

CONDITIONS OF CONSENT – ECP Version – 20 August

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CONSENTS REQUIRED FROM KAPITI COAST DISTRICT COUNCIL

Proposed Kapiti Coast District Plan	Activity A single landuse consent as required under the following rules:	Location	Duration (years)
Rule 3A.3.1	The clearance of indigenous vegetation protected in Schedule 3.2 of the KCDP.	Construction areas	Unlimited
Rule 3A.3.4	Earthworks exceeding permitted activity standards.	Village platform, access roads and curtilage to provide for associated infrastructure.	
Rule 9A.3.4	Earthworks within a flood hazard (ponding) area.	A small area of the site near Park Avenue.	
Rule 11E.3.1	For generating more than 100 vehicle movements per day.	Whole site.	
Rule 11P.4.1	Non-compliance with required car parking provisions.	Whole site.	
Rule 11E.2.1	For the construction of a new road.	A short section of road linking the Site to an existing road at Ferndale Drive.	
Rule 12C.2.1	Non-compliance with permitted activity standards for signage.	At four locations across the site.	
Rule 11B.3.1	Non-compliance with water demand standards.	Whole site.	
Rule 5C.4.2	For the development of a Neighbourhood Development Area within the Ngārara Structure Plan	Whole site.	
Rule 5A.3.1	Non-compliance with bulk and location standards.	Whole site.	
Rules 12A.1.1 & 12A.3.1	Non-compliance with permitted activity standards for financial contributions.	Whole site.	
Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011			
Regulation	Activity Landuse Consent	Location	Duration (years)
9	To disturb soil that has the potential to be contaminated.	Small localised areas for the site	Unlimited

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CONSENTS REQUIRED FROM GREATER WELLINGTON REGIONAL COUNCIL

Rule	Activity	Location	Duration (years)
Various diversion and discharge consents			
Proposed Natural Resources Plan			
Rule R52A	Temporary and permanent diversion and discharge of stormwater.	Whole site	35
Rule R56	Investigation of, or discharges from contaminated land.	Small localised areas for the site.	6
Rule R101	Earthworks and vegetation clearance over 3000m ² in area.	Whole site	6
Rule R108	Diversion and discharge of water into wetlands.	Attenuation ponds and new wetland	35
Regional Freshwater Plan			
Rule 5	Discharge of stormwater to freshwater.	Waimeha stream	35
Regional Soil Plan			
Rule 2	Soil disturbance exceeding 10,000m ² .	Whole site	6
Regional Plan for Discharges to Land			
Rule 3	Discharge of contaminants not otherwise provided for.	Whole site	6
Resource Management (National Environmental Standards for Freshwater) Regulations 2020			
Regulation	Activity	Location	Duration (years)
Landuse consent			
54	Earthworks within 10m of a natural wetland and diversion of water.	Attenuation ponds and new wetland	35

CONDITIONS PERTAINING TO BOTH THE KAPITI COAST DISTRICT COUNCIL AND THE GREATER WELLINGTON REGIONAL COUNCIL

1 General

1. Except as modified by the conditions below and subject to final design and accompanying plans, the works authorised by this consent ~~shall~~ must be undertaken ~~generally~~ substantially in accordance with the following information provided by the consent holder in the application dated 12 May 2021:
 - a. the application document titled 'Proposed Retirement Village, 32 Park Avenue, Waikanae' dated 12 May 2021; and
 - b. the following relevant appendices and plans:
 1. Master Plan:
 - RC.008 Master Plan – Presentation Rev B
 - RC.009 Master Plan – Presentation Platform Rev A
 - RC.010 Master Plan – Presentation Approach Road Driveway Rev D
 - RC.011 Master Plan – Unit Types and Mix Rev E
 - RC.012 Master Plan – Development Control Plan Rev A
 - RC.013 Master Plan – Roof Plan Rev B
 - RC.014 Master Plan – Height Plan Rev A
 - RC.015 Master Plan – Materials Disposition Plan Rev A
 2. Building Types – RC.400-RC.415, RC.417, RC.419-RC.426
 3. Landscaping Plans – Prepared by Kamo Marsh, Ref No 4986, Pages 2-13
 4. Neighbourhood Development Plan – RC.038 Rev A and RC.039 Rev A, except that there here must be no residential development on the areas proposed for replanting as shown on RC.601 Master Plan – Proposed Native Planting Rev B.
- In this condition “substantially in accordance with” does not include changes in the overall bulk and form of any of the buildings comprising the retirement village, including their height, location and setback from boundaries, for which an application under section 127 of the RMA would be required. Minor amendments to the design and external appearance of the buildings may be approved upon request to the Kapiti Coast District Council, providing any amendments demonstrate that:
- The outcome is not materially different than;
 - Any adverse effects will be no greater than; and
 - No person would be adversely affected
- beyond what was granted consent.
2. Where there is an inconsistency between the documents listed above and the consent conditions, the consent conditions shall prevail.
 3. All costs associated with this consent, including Council monitoring costs, ~~shall~~ must be met by the consent holder.
 4. At least 15 working days prior to commencement of site works, the consent holder must arrange and conduct a pre-commencement meeting that:
 - a) Is located on the site;
 - b) Includes an invitation provided no later than five working days prior to the meeting to Kapiti Coast District Council and Greater Wellington Regional Council representatives;
 - c) Includes Consent Holder representatives;
 - d) Includes representation from the lead contractor(s) with overall responsibility for the works; and

