not be limited to:
- (a) Detailed design of the proposed creek bed works (including flow diversions and coffer dams) including long sections and cross sections, and provision for fish passage during and after works;
 - (b) Methodology for removing any diversions and dams in place during the period of works;
 - (c) Proposed riparian planting, and any other proposed freshwater habitat improvements; and
 - (d) The matters listed in Condition 49(g).
- 34A. Prior to undertaking works that will affect Horne Creek, the Consent Holder shall undertake an assessment of the intended works that demonstrates to the satisfaction of the ORC that either:
- (a) There will be no adverse effects on Horne Creek's channel capacity (particularly for high flows) and the performance of existing flood mitigation works; or
 - (b) Any adverse effects will be appropriately remedied or mitigated such that any increase in flood hazard risk to the urban environment is avoided.

Queenstown Town Centre Arterial – Final Conditions Imposed by Expert Consenting Panel

Construction of Streamworks

35. At least 10 working days prior to the commencement of works within Horne Creek or One Mile Creek the Consent Holder shall forward a detailed works construction programme and methodology to the ORC for certification that the information includes details of:
- (a) The commencement date and expected duration of the works;
 - (b) The location of any works and structures in relation to the works;
 - (c) Procedures for the capture and relocation of fish associated with temporary and permanent creek bed diversions;
 - (d) Implementation of fish passage provisions during the works;
 - (e) Any replanting to restore riparian habitat around the culverts;
 - (f) Any vegetation clearance in the vicinity of the creeks, including haul areas and access roads to the site;
 - (g) Replanting of the daylighted section of One Mile Creek which is to be native flora and shall reflect existing riparian vegetation on the Creek;
 - (h) Dates for the implementation of erosion and sediment controls; and
 - (i) Provision for regular updates to ORC for the duration of the works.
36. Once certified under Condition 35, any amendments to the works construction programme and methodology shall be submitted to the ORC for re-certification that the amendments include sufficient detail to address the information requirements in Condition 35 prior to the amendments being implemented.
37. Works within Horne Creek or One Mile Creek shall be carried out only during periods when all flows, up to the 20 year return period 24 hour duration storm event, can be diverted around the area of works. During periods of flow greater than the capacity of the diversion, up to the 100 year flood event, a stabilised secondary flowpath shall be provided to ensure no scour or erosion occurs and so that flows can pass safely around or through the area of works with minimum nuisance, damage and sediment generation or discharge.
- 37A. Temporary diversions and dams must only remain in place while the works permitted by these consents are being undertaken. On completion of the works the temporary dams must be removed, the temporary diversions must cease and, to the extent that is practicable, the affected creek bed must either be returned to its existing state prior to the commencement of works or be constructed in accordance with the certified design (refer to Condition 34).

In-stream Structures and Machinery

38. The Consent Holder shall ensure that any temporary dam structure built within Horne Creek or One Mile Creek is constructed from non-erodible material (such as sandbags or sheet piles).
39. The Consent Holder shall ensure that when dewatering the beds of Horne Creek or One Mile Creek, no sediment-laden water shall be discharged directly into the stormwater network, watercourse or lake. Any sediment laden water must be treated in an appropriate sediment treatment device in accordance with NZTA Guideline *Erosion and Sediment Control Guideline for State Highway Infrastructure – Construction Stormwater Management* (New Zealand Transport Agency, September 2018), and where practicable the treated water is discharged to land before entering a waterbody.
40. All machinery shall be maintained and operated in a way which ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during machinery servicing.
41. No refuelling of machinery shall occur within the beds of or within 10m of a watercourse or lake, or within 10m of an unprotected stormwater inlet (sump/mudtank).
42. A Spill Management Plan shall be developed prior to commencement of construction and a spill kit shall be located within each worksite.
43. The ORC Pollution Hotline shall be informed immediately of any spills which result in discharge to the stormwater network, streams or lake.

Queenstown Town Centre Arterial – Final Conditions Imposed by Expert Consenting Panel

44. The Consent Holder shall implement any riparian planting certified under Condition 34 within 12 months of Completion of Construction.

Maintenance of Riparian Planting

45. The Consent Holder shall ensure the on-going maintenance of any riparian planting certified under Condition 34 for a period of not less than 3 years. This shall include on-going monitoring and eradication of woody weed species which may establish within the One Mile Creek riparian plantings. These control measures may include a combination of spraying and hand-pulling depending on the species. Target species will include, but not be limited to broom and Douglas fir.

Part E – Stormwater

46. To prevent the discharge of sediment to the stormwater network, streams and lake, permanent stormwater management systems and devices must be fully operational, permanent site works complete and exposed areas of soil stabilised or landscaped, prior to erosion and sediment control measures being decommissioned.
47. No stormwater shall be discharged to any permanent management devices (treatment devices) until the contributing catchment forming part of the site is fully stabilised to minimise erosion.
- 47A The discharge of stormwater shall be undertaken in accordance with the ESCP that is required to be provided under the Designation conditions.

Part F – Review Condition

48. The ORC may review any or all conditions listed in Parts A to Part E of this consent by giving notice of its intention to do so in accordance with section 128 of the RMA, at any time within six months of the first, third, fifth anniversaries of the date of commencement of construction to deal with any unforeseen adverse effects on the environment, which may arise from the exercise of this consent, and which it is appropriate to deal with at a later date.

NESFW Requirements

Part G – Post Construction Information on Culverts

49. No later than 20 working days after the completion of the culvert construction within Horne Creek and One Mile Creek the Consent Holder shall provide the following information to the ORC:
- (a) The geographical co-ordinates of the culverts in the two creeks (upstream and downstream ends);
 - (b) The flow of the One Mile Creek and Horne Creek in normal summer low flow conditions, normal winter low flow conditions, and the design flow (100-year event);
 - (c) At the location of each culvert the width of the creek at the water's surface (in normal summer and winter low flow conditions as well as the 100-year event) and the width of the bed of the creek;
 - (d) Details on any improvements to the culverts intended to mitigate any adverse effects the culverts may have on the passage of fish and where these improvements have been designed to protect particular species, or prevent passage of particular species to protect other species;
 - (e) Subject to (d), details regarding the likelihood that the culverts will impede the passage of fish;
 - (f) Photographs that show both ends of the culverts, viewed upstream and downstream; and
 - (g) Details of the finished culverts:
 - (i) Asset identification number and confirmation of ownership;
 - (ii) The shape, length, width and height of the culverts;
 - (iii) The material from which the culverts are made;
 - (iv) The mean depth of the water through the culverts (at normal summer and winter low flow and design flow);
 - (v) The mean water velocity in the culverts at normal summer and winter low flow and design flow);
 - (vi) Whether there are low-velocity zones which will provide resting places for fish downstream of the culvert;
 - (vii) The type of bed substrate that is present within most of the culvert length;

Queenstown Town Centre Arterial – Final Conditions Imposed by Expert Consenting Panel

- (viii) Whether there are fish passage remediation features (e.g. baffles or spat rope) in the culverts;
- (ix) Whether the culverts have wetted margins;
- (x) The slope of the culverts; and
- (xi) The alignment of the culverts compared to the creek channel upstream and downstream.

Part H – Monitoring and Maintenance Plan for the Culverts

50. The Consent Holder shall engage a suitably qualified and experienced person to prepare a Monitoring and Maintenance Plan (MMP) for the culverts located in One Mile Creek and Horne Creek. No later than 3 months following the completion of site works the Consent Holder shall submit the plan to the ORC for certification that the MMP gives effect to the objective in Condition 51 and includes the information requirements in Condition 52.
51. The objective of the MMP is to require monitoring and maintenance of the culverts that is sufficient to ensure that the provision for the passage of fish does not reduce for the duration of the lifetime of the Culvert structures.
52. The MMP shall include:
- (a) Information on how the monitoring and maintenance will be undertaken. This should include but not be limited to the following:
 - (i) Frequency of inspections including regular inspections and post-storm event inspections;
 - (ii) Timing of any consequential maintenance;
 - (iii) Items/locations that will be checked during inspections;
 - (iv) Types of maintenance likely to be required including specific reference to requirements for repair of any erosion that have any adverse effects on fish passage over their lifetime; and
 - (v) The steps that may be undertaken to avoid any reduction in hydraulic capacity due to aggradation of the stream bed within/upstream or downstream of the culvert;
 - (b) Any feedback received from the KLG on the design of the monitoring programme; and
 - (c) Details on how often the information required in (a) is to be provided to ORC and the process for providing that information.
53. The MMP shall be reviewed and an updated MMP provided to the ORC at intervals not exceeding 5 years.
54. The Consent Holder shall comply with the requirements outlined in the certified MMP for the duration of the lifetime of the Culvert structures.