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- e) Includes an invitation provided no later than five working days prior to the meeting to the Muaūpoko Tribal Authority and Te Ātiawa ki Whakarongotai Charitable Trust.

At least 10 working days before commencement of site works, the consent holder shall advise both the Kapiti Coast District Council and Greater Wellington Regional Council, of works on the site commencing.

2 Management Plans

5. All management plans must be prepared by a suitably qualified and experienced person(s).
6. 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 must clearly show the integration of activities and their management with adjacent stages and interrelated activities.
7. The consent holder must provide draft versions of each management plan to the Muaūpoko Tribal Authority and Te Ātiawa ki Whakarongotai Charitable Trust, and a period of at least 20 working days must be allowed for consultation with those parties and for feedback to be provided by them on the contents of each draft management plan. The final version of each management plan that is submitted to the Kapiti Coast District Council and/or Greater Wellington Regional Council (whichever is relevant) must set out how any issues raised by the Muaūpoko Tribal Authority or Te Ātiawa ki Whakarongotai Charitable Trust have been incorporated, and where they have not, outline the reasons why.
8. At least ~~10~~ 20 working days prior to construction commencing, unless otherwise specified in the conditions, the following management plan(s) identified at conditions 9, 11, 15, 16, 19, 32, 37, 39 and 48 shall must be submitted to either Kapiti Coast District Council and/or Greater Wellington Regional Council (whichever is relevant) in electronic and hard copy form for certification that the management plan(s) meet the objective specified and give effect to the relevant conditions of consent to which each plan relates:
- a) Construction Management Plan (KCDC)
 - b) Archaeological Management Plan (KCDC)
 - c) Dust Management Plan (KCDC)
 - d) Construction Traffic Management Plan (KCDC)
 - e) Construction Noise and Vibration Management Plan (KCDC)
 - f) Contaminated Site Management Plan (KCDC)
 - g) Environmental Management Plan (KCDC)
 - h) Lizard Management Plan (KCDC)
 - i) Emergency Management Plan (KCDC)
 - j) Speed Restriction Implementation Plan (KCDC)
 - k) Earthworks and Sediment Control Management Plan (GWRC)
 - l) Natural Wetland Management Plan (GWRC)
 - m) Wetland Establishment, Planting and Restoration Plan (GWRC)
 - n) Wetland Monitoring Plan (GWRC)
 - o) Stream Adaptive Management Plan (GWRC)

Advice Note: The notation following each management plan denotes the council responsible for certifying the plan.

9. Subject to conditions 10 to 12 below, works to which a management plan relates must not commence until the consent holder has received written certification from Kapiti Coast District

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Council and/or Greater Wellington Regional Council (whichever is relevant).

10. If the consent holder has not received a response from the Kapiti Coast District Council and/or Greater Wellington Regional Council (whichever is relevant) within 20 working days of the date of submission under (a) above, the management plan is deemed to be certified.
11. If the Kapiti Coast District Council and/or Greater Wellington Regional Council (whichever is relevant) response is that that the Council is not able to certify the management plan, it must provide the consent holder with reasons and recommendations for changes to the management plan in writing. The consent holder must consider any reasons and recommendations of the Kapiti Coast District Council and/or Greater Wellington Regional Council (whichever is relevant) and resubmit an amended management plan for certification.
12. If the consent holder has not received a response from the Kapiti Coast District Council and/or Greater Wellington Regional Council (whichever is relevant) within five working days of the date of resubmission under condition 11 above the management plan is deemed to be certified.
13. The consent holder ~~shall~~ must implement the certified management plan(s) and all works ~~shall~~ must be carried out in accordance with the certified management plan(s) and other plans required by these conditions.