Land Use Consents – NESCS and ORP:WASTE - HAZARDOUS WASTES AT CONTAMINATED SITES.

Part I - Contamination

55. Prior to excavation in areas of potentially contaminated land, a Contaminated Site Management Plan (CSMP) shall be prepared by a Suitably Qualified and Experienced Practitioner (SQEP) on land contamination to detail the measures to manage health, safety, and environmental risk associated with works in contaminated material during construction.
56. The CSMP shall include:
- (aa) The relevant contact information for the personnel who will be managing the construction or earthworks activities onsite; and the allocation of responsibilities to those personnel, including who is responsible for implementing and monitoring the controls detailed within the CSMP for the entirety of the works covered by the CSMP.
 - (a) The measures to be undertaken in the handling, storage and disposal of all contaminated material excavated during construction works;
 - (b) The soil validation testing that will be undertaken;
 - (c) The soil verification testing that will be undertaken to determine the nature of any contamination in excavated spoil and the potential reuse or disposal options for that spoil;

Queenstown Town Centre Arterial – Final Conditions Imposed by Expert Consenting Panel

- (d) Measures to be undertaken in the event of unexpected contamination being identified during construction activities, including measures to:
 - i) Assist with identification of unknown contaminated material; and
 - ii) Stop work or isolate the area once any such material is identified;
 - (e) The measures to be undertaken to manage contaminated land to:
 - i) Protect the health and safety of workers and the public;
 - ii) Control stormwater run-on and run-off; and
 - iii) Remove or manage any contaminated soil.
57. At least 20 working days prior to the commencement of construction the Consent Holder shall submit the CSMP to the QLDC in their regulatory capacity for certification that the CSMP gives effect to the requirements in Condition 56.
- 57A. The Consent Holder must provide a copy of the CSMP to the Lead Contractor who is to carry out the works authorised by these consents prior to work commencing. All personnel working on the site must be made aware of the requirements of the CSMP.
- 57B. A copy of the certified CSMP must be held on-site at all times.
58. All earthworks in areas of potentially contaminated land, must be undertaken in accordance with the CSMP. Any required management measures must be in place before works commence in areas of potentially contaminated land, in any particular area and remain in place until that portion of the soil disturbance is completed.
59. In areas of potentially contaminated land, excavations shall be undertaken in a manner which allows for regular inspections and monitoring of the subsurface conditions to enable the identification of unforeseen contamination, and to allows soils of a different type/composition/contaminant characteristic to be kept separate, should contamination be identified.
60. Any material imported to a earthworks site as backfill shall be clean fill, and the Lead Contractor shall maintain records to demonstrate that any imported material is obtained from a quarry or other certified source.
61. In the event that excavated soils are unexpectedly found to have visible staining, odours and/or, suspected asbestos containing materials or other conditions that indicate soil contamination then work in immediate proximity to the area of concern must cease until a Suitably Qualified and Experienced Practitioner on land contamination has assessed the matter and advised of the appropriate investigation, management and disposal options for these soils.
62. Adequate dust control measures must be in place at all times when excavating in areas of potentially contaminated land, so as to minimise any dust nuisance to neighbouring properties. Appropriate equipment (e.g. water hose, sprinkler system) shall be available on site at all times and used as necessary.
63. All contaminated soils removed from the site must be disposed of at a facility whose waste acceptance criteria permit the disposal.
64. The following records shall be kept for the duration of the Project:
- (a) Load registers and weigh bridge docket for soil taken off-site;
 - (b) Records of imported fill material;
 - (c) Any analytical results for soils removed from site;
 - (d) Any complaints or incidents regarding earthworks or soil handling that were identified during the Project; and
 - (e) Reports on any discoveries of any unexpected contamination.

Queenstown Town Centre Arterial – Final Conditions Imposed by Expert Consenting Panel

- (f) Any documentation provided by the Contaminated Land Advisor, and laboratory analysis for future reference.
65. Within two months of the completion of the soil disturbance works on site an Earthworks Completion Report shall be provided to the QLDC in their regulatory capacity. This report shall include:
- (a) The location and dimensions of the excavations carried out, including a relevant site plan;
 - (b) Records of contamination encountered during the works including soil validation results, if applicable; and
 - (c) Copies of the disposal dockets for the material removed from the site and any clean fill imported onto the site.

RECOMMENDED CONDITIONS FOR DESIGNATION

Conditions index

Part A - General conditions

Approved plans

Removal of designation from land surplus to operational requirements following practical completion

Conditions that lapse following practical completion

Management Plan Certification Process

Outline Plan of Works for Pedestrian Overbridge

Part B – Pre-construction conditions

Communication and Consultation

Communication and Consultation Plan

Kaitiaki Liaison Group

Community Liaison Group

Consultation with network utility operators

Construction Environmental Management Plan

Construction Noise and Vibration Management Plan

Pre-construction building assessment

Noise mitigation for certain Protected Premises and Facilities

Construction Traffic Management Plan

Erosion and Sediment Control Plan

Urban Design and Landscape Plan

Planting and ecology components of Urban Design and Landscape Plan

Vegetation clearance and restoration planting

Archaeology

Relocation of Heritage Tree

Contaminated Land Management Plan

Confirmed plan for relocation of activities using the Queenstown Memorial Centre prior to any demolition

Part C – Construction conditions

Construction Noise Standards

Construction Vibration Standards

Noise and vibration received at Protected Premises and Facilities

Site/activity specific Traffic Management Plan

Rock removal / No blasting

Road surface

Planting

Archaeology

Construction and operation of erosion and sediment controls

Queenstown Town Centre Arterial – Final Conditions Imposed by Expert Consenting Panel

Inspection and monitoring of erosion and sediment controls

Stabilisation and decommissioning of erosion and sediment controls

Soil testing

Stormwater

Part D – Operational conditions

Posted speed

Annexure A

Table 1: List of sites with PPFs that need to be assessed for Building Modification Mitigation and ventilation/cooling

A designation for the design, construction and operation of the Queenstown Town Centre Arterial (including associated infrastructure, structures, walkways, shared paths and landscaping) as an urban arterial road is confirmed subject to the following conditions:

Definitions

For the purposes of these conditions, the following definitions apply:

Enabling works	Preliminary activities, including: <ul style="list-style-type: none">▪ pre-construction site investigations (including access for such investigations);▪ site establishment activities;▪ demolition;▪ critical services protection and relocation;▪ site and property access formation;▪ ecological surveys;▪ vegetation removal ancillary to enabling works; and▪ the establishment of erosion and sediment control measures
Council	means Queenstown Lakes District Council
Project	means the Queenstown Town Centre Arterial project (including associated infrastructure, structures, walkways, shared paths and landscaping) as described in Schedule 2 of the COVID-19 Recovery (Fast-track Consenting) Act 2020.
Project Stage	means the three stages of the Project. Stage One is from the Frankton Road (SH6A)/Melbourne Street intersection, then circuits the town centre along Melbourne Street, across to Henry Street to the intersection of Henry Street with Gorge Road. Stage Two is from Gorge Road, across Horne Creek to Memorial Street and Man Street. Stage Three is from Man Street, along Thompson Street and down to a new One Mile roundabout at the Fernhill Road / Lake Esplanade / Glenorchy intersection.
Requiring Authority	means Queenstown Lakes District Council

Acronyms used

AEE	Assessment of Environmental Effects.
CEMP	Construction Environmental Management Plan.
CLG	Community Liaison Group.
CSMP	Contaminated Site Management Plan.
CNVMP	Construction Noise and Vibration Management Plan.

Queenstown Town Centre Arterial – Final Conditions Imposed by Expert Consenting Panel

CTMP	Construction Traffic Management Plan.
ESCP	Erosion and Sediment Control Plan.
KLG	Kaitiaki Liaison Group.
NOR	Notice of Requirement.
NZTA	New Zealand Transport Agency.
ORC	Otago Regional Council.
PPF	Protected Premises and Facilities.
RMA	Resource Management Act 1991 (and all amendments).
TMP	Traffic Management Plan (site/activity specific).
UDLP	Urban Design and Landscape Plan.

Part A - General conditions

Approved plans

1. Except as modified by the conditions below, and subject to final design, the Project shall be carried out in general accordance with the following plans contained in the Notice of Requirement (NOR) documentation formally received by the Environment Protection Authority on the *17 December 2020*:
 - (a) Land requirement plans in Appendices 4, 5 and 6 as amended by the Requiring Authority's Response To Comments Provided Under Schedule 6, Clause 18 dated 8 March 2021;
 - (b) The Transport Report in Appendix 10 of the AEE;
 - (c) The Preliminary Site Investigation Report and Draft Contaminated Land Management Plan (CLMP) in Appendix 13 of the AEE;
 - (d) The Stormwater Technical Report in Appendix 16 of the AEE (including proposed stormwater design drawings); and
 - (e) The Urban Design Technical Report in Appendix 20 of the AEE (including typical cross sections).

Copies of this consent documentation must be provided to the Lead Contractor who is to carry out the works authorised by the designation, prior to work commencing.

Inconsistencies

- 1A Where there is inconsistency between the documents listed in Condition 1 above and these conditions, these conditions shall prevail.

Outline plans

2. With the exception of the Pedestrian Overbridge referenced in Condition 14, provided that the proposed works are undertaken in general accordance with the plans an outline plan for the Project is not required.

Removal of designation from land surplus to operational requirements following practical completion

3. As soon as practicable following practical completion of the Project, the Requiring Authority shall give notice in accordance with Section 182 of the RMA to the QLDC in their regulatory capacity, for the removal of those parts of the designation that extend beyond the post-construction phase land (as shown in Appendix 6 of the NOR documentation) such that the designation only endures over the post-construction phase land on an ongoing basis.

Queenstown Town Centre Arterial – Final Conditions Imposed by Expert Consenting Panel

Conditions that lapse following practical completion

4. This designation shall lapse if not given effect to within 2 years from the date on which the designation is included in the Queenstown Lakes Operative District Plan in accordance with Schedule 6 Clause 37(7) of the COVID-19 Recovery (Fast-track Consenting) Act 2020.
5. Once condition 1 has been implemented, all conditions in Parts A to C shall lapse, leaving just the Part D operational conditions to apply on an enduring basis.

Management Plan Certification Process

6. Conditions 7 to 13 below shall apply to the following Management Plans required by these conditions:
 - (a) Construction Environmental Management Plan (CEMP);
 - (b) Construction Noise and Vibration Management Plan (CNVMP);
 - (c) Construction Traffic Management Plan (CTMP);
 - (d) Urban Design and Landscape Plan (UDLP);
 - (e) Contaminated Site Management Plan (CSMP); and
 - (f) Erosion and Sediment Control Plan (ESCP).
7. All management plans shall be prepared by a suitably qualified and experienced person.
8. All management plans shall be submitted to the QLDC in their regulatory capacity to certify compliance and consistency with the applicable requirements and objectives stated in the conditions for each plan. Unless a different time period is stated in the following conditions, the plan shall be submitted at least 20 working days prior to commencement of construction (excluding enabling works).
9. If the Requiring Authority has not received a response from the QLDC in their regulatory capacity within 20 working days of submitting a management plan for certification, the plan will be deemed to be certified.
- 9A. If the QLDC's response is that they are not able to certify the plan they must provide the Requiring Authority with reasons and recommendations for changes to the plan in writing. The Requiring Authority must consider any reasons and recommendations of the QLDC in their regulatory capacity and resubmit an amended plan for certification.
- 9B. If the Requiring Authority has not received a response from the QLDC in their regulatory capacity within 5 working days the amended plan shall be deemed to be certified.
10. Management plans may be submitted in parts or in stages to address particular activities or to reflect the staged implementation of the project. Management plans submitted shall clearly show the integration with adjacent stages and interrelated activities.
11. Any certified Management Plan may be amended if necessary to reflect any changes in design, construction methods or management of effects. Amended plans must be resubmitted to the QLDC in their regulatory capacity for recertification. If the Requiring Authority has not received a response from the QLDC in their regulatory capacity within 5 working days of resubmitting an amended management plan for recertification, the amended plan will be deemed to be certified.
12. *Intentionally blank.*
13. All works shall be carried out in accordance with the certified management plans.

Outline Plan for Pedestrian Overbridge

14. An Outline Plan for the Pedestrian Overbridge (refer Part B Typical Cross Sections, Henry Street to Melbourne Street Link, Plan SK013 – Section 03 , page 15 appended to the Urban Design Report – Queenstown Arterials Technical Report Consent Conditions 30.10.2020 report, dated 28 September 2020, Document Reference 2031 by Landlab in Appendix 20 of the AEE) shall be prepared in accordance with Section 176A of the RMA. The final form and location of the Pedestrian Overbridge, its connection points to adjacent land or buildings including attached ramps, stairs or lifts, shall be in accordance with the design principles contained in the Appendix 20 Urban Design Report and the following requirements:
- (a) Maintain a minimum height clearance over the road carriageway of 6.5m; and
 - (b) Ensure safe and accessible design for bridge users.

Part B – Pre-construction conditions

Communication and Consultation

15. Within 10 working days of confirmation of the designation, the Requiring Authority shall appoint a Project Communications Manager (a role which may be held in conjunction with another position) to implement the Communication and Consultation Plan required by Condition 17 and within 20 working days of confirmation of the designation, the Requiring Authority shall establish a Kaitiaki Liaison Group with Kāi Tahu as required by condition 21 and establish a Community Liaison Group with identified stakeholders as required by condition 26. The Project Communications Manager shall be the main and readily accessible point of contact for the Project. The Requiring Authority may appoint a new Project Communications Manager if required but must ensure that someone remains in the role for the duration of the Project.
16. The Project Communications Manager shall maintain a record of all communications received from the QLDC in their regulatory capacity, the Kaitiaki Liaison Group and the Community Liaison Group and any actions arising.

Communication and Consultation Plan

17. A Communication and Consultation Plan (CCP) shall be prepared. The objective of the CCP shall be to set out a framework to:
- (a) Inform the community and stakeholders, including relevant central government agencies and ministries, of the likely commencement of construction works, Project progress, and any proposed staging of works;
 - (b) Foster good community relationships and provide opportunities for learning about the Project;
 - (c) Provide for public and stakeholder engagement over the closure of the Queenstown Memorial Centre, Wakatipu Rugby Club clubrooms and Queenstown Squash Courts/rooms, and options for the relocation of services and activities from the Centre to alternative facilities; and
 - (d) Identify groups who use the Queenstown Recreation Reserve for events and sports and engage with them over disruption of use of the reserve during construction and options for alternative venues.
18. The CCP shall include:
- (a) A communications framework that details the Requiring Authority's communication strategies, the accountabilities and timeframes for responding to inquiries and complaints, frequency of communications and consultation, the range of communication and consultation methods to be used and any other relevant communication matters;
 - (b) The Project Communications Manager's contact details (phone, email and postal address). These details shall also be available on QLDC's website;
 - (c) Identification of persons who will be consulted and communicated with; and
 - (d) Measures to receive, record and respond (if necessary) to feedback.
19. The CCP shall be submitted to the QLDC in their regulatory capacity, within 40 working days following the confirmation of the designation and shall thereafter be implemented until the Project's practical completion.

Queenstown Town Centre Arterial – Final Conditions Imposed by Expert Consenting Panel

20. The CCP shall be updated within one month of the award of the Construction Contract(s) at which time additional communication points of contact and responsibilities shall be assigned.

Kaitiaki Liaison Group

21. Within 20 working days following the confirmation of the designation the Requiring Authority shall establish a Kaitiaki Liaison Group (KLG) to provide opportunities for Kāi Tahu to exercise kaitiakitanga by participating in processes relating to the design and construction of the Project. The role of the KLG will conclude with the completion of all construction works.
22. The frequency at which the KLG meets and the format or nature of the meetings shall be monthly unless agreed otherwise between the Requiring Authority and the KLG.
23. The Requiring Authority must meet the reasonable administrative costs of the KLG meetings (including meeting invitations; a meeting Agenda; meeting venue; and preparation and circulation of meeting minutes).
24. The role of the KLG is to facilitate consultation about, and enable Kāi Tahu to provide input as kaitiaki to:
- a) Developing practical measures to give effect to the principles in the Urban Design and Landscaping Plan;
 - b) The design of and materials selected for structures and features;
 - c) The preparation of the CEMP, CTMP, CNVMP, UDLP, CSMP and ESCP;
 - d) Cultural heritage and archaeological applications and treatment;
 - e) Designing the monitoring programmes;
 - f) Designing accidental discovery protocols; and
 - g) The results of monitoring and any matters that may arise as a result of the monitoring.
25. The KLG may provide written advice to the Requiring Authority in relation to any of the above matters. The Requiring Authority must consider this advice and the means by which any suggestions are incorporated in the Project.