~~The management plan(s) shall be prepared by a suitably qualified person (DC and RC).~~

14. ~~The consent holder may amend a certified management plan(s) and other plans may be amended to provide updated information or reflect changes in design, construction methods or the management of effects where the amendment proposed is provided in writing to either Kapiti Coast District Council and/or Greater Wellington Regional Council (whichever is relevant); and the amendment is in general substantial accordance with the original approved document or plan, or the amendment is to give effect to an amendment required under another statutory approval.~~
15. The consent holder must submit any amended management plans to the Kapiti Coast District Council and/or Greater Wellington Regional Council (whichever is relevant) for recertification no later than 10 working days prior to undertaking any works which the amendment management plan covers/addresses. If the Consent Holder has not received a response from the Kapiti Coast District Council and/or Greater Wellington Regional Council (whichever is relevant) within five working days of resubmitting an amended management plan for recertification, the amended plan is deemed to be certified.
16. The consent holder must provide copies of all certified management plans to both the Kapiti Coast District Council and the Greater Wellington Regional Council.
17. The consent holder must ensure that copies of all certified management plans are available on site and can be provided to Kapiti Coast District Council and Greater Wellington Regional Council officer(s) on request

3 Community Liaison Group

18. At least 40 working days prior to the commencement of site works, the consent holder must establish a Community Liaison Group (CLG) for the Project.
19. The CLG must include, as a minimum, representatives of the consent holder, the New Zealand Transport Agency, Heritage New Zealand Pouhere Taonga, Muaūpoko Tribal Authority, Te Ātiawa ki Whakarongotai Charitable Trust, Kapiti Coast District Council, Greater Wellington Regional Council, Ferndale Drive residents and Park Avenue residents.

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20. The objectives of the CLG are to:
- a) Provide a means for all parties to give and receive regular updates on progress with the construction of each Project stage, what the next steps in the Project will be following the completion of each stage and the timing of those steps;
 - 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 as required;
 - d) Enable opportunities for concerns and issues to be reported to and responded to by the Requiring Authority; and
 - e) Provide feedback on the content of the:
 1. Construction Management Plan;
 2. Dust Management Plan;
 3. Construction Traffic Management Plan;
 4. Construction Noise and Vibration Management Plan;
 5. Environmental Management Plan; and
 6. Earthworks and Sediment Control Plan.
21. The consent holder must:
- a) Provide draft versions of the management plans list in condition 18(e) to the CLG, and a period of at least 20 working days must be allowed for consultation with the CLG and for feedback to be provided by them on the contents of the managements plans. The versions of the management plans listed in condition 18(e) that are submitted for council certification must set out how any issues raised by the CLG have been incorporated, and where they have not, outline the reasons why;
 - b) Provide reasonable administrative support to the CLG including:
 1. As agreed with the CLG, organising meetings at a local venue;
 2. Inviting all members of the CLG to meetings;
 3. Distributing an agenda, no less than ten working days prior to meetings; and
 4. Taking and disseminating meeting minutes;
 - c) Provide an update at least every three months (or as otherwise agreed by the CLG) during construction of the Project on compliance with conditions.
22. The frequency at which the CLG meets shall be three monthly unless agreed otherwise between the consent holder and the CLG.
23. The CLG shall continue until the completion of construction works of the final stage of the Project.

4 Project Staging

24. The consent holder must complete the Project in substantial conformance with the Construction Staging described in section 2.5 of the AEE. In particular:
- a) Year One - initial enabling works comprising bulk earthworks and civil infrastructure, including a main access driveway from Park Avenue, vegetation clearance and initial archaeological investigations and further geotechnical investigations will be undertaken first;
 - b) Years Two to Six - Village construction and the independent units will be completed in five stages, with civil construction and the Main Building to be completed within years three to four.

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5 Hours of work

25. All earthworks and construction activity, including heavy vehicle movements entering or exiting the site, must be limited to the hours of:
- 7.30 am - 6.00 pm Monday – Friday
 - 8.00 am – 6.00 pm Saturday.
 - No earthworks or construction activity can be carried out on Sundays and public holidays.