Community Liaison Group

26. Within 20 working days of the confirmation of the designation, the Requiring Authority shall establish a Community Liaison Group (CLG) for the Project.
27. The members of the CLG will include representative(s) of the Requiring Authority and shall be open to the owners and occupiers of land adjacent to the Project for each of the three Project stages and representatives from Heritage New Zealand Pouhere Taonga, the Ministry of Education and the Board of Trustees at Queenstown Primary School, and the Board of Trustees and owner and proprietor of St Joseph's Primary School.
28. The objectives of the CLG are to:
- a) Provide a means for all parties to give and receive regular updates on progress with each Project stage;
 - b) Provide a regular forum through which information about the Project can be provided to directly affected parties;
 - c) Provide a process for identifying and implementing potential site specific mitigation measures;
 - d) Enable opportunities for concerns and issues to be reported to and responded to by the Requiring Authority; and
 - e) Provide feedback on the development of the CEMP, CTMP, CNVMP, UDLP, and CSMP and ESCP as it relates to each stage of the Project.
29. The Requiring Authority shall:
- a) Invite the CLG to nominate one or more subgroups of CLG members to consult with the Requiring Authority for each Stage of the Project regarding the development and content of the CEMP, CTMP, CNVP, UDLP, CSMP and ESCP to the extent required in the applicable conditions;
 - b) The frequency at which the CLG meets and the format or nature of the meetings shall be monthly unless agreed otherwise between the Requiring Authority and CLG formed for each stage of the Project;
 - c) Provide reasonable administrative support to the CLG including:

Queenstown Town Centre Arterial – Final Conditions Imposed by Expert Consenting Panel

- i) As agreed with the CLG, organising meetings at a local venue;
 - ii) Inviting all members of the CLG to meetings;
 - iii) Distributing an agenda no less than ten working days prior to meetings; and
 - iv) Taking and disseminating meeting minutes;
- d) Provide an update at least every two months (or as otherwise agreed by the CLG) during construction of the Project on compliance with conditions.

30. The CLG shall continue until the completion of construction works on each stages of the Project.

Consultation with network utility operators

31. During the design phase of the project, the Requiring Authority shall:
- (a) Liaise with all relevant network utility operators in relation to any part of the works within the designation where their infrastructure may be affected; and
 - (b) Make changes requested by such network utility operators, to the relevant design plans and methodologies, to ensure that access to, maintenance and the operation of all network utility infrastructure within the designated area is not adversely affected to more than a minor extent.

Construction Environmental Management Plan

32. The Requiring Authority shall prepare a Construction Environmental Management Plan (CEMP) for the infrastructure construction works. At least 20 working days prior to the commencement of construction the Requiring Authority shall submit the CEMP to the QLDC in their regulatory capacity for certification that the CEMP gives effect to the objectives in Condition 33 and complies with the requirements in Conditions 34 and 35.
33. The objectives of the CEMP are to:
- a) Set out the management procedures and construction methods to be adopted to avoid, remedy or mitigate potential adverse effects arising from construction activities, excluding enabling works; and
 - b) Give effect to the objectives in the management plans listed in Condition 34.
34. The CEMP may either incorporate, or refer to, the following management plans required by these conditions and shall demonstrate how they will be jointly implemented to achieve integrated management of construction effects:
- (a) Construction Noise and Vibration Management Plan (CNVMP)
 - (b) Construction Traffic Management Plan (CTMP)
 - (c) Contaminated Site Management Plan (CSMP)
 - (d) Erosion and Sediment Control Plan (ESCP)
35. The CEMP shall be prepared in accordance with the NZ Transport Agency's Guideline for preparing Environmental and Social Management Plans (dated April 2014) and include:
- (a) Confirmation of the proposed staging and sequence of construction;
 - (b) An outline construction programme;
 - (c) The proposed hours of work;
 - (d) Measures to be adopted to maintain the land affected by the works in a tidy condition in terms of the disposal and storage of rubbish, the storage and unloading of construction materials, and similar construction activities;
 - (e) Measures to ensure the reinstatement or repair of any damage to adjacent properties that is caused by construction works;
 - (f) Location of construction site infrastructure including site offices, site amenities, contractors' yard accesses, equipment unloading and storage areas, contractor car parking and security fences;
 - (g) Means of providing for the health and safety of the general public;
 - (h) Proposed temporary or permanent fencing or other structures along the boundary of the designation with adjacent sites in order to delineate site boundaries, maintain site security, prevent unauthorised access, ensure the safe and practical operation of adjacent sites, and to avoid intrusion of construction works beyond the designated land;
 - (i) Procedures for the refuelling of plant and equipment;
 - (j) Measures to address the storage of fuels, lubricants, hazardous and/or dangerous materials, along with the methods of complying with the Spill Management Plan required under resource consent Condition 42 for the Project;

Queenstown Town Centre Arterial – Final Conditions Imposed by Expert Consenting Panel

- (k) Procedures for the maintenance of machinery to avoid discharges of fuels or lubricants to watercourses or Lake Wakatipu, either directly or via the stormwater network;
- (l) Procedures for incident management;
- (m) Procedures for managing flows from significant rainfall events (greater than 20-year average recurrence interval) where high velocity flows may be conveyed down the steeper streets and overland flow paths towards the site. The QLDC's latest flood modelling reports shall be referred to when devising these procedures;
- (n) Environmental awareness training procedures for staff involved in earthworks and works in watercourses, including in relation to effective erosion and sediment control measures, the values and sensitivity of the receiving environment and the objectives for bridge and culvert designs, including any fish passage devices; and
- (o) Procedures to mitigate the risk of fire for all stages of the Project including measures to ensure fire suppression and control resources are located on site

35A A draft version of the CEMP shall be provided to the KLG and CLG, and a period of at least 20 working days shall be allowed for consultation with each Group and for feedback to be provided by them on the contents of the CEMP. The final version of the CEMP shall set out how any issues raised by the KLG and CLG have been incorporated, and where they have not, outline the reasons why.

Construction Noise and Vibration Management Plan

36. The Requiring Authority shall prepare a Construction Noise and Vibration Management Plan (CNVMP). At least 20 working days prior to the commencement of construction the Requiring Authority shall submit the CNVMP to the QLDC in their regulatory capacity for certification that the CNVMP gives effect to the objectives in Condition 37.
37. The objectives of the CNVMP are to:
- (a) Identify how conditions 71 and 72 will be met; and
 - (b) Provide a framework for the development and implementation of the Best Practicable Option ('BPO') for the management of all construction noise and vibration effects;
 - (c) Define the procedures to be followed when the noise and vibration standards in conditions 71 and 72 are not met following the adoption of the BPO;
 - (d) Set out the methods for scheduling works to minimise disruption; and
 - (e) Ensure engagement with affected receivers and the timely management of complaints.
38. The CNVMP shall at a minimum include the information required by Annex E2 of NZS 6803:1999. The term 'noise' in that document shall be interpreted as 'noise and vibration'.
39. A draft version of the CNVMP shall be provided to the KLG and CLG, and a period of at least 20 working days shall be allowed for comments and consultation. The final version of the CNVMP shall set out how any issues raised by the KLG and CLG have been incorporated, and where they have not, outline the reasons why.

Construction Vibration Effects on the St Joseph's Church and Dominican Convent Buildings

- 39A The Requiring Authority shall, in order to manage the vibration effects of construction in the vicinity of the listed Historic Heritage Items contained in the Proposed District Plan:
- Item 102 (St Joseph's Roman Catholic Church located at 41 Melbourne Street); and
 - Item 98 (Dominican Convent (Of Our Lady of the Sacred Heart located on the Corner of Beetham and Melbourne Streets)
 - Item 87 (Gratuity Cottage, New Zealand Heritage List 2339)
- respectively ('the Properties'):
- (a) Prior to the commencement of construction works located within 50 metres of the Properties engage a suitably qualified independent engineer or building surveyor expert (the 'Building Surveyor') to undertake a pre-construction building condition assessment of the Properties. The assessment shall include a description of the main features of the buildings and sites including construction materials, present condition and the identification of any extant structural or other building-related defects;
 - (b) Provide a copy of the pre-construction building condition assessment to the Roman Catholic Diocese and Heritage New Zealand Pouhere Taonga by email within five working days of receiving the assessment;

Queenstown Town Centre Arterial – Final Conditions Imposed by Expert Consenting Panel

- (ba) Engage a Building Surveyor to continuously monitor the vibration effects of any construction works undertaken within 50m of the Properties;
- (c) Cease vibration generating works in the event that during construction the Building Surveyor considers that cosmetic or structural damage has occurred that has been caused by construction works. The construction works shall cease until such time as alternative construction methods have been developed by the Requiring Authority in consultation with the Building Surveyor and agreed in writing with the QLDC Team Leader Compliance Monitoring;
- (d) Within 20 working days of the completion of all Project construction works that occur within 50 metres of the Properties, engage a Building Surveyor to undertake a post-construction building condition assessment of the Properties. The assessment report must identify if physical changes to the properties or their sites has occurred, including any structural defects that were not identified in the pre-construction building condition assessment;
- (e) Provide a copy of the post-construction building condition assessment to the Roman Catholic Diocese and Heritage New Zealand Pouhere Taonga by email within five working days of receiving the assessment; and
- (f) Arrange at its sole cost for the remediation of any defects identified in the post-construction assessment as being caused by the Project construction works (a defect being a detrimental cosmetic or structural change to the building or the land forming the Properties as evidenced by a comparison between the pre-construction and post-construction assessments). The remediation shall be undertaken within 30 working days following the completion of Project construction works located within 50 metres of the Properties or any other period agreed between the Requiring Authority and the Diocese. The Requiring Authority shall co-ordinate with the Diocese as to appropriate timing and access arrangements for any such works.

Noise mitigation for certain Protected Premises and Facilities (PPFs)

40. For the purposes of the following conditions:
- (a) NZ 6806 – means New Zealand Standard NZS 6806:2010 Acoustics – Road-traffic noise – New and altered roads (“NZS 6806”);
 - (b) Habitable Space – has the same meaning as in NZS 6806; and
 - (c) PPFs – means Protected Premises and Facilities and has the same meaning as NZS 6806.
41. Prior to the start of construction works, the Requiring Authority must identify each individual PPF that falls into Category C of NZS 6806 including those listed in Annexure A. The Requiring Authority must write to the owner of each PPF in Category C requesting entry to assess the ventilation and cooling provisions for the Habitable Spaces facing the road. Where affected Habitable Spaces do not already have alternative means of ventilation, the Requiring Authority shall offer to install a ventilation system to meet, as a minimum, the requirements of Clause G4 (Ventilation) of the New Zealand Building Code. In addition, where there is currently no form of comfort cooling (e.g. a heat pump), the Requiring Authority shall offer to install a system such that cooling is controllable by the occupant and can maintain the temperature within the habitable space at no greater than 25°C. The Requiring Authority’s offer shall advise that the offer remains open for three months. If the offer is accepted then the Requiring Authority shall install the ventilation / cooling systems in a timeframe agreed between the Requiring Authority and the owner and prior to the completion of each Stage of the Project.
42. For each PPF in Category C on the sites identified in Table 1 in Annexure A, condition 41 is satisfied if:
- (a) A suitably qualified and experienced person employed or engaged by the Requiring Authority has visited and assessed the PPF and determined that no ventilation and/or cooling system is required; or
 - (b) The owner did not agree to entry within one month of the date of a Requiring Authority letter seeking entry for assessment purposes (including where the owner did not respond within that period); or
 - (c) The owner agreed to entry, but the Requiring Authority could not gain entry for some reason (such as entry denied by a tenant) and the matter of entry remains unresolved one month after advising the owner of the situation; or
 - (d) The owner cannot, after reasonable enquiry, be found prior to completion of construction of the Project; or
 - (e) The building owner did not accept the Requiring Authority’s offer to implement Building-Modification Mitigation within three months of the date of the Requiring Authority’s letter sent in accordance with Condition 41 (including where the owner did not respond within that period).

If any of (b) to (e) above applies to a PPF identified under condition 41, the Requiring Authority is not required to implement ventilation and/or cooling systems to that PPF.

Queenstown Town Centre Arterial – Final Conditions Imposed by Expert Consenting Panel

Construction Traffic Management Plan

43. The Requiring Authority shall prepare a Construction Traffic Management Plan (CTMP) for each stage of the Project. At least 20 working days prior to the commencement of construction of each stage of the Project the Requiring Authority shall submit the CTMP to the QLDC in their regulatory capacity for certification that the CTMP gives effect to the objectives in Condition 44.
44. The objectives of the CTMP are to:
- Ensure the requirements of relevant Act, Regulations, Bylaws and consent conditions in relation to construction traffic are adhered to;
 - Support a culture of road safety awareness and commitment;
 - Ensure best practice in the management of construction traffic to protect public safety, including the safe passage of pedestrians and cyclists;
 - Ensure emergency services are not obstructed by construction traffic;
 - Minimise disruption to the surrounding community by minimising delays to road users, pedestrians and cyclists, and particularly public transport at all times; and
 - Inform the public about any potential impacts on the road network from construction traffic.
45. The CTMP shall:
- Identify how Condition 44 will be achieved;
 - Where road capacity may be significantly affected by construction traffic and temporary traffic management, identify potential effects of the capacity reduction, and proposed measures to minimise delays.
Advice Note: *A Traffic Impact Assessment (with possible inclusion of traffic modelling) may be required in order to comply with (b), particularly where the arterial network is affected;*
 - Include measures to avoid road closures and restrictions on vehicle, bus, cycle and pedestrian movements wherever possible;
 - Identify site access routes and access points for heavy vehicles;
 - Identify possible temporary changes to bus routes and bus stops, and whether these can be safely accommodated on the affected roads and the methods to be implemented to maintain service to key destinations and minimise levels of service reduction;
 - Identify where road closures or restrictions cannot reasonably be avoided, assess the particular vulnerabilities and sensitivities of pedestrian diversions and reduced walking conditions, and utilise that assessment in the planning of any closures or restrictions;
 - Outline when on-street parking will be removed and identify how parking will be provided for during construction for schools and other community facilities.
 - Identify any changes required to Over Dimension and Over Weight routes and how impacts on these routes, including the use of alternate diversion routes, will be managed during construction so as to minimise the impact of any changes (both temporary and permanent) on Over Dimension and Overweight vehicles; and
 - Be consistent with the version of the NZ Transport Agency Code of Practice for Temporary Traffic Management that applies at the time the CTMP is prepared.
- 45A A draft version of the CTMP shall be provided to the KLG and CLG, and a period of at least 20 working days shall be allowed for consultation with each Group and for feedback to be provided by them on the contents of the CTMP. The final version of the CTMP shall set out how any issues raised by the KLG and CLG have been incorporated, and where they have not, outline the reasons why.
46. At least 20 working days prior to providing the CTMP to the QLDC in their regulatory capacity for certification the Requiring Authority shall provide a draft of the CTMP to the New Zealand Transport Agency for comment. The CTMP shall summarise the input and comments from the New Zealand Transport Agency, describe how they have been incorporated and, where any input has not been incorporated, set out the reason why. Any amendments to the CTMP shall be prepared in consultation with the New Zealand Transport Agency prior to submission in accordance with Condition 8.

Erosion and Sediment Control Plan

47. The Requiring Authority shall engage a suitably qualified and experienced person to prepare an Erosion and Sediment Control Plan. At least 20 working days prior to the commencement of earthworks for each stage of the

Queenstown Town Centre Arterial – Final Conditions Imposed by Expert Consenting Panel

Project (excluding enabling works) the Requiring Authority shall submit the ESCP to the QLDC in their regulatory capacity for certification, and to the ORC for their information, that the ESCP gives effect to the objective in Condition 49 and complies with the requirements in Conditions 50 and 51.

Advice Note: QLDC is requested to consult with ORC regarding the content of the ESCP prior to certifying it.