6 Review

26. The Kapiti Coast District Council or the Greater Wellington Regional Council may review any or all conditions of this consent by giving notice of its intention to do so in accordance with section 128 of the RMA, at:
- monthly intervals following the date of commencement of construction; and
 - annually once construction is completed;
- 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.

CONDITIONS PERTAINING SOLELY TO THE KAPITI COAST DISTRICT COUNCIL

7 Construction Management

~~Prior to works commencing on the site, the consent holder shall prepare and submit a Construction Management Plan to Kapiti Coast District Council for certification.~~

27. The objectives of the Construction Management Plan required by condition 8 are to:
- identify the Best Practicable Option (within the limits set under the conditions of consent) and define the procedure to ensure adverse effects associated with construction activities are minimised;
 - inform the anticipated duration, frequency and timing of works to ~~manage~~ minimise disruption to adjacent properties and the public roading network; and
 - require engagement with potentially affected neighbouring property owners and occupiers; receivers and
 - ensure timely response to and management of complaints about construction effects.
28. The Construction Management Plan ~~shall~~ must include:
- the contact details for the site manager;
 - details of staff induction and training in relation to minimisation of construction effects;
 - confirmation of a general outline of the proposed staging and sequence of works and a construction programme for each stage of the Project development;
 - appropriate local signage and information on the proposed work, including the location of a large (greater than 1m²) noticeboard at each of the main entrances to ~~on~~ the site that clearly identifies the name and contact details of the site manager;
 - the location of construction site infrastructure including site offices, site amenities, contractors' yard accesses, equipment unloading and storage areas, contractor car parking and security fences details and location of temporary construction hoardings and safety fencing of the construction site;
 - any temporary pedestrian safety measures that may be required, such as details of temporary pedestrian re-routing including directional signage;
 - applicable conditions and management processes relating to the management of construction matters (including but not limited to conditions relating to earthworks, noise, dust, stormwater and sediment runoff and the management of contaminated soil

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- contamination);
- h. measures to ensure the removal of soil, debris from public roads or places, including wheel wash for construction vehicles at site exit points;
 - i. management processes for earthworks on site to minimise contaminant, erosion and sediment effects;
 - j. procedures for incident management;
 - k. a communication and complaints procedure for the public. The complaints procedure must include:
 - 1. the person(s) responsible for maintaining the complaints register;
 - 2. the 24-hour contact phone number of the responsible person(s);
 - 3. procedures for reporting complaints to the Kapiti Coast District Council;
 - 4. the actions taken to address the complaint and to avoid a repeat occurrence of the incident that occasioned the complaint;
 - l. the performance standards to ensure acceptable public safety and amenity protection during construction;
 - m. measures to ensure the reinstatement or repair of any damage to adjacent properties that is caused by earthworks or construction works;
 - n. procedures for the refuelling of plant and equipment; and
 - o. measures to address the storage of fuels, lubricants, hazardous and/or dangerous materials.

8 Construction Materials

29. All buildings on the site ~~shall~~ must not be clad or roofed with unpainted (or otherwise unsealed) copper or zinc materials.

9 Earthworks

30. During construction the consent holder must implement all practicable measures to minimise erosion and to prevent the discharge of sediment beyond the boundaries of the site.
31. The consent holder must remove existing vegetation and strip topsoil from earthworks areas.
32. The consent holder must undercut and remove all unsuitable material, including topsoil, peat and landfill material, during bulk earthworks. Peat may be used in landscaping when mixed with sand.
33. The consent holder must vegetate all cut and fill batters must be in the next planting season following cutting and filling.
34. The consent holder must retain the existing vegetation below the Primary Access Road to mitigate the risk of superficial sloughing and sliding.
35. The consent holder must ensure that:
 - a. areas of fill comply with the requirements of NZS 4431:1989 Code of Practice for Earth Fill for Residential Development; and
 - b. all earthworks areas to be used as construction sites result in 'good ground' in accordance with NZS3604:2011 Timber-framed Buildings.
36. The consent holder must undertake on-site testing of any subgrade material during construction to confirm California Bearing Ratio (CBR) value of 10% has been achieved.
37. The consent holder must ensure that any onsite soils used as fill material achieve a minimum of 95% of the maximum dry density when placed and compacted.