48. *Intentionally blank.*
49. The objective of the ESCP is to set out the measures to be implemented during construction to minimise erosion and the discharge of sediment beyond the boundaries of the site.
50. Earthworks designs and the ESCP shall be prepared in accordance with the NZTA Guideline *Erosion and Sediment Control Guideline for State Highway Infrastructure – Construction Stormwater Management* (New Zealand Transport Agency, September 2018) and, to the extent relevant in Queenstown, with *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region* (Guidance Document GD 2016/005, Auckland Council, June 2016) and shall achieve the following outcomes:
- (a) Batter slopes and road alignments appropriate to the location's soil types and geology;
 - (b) Minimisation of the potential for sediment generation and runoff;
 - (c) Maintenance of water quality in streams and Lake Wakatipu;
 - (d) Effective dust control; and
 - (e) Stable final surfaces suitable for rehabilitation and planting.
51. Unless agreed otherwise with the QLDC in their regulatory capacity and the ORC, the ESCP shall include, but not be limited to, the following information as appropriate to the scale, location and type of earthworks:
- (a) Contour information at suitable intervals;
 - (b) Erosion and sediment controls including specific design (location, dimensions, capacity);
 - (c) Details of measures to control sediment runoff, dust and the removal of soil, debris and demolition and construction materials from public roads or places, including wheel wash for construction vehicles at site exit points. Dust mitigation measures should include use of water sprays to control dust nuisance on dry or windy days.
 - (d) Supporting calculations and design drawings;
 - (e) Catchment boundaries for the sediment controls;
 - (f) Discharge locations for each catchment/sediment control device.
 - (g) Location of the works, and cut and fill operations;
 - (h) Details of measures for managing any contaminated land identified in the CSMP;
 - (i) Details of construction methods to be employed, including timing and duration;
 - (j) A programme for managing and limiting exposed areas of soil, including progressive stabilisation considerations;
 - (k) Identification of the suitably qualified or experienced persons to manage the erosion and sediment controls;
 - (l) Identification of the persons who have clearly defined roles and responsibilities to monitor compliance with the ESCP;
 - (m) Details of the chain of responsibility for managing erosion and sediment controls and details of responsible personnel;
 - (n) Details on the monitoring methodology that will be employed to confirm sediment control devices meet the outcomes and standards specified in Condition 50;
 - (o) Maintenance requirements; and
 - (p) Procedures for monitoring rainfall, heavy rainfall alerts and actions depending on the alert level (rainfall depth predicted).
- 51A A draft version of the ESCP shall be provided to the KLG and CLG, and a period of at least 20 working days shall be allowed for consultation with each Group and for feedback to be provided by them on the contents of the ESCP. The final version of the ESCP shall set out how any issues raised by the KLG and CLG have been incorporated, and where they have not, outline the reasons why.

Stormwater Management Design

52. The Requiring Authority shall ensure that the stormwater management design for the Project generally gives effect to the following general principles to acknowledge and include mātauranga Māori:
- (a) The use of permeable surfaces including open bottom culverts and channels;
 - (b) The use of open channels, with riparian planting and naturalised shape (cross-section and sinuosity);
 - (c) The use of soakage to discharge stormwater to ground to avoid or minimise the discharge to surface water;
 - (d) The creation, enhancement and protection of instream habitat;
 - (e) The use of native planting, including the ecological restoration planting required under Condition 59; and
 - (f) Prioritising avoidance of direct discharges to water.
- 52A Where the principles listed in condition 52 are not given effect to the Requiring Authority shall prepare a written report and provide it to the QLDC in their regulatory capacity and to the KLG, setting out locations where the principles have not been given effect to and the reasons why.

Urban Design and Landscape Plan

53. The Requiring Authority shall prepare an Urban Design and Landscape Plan (UDLP). At least 20 working days prior to the commencement of construction the Requiring Authority shall submit the UDLP to the QLDC in their regulatory capacity for certification that the UDLP gives effect to the objectives in Condition 54 and complies with the requirements in Conditions 55 to 59. The UDLP shall be prepared in consultation with:
- (a) The CLG;
 - (b) Heritage New Zealand Pouhere Taonga;
 - (c) The KLG; and
 - (d) Queenstown Lakes District Council Parks and Reserves team.
54. The objectives of the UDLP are to:
- (a) Integrate the Project's permanent works into the surrounding landscape and urban context and to illustrate the urban and landscape design elements of the project;
 - (b) Outline the requirements for the Project's permanent landscape mitigation works;
 - (c) Outline the maintenance and monitoring requirements for planting undertaken as part of the Project; and
 - (d) Minimise effects on historic heritage, including the surroundings that contribute to people's enjoyment of the heritage values.
55. A UDLP is not required for enabling works.
56. The UDLP shall be prepared in general accordance with the following (or equivalent update):
- (a) NZ Transport Agency's Urban Design Guidelines: Bridging the Gap (2013);
 - (b) NZ Transport Agency Landscape Guidelines (final draft dated 2014); and NZ Transport Agency's P39 Standard Specification for Highway Landscape Treatments, 2013; and
 - (c) Sections 4.2 and 4.3 of Appendix 19 Landscape and Visual Assessment Report.
57. The UDLP shall include:
- (a) Statement of key design principles and outcomes sought.
 - (b) Description and illustration of the overall urban and landscape design concept.
 - (c) Developed design details for the urban and landscape design features. These shall cover:
 - i) Roadside furniture – elements such as lighting, sign gantries and signage, guard rails, fences and median barriers;
 - ii) Architecture and landscape treatment of all major structures, including Horne Creek and One Mile Creek crossings, underpasses and retaining walls;
 - iii) Land use re-instatement following construction;
 - iv) Landscape treatment of riparian edges and swales;
 - v) Integration of passenger transport facilities;

Queenstown Town Centre Arterial – Final Conditions Imposed by Expert Consenting Panel

- vi) Pedestrian and cycle facilities including paths, road crossings and dedicated pedestrian/ cycle bridges or underpasses;
 - vii) Features for the purpose of identifying and interpreting cultural heritage, built heritage, archaeology, geological heritage and ecology in the project area. The design shall build on existing cultural and design narratives developed for Tāhuna/Queenstown as contained within the Tāhuna Streetscapes Cultural Design Strategy (LandLAB, 12 September 2019);
 - viii) Road design edge treatment and relationship with adjacent properties and reserves; and
 - ix) Consideration of:
 - 1. Crime Prevention Through Environmental Design (CPTED) principles;
 - 2. Safety in Design (SID) requirements;
 - 3. Maintenance requirements and anti-graffiti measures; and
 - 4. Protected heritage sites, structures or features, as identified in the Queenstown Lakes Operative and Proposed District Plans.
58. The developed design details required by Condition 57(c) shall ensure that the following mitigation requirements specified in Appendix 20 Land Lab assessment, Part B, Section 002 (Stages 1 +2) and 003 (Stage 3) are addressed in each of the locations specified in that assessment.
- 58A A draft version of the UDLP shall be provided to the KLG and CLG, and a period of at least 20 working days shall be allowed for consultation with each Group and for feedback to be provided by them on the contents of the UDLP. The final version of the UDLP shall set out how any issues raised by the KLG and CLG have been incorporated, and where they have not, outline the reasons why.

Planting and ecology components of Urban Design and Landscape Plan

59. The UDLP shall include:
- (a) Identification of vegetation to be retained (including protected trees), protection measures, and planting to be established along cleared edges;
 - (b) A planting palette that reflects Queenstown's ecology and vegetation and details of the sourcing of native plants. Any planting using native plants shall use plants genetically sourced from the Shotover Ecological District where possible or otherwise shall use plants that have been genetically sourced from within the Lakes Ecological Region;
 - (c) Proposed planting including plant species, plant/grass mixes, spacing/densities, sizes (at the time of planting) and layout and planting methods including trials;
 - (d) Planting programme and the staging of planting in relation to the construction programme which shall, as far as practicable, include provision for planting within each planting season following completion of construction works in each stage of the project, including ongoing maintenance for a period of not less than 3 years and;
 - (e) Detailed specifications for landscape planting relating to (but not limited to):
 - i) Weed control and clearance;
 - ii) Pest animal management;
 - iii) Ground preparation (topsoiling and decompaction);
 - iv) Mulching; and
 - v) Plant sourcing and planting, including hydroseeding and grassing;

Vegetation clearance and restoration planting

60. Ecological restoration plantings shall be established within the vicinity of the new One Mile roundabout no later than 1 year following the completion of construction works. A suitably qualified and experienced ecologist is to prepare a restoration management plan for Stage 3 within 20 working days after the final design of the new One Mile roundabout has been completed to ensure that an area of indigenous vegetation greater than that removed (2,821 m²) is planted in species that will facilitate the area to be restored to beech forest.
- 60A Except for low level ground cover including ferns, shrubs and grasses, there shall be no clearance of existing indigenous vegetation for creation of any staging areas for construction purposes.
61. Prior to any vegetation clearance occurring within Stage 3 the area to be cleared shall be checked for any avifaunal nesting or breeding activity (undertaken by a suitably qualified and experienced ecologist or ornithologist). Any

Queenstown Town Centre Arterial – Final Conditions Imposed by Expert Consenting Panel

recommendations made by the ecologist or ornithologist to protect avifaunal nesting or breeding activity of this survey are to be implemented by the Requiring Authority.

62. The Requiring Authority shall undertake on-going monitoring for and eradication of woody weed species which may establish within the plantings and across the designated area. These eradication measures may include a combination of spraying and hand pulling Woody weed species include, but are not limited to, broom, gorse and Douglas fir.

Archaeology

63. An Accidental Discovery Protocol shall be prepared for any accidental archaeological discoveries that occur during construction works in areas not covered by an archaeological authority. The Accidental Discovery Protocol shall be consistent with the New Zealand Transport Agency's P45 Accidental Discovery Protocol Standard, modified to reflect the specific project detail, and shall be prepared in consultation with Kāi Tahu and Heritage New Zealand Pouhere Taonga. The Requiring Authority shall ensure Kāi Tahu and Heritage New Zealand Pouhere Taonga have a minimum of 20 working days to provide comments on the Protocol.

64. *Intentionally blank.*

Advice Note: An archaeological authority is to be applied for by the Requiring Authority to cover works that will or may affect archaeological features at sites E41/297 and E41/304.

65. The archaeological site E41/228 shall be surveyed by a suitably qualified and experienced archaeologist during the Project design stage to determine the extent of site E41/228 in relation to the proposed location of the new arterial road. If it is established that parts of site E41/228 are within the area that will be affected by the Project works, then those parts of site E41/228 shall be fenced and excluded from works.
66. Once surveyed, the extent of the archaeological site E41/228 shall be marked on the ground by a suitably qualified and experienced archaeologist to ensure they are not damaged by the Project works.

Relocation of Heritage Tree

67. Prior to the commencement of Stage 1 construction works in the vicinity of the Ballarat and Henry Streets corner, the Requiring Authority shall remove and transplant the heritage Elm tree (Tree Ref. 199, Schedule of Protected Trees in Chapter 32 of the Proposed District Plan (Part Five) Decision Version Sep 2020) to an alternative location in the Queenstown Lakes district. The methodology to ensure a successful transplant of the Elm tree, the determination of the alternative location, and the implementation of all relocation works shall be to the satisfaction of the QLDC in their regulatory capacity.
68. *Intentionally blank.*
69. *Intentionally blank.*

Confirmed plan for relocation of activities using the Queenstown Memorial Centre prior to any demolition

70. The Requiring Authority shall not demolish the Queenstown Memorial Centre or associated structures until the Requiring Authority has:
- Consulted users of the Memorial Centre regarding its proposed demolition (such consultation to be additional to consultation that has been undertaken through other processes prior to this designation being confirmed); and
 - Considered all feedback; and
 - Confirmed a timeframe, funding and programme for the construction of new facilities to perform the functions currently undertaken at the Memorial Centre and associated buildings (including clubrooms for the Wakatipu Rugby Club, squash facilities, community meeting rooms and performing arts facilities), including relocation or replacement of the existing war memorial feature affixed to the wall of the Memorial Centre.

Part C – Construction conditions

Construction Noise Standards

71. Noise from construction activity shall be measured and assessed in accordance with NZS6803:1999 Acoustics – Construction Noise and shall, subject to condition 37(c), comply with the following noise standards:

(a) Residential receivers, including hotels, motels and educational facilities:

	Time	dB L _{Aeq(T)}	dB L _{Amax}
Weekdays	0630-0730	55	75
	0730-1800	70	85
	1800-2000	65	80
	2000-0630	45	75
Saturdays	0630-0730	45	75
	0730-1800	70	85
	1800-2000	45	75
	2000-0630	45	75
Sundays and Public Holidays	0630-0730	45	75
	0730-1800	55	85
	1800-2000	45	75
	2000-0630	45	75

(b) Industrial and commercial receivers

Time	dB L _{Aeq(T)}
0730-1800	70
1800-0730	75

Construction Vibration Standards

72. Vibration from construction activities that may affect people and buildings shall be measured in accordance with ISO 4866:2010 and shall comply with the following criteria subject to condition 73:

		Guideline values for velocity, v_i , in mm/s PPV				
		Short term (transient) vibration				Long term (continuous) vibration
		Vibration at the foundation at a frequency of:			Vibration at horizontal plane of highest floor, at all frequencies	Vibration at horizontal plane of highest floor, at all frequencies
Line	Type of structure	1 Hz to 10 Hz	10 Hz to 50 Hz	50 Hz to 100 Hz*		
1	Buildings used for commercial purposes, industrial buildings, and buildings of similar design	20	20 to 40	40 to 50	40	10
2	Dwellings and buildings of similar design and/or occupancy	5	5 to 15	15 to 20	15	5
3	Structures that, because of their particular sensitivity to vibration, cannot be classified under lines 1 and 2 and are of great intrinsic value (e.g. buildings listed on the New Zealand Heritage List/Rarangi Korero)	3	3 to 8	8 to 10	8	2.5

*At frequencies above 100 Hz, the values given in this column may be used as minimum values."

Queenstown Town Centre Arterial – Final Conditions Imposed by Expert Consenting Panel

73. If measured or predicted vibration levels exceed the criteria in condition 72 above, then a suitably qualified and experienced expert shall be engaged to assess and manage construction vibration to comply with the criteria as far as is practicable. Prior to the works being undertaken that are predicted to exceed the criteria in condition 72 above, with the written agreement of the building owner, a building condition survey shall be undertaken at each of the buildings where exceedance of the criteria is predicted. Monitoring of vibration levels at those buildings shall be undertaken during the vibration inducing construction works by a suitably qualified and experienced expert to identify, assess and manage any vibration effects on those buildings. Following completion of the vibration inducing construction works, another building condition survey shall be undertaken to determine if any damage has been caused, and if this is shown to have occurred, this damage shall be repaired at the Requiring Authority's cost.
74. Should the building owner decline to give their written agreement for the Requiring Authority to enter the property and undertake a building condition survey, then the Requiring Authority is not required to undertake this assessment.

Site/Activity Specific Traffic Management Plan

75. Prior to commencing works on a Project stage (other than site investigations and enabling works) the Requiring Authority shall prepare Site/Activity Specific Traffic Management Plan (TMPs) for the works occurring in that Project stage. The TMPs shall be prepared where any construction activity varies the normal traffic conditions of any public road. The TMPs shall be consistent with the version of the NZ Transport Agency Code of Practice for Temporary Traffic Management that applies at the time the TMP is prepared. The TMPs shall be prepared by a suitably qualified Level 2/3 Site Traffic Management Supervisor and shall include any responses received following consultation with the following (as relevant):
- (a) Public transport providers (where public transport services will be affected);
 - (b) Emergency services (police, fire and ambulance)
 - (c) The CLG; and
 - (d) Directly affected property and business owners and operators.
76. The objective of a TMP is to identify specific construction methods to address traffic safety and the particular circumstances, local traffic and community travel demands within the area covered by the TMP.
- 76A A TMP shall be consistent with the CTMP required under condition 43 and shall be provided to the QLDC in their regulatory capacity for certification that it achieves the objective in condition 76 and contains the matters listed in condition 77.
77. The TMP shall describe the measures that will be taken to manage the traffic effects associated with construction works within the area covered by the TMP. In particular the TMP shall describe:
- (a) Temporary traffic management measures required to manage impacts on road users during proposed working hours;
 - (b) Temporary effects on on-street parking and proposed measures to minimise those effects;
 - (c) Delay calculations associated with the proposed closure/s and detour routes;
 - (d) The capacity of any proposed detour route(s) and their ability to carry the additional traffic volumes and any known individual traffic management plans for intersections of the project with arterial and collector roads;
 - (e) Measures to maintain, subject to health and safety requirements, existing vehicular access to adjacent properties and businesses to accommodate the types of vehicles normally accessing the site during normal working hours for that site unless alternative access arrangements are agreed;
 - (f) Measures to minimise the temporary effects of construction works on on-site parking on directly affected properties and opportunities to provide alternative temporary parking where practicable to do so;
 - (g) Measures to maintain, where practicable, safe and clearly identified pedestrian and cyclist access on roads and footpaths. Where detours are necessary to provide such access the Requiring Authority shall provide, as far as practicable, the shortest and most convenient detours;
 - (h) Consideration of over dimension and overweight routes including any feedback received from established organisations representing the freight industry;
 - (i) Any proposed temporary changes in speed limit;
 - (j) Provision for safe and efficient access of construction vehicles to and from construction site(s);