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38. The consent holder must construct cut batters to a maximum grade of 1V:3H unless a different grade has been specifically designed by a suitably qualified and experienced geotechnical engineer.
39. The consent holder must ensure that benching steps are provided for cut batters that exceed 3 metres in height.
40. The consent holder must ensure that in areas where compacted engineered fill is to be placed, fill batters are formed to a maximum batter of 1V:3H. Fill slopes may be locally steepened to a maximum 1V:2H batter provided they are less than 3m high and reviewed and certified as stable by a suitably qualified and experienced geotechnical engineer following earthworks design. Any such certifications must be provided to the Kapiti Coast District Council within 15 working days of certification.
41. The consent holder must ensure that cut and fill batters steeper than those described in conditions **38 and 40** are certified as stable by a suitably qualified and experienced geotechnical engineer who has undertaken a specific slope stability assessment of each over steep batter.
 - a. Any such certifications must be provided to the Kapiti Coast District Council within 15 working days of certification.
42. Should the specific slope stability assessment required by condition **41** determine that the slope is unstable then the consent holder must obtain slope stability remediation recommendations from a suitably qualified and experienced geotechnical engineer and implement those recommendations. The engineer must then undertake a further specific slope stability assessment and certify stability or make further recommendations to achieve that outcome. This process must be repeated until slope stability is achieved.
43. The consent holder must ensure that the cut slope above the Primary Access Road from Park Avenue includes 3 metre-wide benches at each 10-metre vertical height.
44. There must be no habitable buildings constructed within 3 metres of the crest of fill slopes.
45. The consent holder must obtain a detailed geotechnical site investigation and report from a suitably qualified and experienced geotechnical engineer following completion of bulk earthworks and the investigation must include:
 - a. a quantitative liquefaction assessment (and estimated liquefaction induced settlements) using finished ground levels;
 - b. recommendations for mitigating any geotechnical risks identified by the investigation.
46. The consent holder must implement any remedial works recommended in the report required under condition **45**.
47. A copy of the report required under condition **45** must be provided to the Kapiti Coast District Council within 5 working days of its receipt by the consent holder.
48. Prior to construction commencing, the consent holder shall ~~shall~~ must notify Kapiti Coast District Council of the fill option to be used in respect of earthworks and retaining works adjacent to 29 Ferndale Drive, with the options being one of either:

 - a. the construction of a retaining wall, with all works confined to the consent holder's property and road reserve; or
 - b. an alternative fill option on 29 Ferndale Drive.

In determining the option to be taken, the consent holder must contact the owner(s) of 29 Ferndale Drive and request their input. Copies of any correspondence and records of any meetings with the owner(s) of 29 Ferndale Drive must be provided to the Kapiti Coast District

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Council at the same time that the fill option is notified.

10 Archaeological site investigations

49. The consent holder must undertake all vegetation removal and site earthworks in conformance with the Archaeological Authority granted by Heritage New Zealand Pouhere Taonga on 17 September 2020 (Authority No. 2021/084: R26/429, R26/753, R26/754, R26/755, R26/756, R26/757, R26/758 and any unrecorded archaeological sites within the subject property 32 Park Avenue, Waikanae) and the Archaeological Management Plan approved by Heritage New Zealand Pouhere Taonga on 28 April 2021 (Authority No. 2021/084: 32 Park Avenue, Waikanae).
50. Prior to the commencement of earthworks on the site, the consent holder must provide a copy to the Kapiti Coast District Council of the Archaeological Management Plan approved by Heritage New Zealand Pouhere Taonga. All earthworks must be undertaken in accordance with the requirements of the approved Archaeological Management Plan.

11 Accidental Discovery Protocol

51. The accidental discovery protocol specified in Condition 8 of the Archaeological Authority granted by Heritage New Zealand Pouhere Taonga on 17 September 2020 (Authority No. 2021/084: R26/429, R26/753, R26/754, R26/755, R26/756, R26/757, R26/758 and any unrecorded archaeological sites within the subject property 32 Park Avenue, Waikanae as amended by Heritage New Zealand Pouhere Taonga on 12 January 2021) must be applied to all vegetation removal and site earthworks.

12 Stormwater Management

52. The consent holder must design the piped stormwater network for a 10-year ARI storm event (including allowance for climate change).
53. The consent holder must design all road corridors to act as overland flow paths to direct stormwater runoff should there be a blockage of the sump intakes and in storm events greater than a 10-year ARI.
54. Stormwater runoff within the road corridors must be to street sumps located in the kerb and channels adjacent to the formed carriageway and the sumps must discharge directly into the stormwater reticulation system.
55. Additional secondary overland flow paths designed to cater for at least 50 year (ARI) storm events must be provided within the Village to ensure protection against the flooding of buildings. Habitable building floors must have a freeboard of at least 150mm above the surface water of the secondary overland flow paths.
56. Within 20 working days of the completion of site works the consent holder must provide the Kapiti Coast District Council with certification from a suitably qualified and experienced person that conditions 52 to 55 have been complied with.
57. To prevent the discharge of sediment to the stormwater network and the Waimeha Stream, 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.
58. Stormwater must not be discharged to any permanent management devices until the contributing catchment forming part of the site is fully stabilised to minimise erosion.

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59. All stormwater infrastructure on the site must remain in the ownership of the consent holder, and the consent holder must assume responsibility for all operation and maintenance activities. This includes the swales, pipe networks, soakage systems and attenuation basins that service the Village and approach road.
60. Stormwater attenuation ponds must have side batters that do not exceed 1V:3H. Where areas are already vegetated and steeper than 1V:3H vegetation must be retained in place or the slope regraded to not exceed 1V:3H.
61. The Northeast attenuation pond must have a bed level of RL 5.2m and the top of the banks must be at RL 12.5 m. It must provide at least 12,500m³ of storage with a spillway at RL 12.0m.
62. The consent holder must provide an access track to the base of the Northeast attenuation pond. The consent holder must construct a cut slope approximately 18 metres in height at 1V:2H above the access track to reduce the cut into the New Zealand Transport Authority encumbrance. This cut slope must be vegetated in the planting season immediately following cutting.
63. The emergency spillway for the Northeast attenuation pond must be designed so that it does not discharge stormwater in a rainfall event less than a 1 in 100-year event. The consent holder must maintain the attenuation pond and outlet system to ensure the spillway is not used in a rainfall event less than the 1 in 100-year event.
64. The Southwest attenuation pond must be a dry basin with a bed level at RL 3.5m and the top of the banks must be at RL 5.7 m. It must provide at least 4,000m³ of storage with a spillway at RL 5.4m.
65. The Southwest attenuation pond must have an outlet control manhole that is 1050 mm in diameter and a scruffy dome manhole with a 225Ø mm outlet pipe leading to the Waimeha Stream. The top of this manhole must be at RL of 5.30m. The manhole must include a 65mm diameter low flow orifice at invert level RL 3.5m and a secondary 125mm diameter orifice at invert level RL 4.5m.
66. Within 20 working days of the completion of the construction of each attenuation pond the consent holder must provide the Kapiti Coast District Council with certification from a suitably qualified and experienced person that conditions 60 to 65 have been complied with
67. The consent holder must undertake the ongoing operation, maintenance, repair and cleaning of the stormwater attenuation ponds (including the pond floors, berms and inlet and outlet system from the stormwater attenuation basins, including any pipe and outlet to the New Zealand Transport Agency swale. The consent holder shall be responsible for the remediation of any damage to the New Zealand Transport Agency swale.
68. The consent holder must check all attenuation pond sediment forebays, inlets and outlets six monthly and after any major storm for blockages, localised depressions, excess sediment deposition, and presence of floatable debris. Accumulations of sediment must be removed and disposed of by hand or mechanical means. The consent holder must remove and appropriately dispose of any floatable debris and rubbish. At each check the consent holder must inspect the structure of the inlet for damage and or defects and if necessary, repair it as soon as practicable.
69. The consent holder must inspect attenuation pond cut batters after rainfall events and seismic shaking. Any rilling (erosional gullies) and/or localised sloughing must be repaired. Within 10 working days of completing the repairs the consent holder must provide the Kapiti Coast District Council with a report outlining the nature and extent of the rilling, sloughing and repairs undertaken.

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70. The consent holder must undertake maintenance of vegetation along the pond berms including watering, pruning, weeding and fertilising as required.
71. The cut slopes to form the Summerset Village Pedestrian shared path to the Kapiti Cycleway Walkway Bridleway must not exceed 1 metre in height at 1V:2H, either side of the access track and the cut slopes must be vegetated in the planting season immediately following cutting.

13 Construction Dust Management

72. The consent holder must:
- a) carry out all earthworks in a manner that prevents nuisance dust blowing beyond the site boundaries at any time;
 - b) utilise dust suppression measures for any bulk earthworks carried out during the summer months (September to April);
 - c) limit the site construction vehicle speed to 10 kilometres per hour;
 - d) ensure that measures such as water carts and sprinklers are in place and ready for use at the start of the day when dry or windy weather is expected; and
 - e) cease dust generating activities that result in dust blowing beyond the site boundary.