Queenstown Town Centre Arterial – Final Conditions Imposed by Expert Consenting Panel

- (k) The measures that will be undertaken by the Requiring Authority to communicate traffic management measures to affected road users, cyclists and pedestrians and other stakeholders; and
 - (l) The measures that will be undertaken by the Requiring Authority (e.g. instructions to contractors) to restrict heavy vehicles using residential streets; and
 - (m) The consultation undertaken with affected properties owners/occupiers and the CLG in relation to proposed temporary traffic management and measures that will be undertaken to address issues raised.
78. Where changes are made to certified TMP, the Requiring Authority shall consult the parties in Condition 75, prior to submitting the amended TMP to the QLDC in their regulatory capacity for recertification. The amended TMP shall document the consultation undertaken with those directly affected property and business owners and operators, and how consultation outcomes have or have not been taken into account.
79. The TMP(s) shall be consistent with the version of the NZ Transport Agency Code of Practice for Temporary Traffic Management that applies at the time the TMP is prepared.
80. The Requiring Authority shall implement each TMP for the duration of the construction works to which the particular TMP applies.

Rock removal / No blasting

81. There shall be no blasting.

Road surface

82. The road surface shall be constructed and maintained as an asphaltic mix or equivalent.

Planting

83. Planting shall be implemented and maintained for a period of not less than 3 years:
- (a) As soon as areas become available for planting due to the progress of the works and seasonal conditions; and/or
 - (b) Within twelve months of practical completion, unless the seasonal timing of works makes some planting impracticable, in which case such planting shall be completed no later than twenty four months after practical completion

Archaeology

84. The Accidental Discovery Protocol prepared in accordance with condition 63 shall be implemented throughout the construction works.
85. A suitably qualified and experienced archaeologist shall be appointed as part of the Project ('Project Archaeologist'). The role of the Project Archaeologist is to:
- (a) Provide a contractors' briefing;
 - (b) Identify specific areas of archaeological risk (if any);
 - (c) Oversee earthworks at areas identified at (b) above;
 - (d) Advise on statutory requirements if archaeological (historic heritage) sites are exposed unexpectedly during earthworks; and
 - (e) Undertake any required recording and reporting associated with the discovery of any unrecorded archaeological (historic heritage) sites.
86. A contractors' briefing shall be provided to all contractors by the Project Archaeologist prior to the commencement of site works. The briefing shall provide information to the contractors regarding:
- (a) What constitutes archaeological / historic heritage materials;
 - (b) A copy of the archaeological authority and an explanation of any requirements it imposes on Project construction works;
 - (c) The legal requirements relating to unanticipated archaeological discoveries;
 - (d) The appropriate procedures to follow if archaeological or historic heritage materials are uncovered when the Project Archaeologist is not on site to safeguard the materials; and

Queenstown Town Centre Arterial – Final Conditions Imposed by Expert Consenting Panel

- (e) The contact information of the relevant agencies including the Project Archaeologist, the QLDC (Heritage Unit), Heritage New Zealand Pouhere Taonga, Kāi Tahu and the KLG.

- 87. Documentation demonstrating that the contractor briefing has occurred shall be forwarded to the QLDC in their regulatory capacity.
- 88. Should any unrecorded historic heritage sites (sites that meet the RMA definition of ‘historic heritage’) be exposed during Project earthworks, then these sites shall be recorded by the Project Archaeologist and Kāi Tahu notified when Kāi Tahu heritage is exposed and Heritage New Zealand Pouhere Taonga notified when any heritage is exposed. Electronic copies of all historic heritage reports relating to historic heritage investigations (including evaluation, excavation and monitoring) shall be submitted by the Project Archaeologist to the QLDC in their regulatory capacity, Kāi Tahu and Heritage New Zealand Pouhere Taonga within 12 months of the completion of on-site earthworks.

Construction and operation of erosion and sediment controls

- 89. All erosion and sediment controls shall be in place prior to works commencing.
- 90. During construction the Requiring Authority shall take all practicable measures to minimise erosion and prevent the discharge of sediment beyond the boundaries of the site in order to achieve the objective in condition 49.
- 91. No stormwater from any HAIL sites shall be discharged to the erosion and sediment control system, stormwater network, streams or lake without suitable controls in place as required by the CSMP.

Inspection and monitoring of erosion and sediment controls

- 92. There shall be no deposition of earth, mud or other debris on any road, driveways or footpath beyond the boundary of the Project site. In the event that such deposition does occur, it shall immediately (within 24 hours at the latest) be removed. Roads or footpaths shall not 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.
- 93. The Requiring Authority shall inspect sediment and erosion controls on a weekly basis and, additionally, prior to any rainfall event predicted to generate more than 5mm rainfall, and within 24 hours following each such rainfall event. Any maintenance required as a result of inspections shall be undertaken within 24 hours (unless unsafe to do so, in which event maintenance will be undertaken at the earliest safe opportunity).
- 94. The Requiring Authority shall carry out monitoring in accordance with the ESCP and shall keep records, which shall be made available to QLDC in their regulatory capacity on request, detailing:
 - (a) The days and times when monitoring was undertaken;
 - (b) The sites, and erosion and sediment controls that were inspected;
 - (c) The erosion and sediment controls that required maintenance;
 - (d) The day and time when the maintenance was completed; and
 - (e) Areas of non-compliance (if any) with the erosion and sediment control plan and the reasons for the non-compliance.

Stabilisation and decommissioning of erosion and sediment controls

- 95. The site shall be stabilised against erosion as soon as practicable, and in a progressive manner, as earthworks are finished over various areas of the site. Areas of bulk earthworks not actively worked for a period of two weeks shall be stabilised until such time as further earthworks occur in a specific area.
- 96. Upon completion or abandonment of earthworks on the project site all areas of bare earth shall be permanently stabilised using grass or other landscaping features (in accordance with the approved UDLP) to minimise erosion.

Queenstown Town Centre Arterial – Final Conditions Imposed by Expert Consenting Panel

Soil testing

97. All sampling and testing of contamination on the site shall be overseen by a suitably qualified and experienced person. All sampling shall be undertaken in accordance with Contaminated Land Management Guidelines No. 5 Site Investigation and Analysis of Soils (Revised 2011).
98. Excess soil or waste materials removed from the subject site shall be deposited at a disposal site that is authorised to accept the relevant level of contamination.
99. Where contaminants are identified that have not been anticipated by the CSMP required under the NESCS landuse consent for the Project, works in the area containing the unexpected contamination shall cease until the contingency measures outlined in the approved CSMP have been implemented, and the discovery and contingency measures undertaken have been notified to the QLDC in their regulatory capacity.
100. Separate erosion and sediment control measures shall be constructed to contain and manage any runoff from contaminated soils. This runoff shall be discharged to the sewer network or via sucker truck at a rate/volume and quality as approved by QLDC in their regulatory capacity.

Stormwater

101. To prevent the discharge of sediment to the stormwater network, streams and lake, permanent stormwater management systems and devices must be fully operational, permanent site works complete and exposed areas of soil stabilised or landscaped, prior to erosion and sediment control measures being decommissioned.
102. No stormwater shall be discharged to any permanent management devices (treatment devices) until the site is fully stabilised against erosion.

Part D – Operational conditions

Posted speed

103. The posted speed limit shall not exceed 40 km/h.

Annexure A

Table 1: List of sites with PPFs that need to be assessed for Building Modification Mitigation and ventilation/cooling

Address	Project Stage & New or Altered Road
2 Shotover Street	Stage 1 Altered Road
15 Melbourne – Glebe Apartments	Stage 1 New Road
44 Melbourne Street – Glebe Apartments	Stage 1 New Road
71 Ballarat Street (Units F(F1), F(F2) and G(F2) only)	Stage 1 New Road
47-49 Camp Street	Stage 2 Altered Road