~~Prior to the commencement of earthworks, the consent holder shall prepare and submit a Dust Management Plan to Kapiti Coast District Council for certification.~~

73. The objective of the Dust Management Plan required by condition 8 is to define the measures to:
- a. ensure that any minimise dust related effects from earthworkson site are minimised and are in accordance with the "Ministry for the Environment Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions" dated November 2016; and
 - b. achieve compliance with condition 72.
74. The Dust Management Plan ~~shall~~ must include:
- a. a general description of the activities and main potential sources of dust emission;
 - b. contact details for the person who will manage dust complaints on site to be made available to staff;
 - c. a full description of the dust mitigation system, including identifying relevant operating procedures and parameters, inventory of mitigating equipment and materials, details and reporting on maintenance programmes for this equipment and contingency procedures;
 - d. a description of the staff training required, including areas staff are to be trained in, mitigation methods to be used, frequency of training and where training recordsare to be kept; and
 - e. monitoring procedures, including frequency and kind of monitoring to be undertaken, records to be kept and any system review or reporting required.

14 Roads and Parking

75. Primary operational vehicle access and egress to the site must be provided from Park Avenue. A supplementary road connecting to the proposed extension of Ferndale Drive to the boundary with the application site must be provided.
76. The proposed extension of Ferndale Drive to the boundary with the application site must be vested in the Kapiti Coast District Council following the completion of Stage 2 construction (comprising 133 villas to be provided in addition to the Main Building and an initial 84 villas).

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77. The primary vehicle access must be formed as a two way private access with a carriageway width of at least 7.0m (2 x 3.5m lanes). The supplementary exit only road connecting the Site to the proposed extension of Ferndale Drive must have a carriageway width of at least 5.5m.
78. The Village Primary Road must have a carriageway width of 6.5m. Secondary and Tertiary Roads (or residential lanes) must have a carriageway width of 5.5m.
79. Tertiary Roads (or residential lanes) must not terminate in a dead end unless there is no acceptable alternative design solution that would avoid a dead end, and provided that the proposed dead end road services no more than 6 units (or villas).
80. All internal roadways must have speeds restricted to a posted limit of 15kph.
81. The objective of the Speed Restriction Implementation Plan required by condition 8 is to detail the physical and operational methods that will be implemented to ensure that the speed limit required by condition 80 is complied with.
82. All roads within the Village must have a minimum longitudinal gradient of 1 in 250 (0.4%) and must not exceed a maximum gradient of 1 in 20 (5%).
83. The consent holder must complete safety audits, to be undertaken by a suitably qualified and experienced practitioner, of the design and the post construction (or as built) status of all internal roads. In addition to the usual matters addressed by such safety audits, the additional purpose of these two reviews is to ensure that heavy vehicle tracking provides an acceptable level of clearance from roadside kerbs.
84. A copy of the completed safety audits required by condition 83 must be provided to Kapiti Coast District Council. Where an unacceptable level of clearance from roadside kerbs is identified by the safety auditor or the Kapiti Coast District Council, that must be remedied by the consent holder to the satisfaction of Kapiti Coast District Council at the consent holder's expense.
85. Unless otherwise required by other conditions of these consents, pedestrian and cycle access must be provided in substantial accordance with section 3.2.3 of the Summerset Waikanae Integrated Transport Assessment Report dated 12 May 2021 (Appendix 2 to the AEE).
86. The Village Primary Road and all Secondary Roads within the Village must have a footpath that is at least 1.5 metres wide.
87. The Summerset Village Pedestrian shared path to the Kapiti Cycleway Walkway Bridleway must be at least 2.5 metres wide and must include passing and resting points at regular intervals.
88. Within 3 months of the opening of the Summerset Village Pedestrian shared path connection to the Kapiti Cycleway, Walkway and Bridleway required by condition 87, the consent holder must complete a safety audit of the connection and additional signs or markings added or sight-lines improved to mitigate the risk of collision at the junction, if the safety audit determines that the risk is significant.
89. A copy of the completed safety audit required by condition 88 must be provided to Kapiti Coast District Council and the New Zealand Transport Agency for comment. Where any additional safety risks are identified by the Kapiti Coast District Council or New Zealand Transport Agency, these must be remedied to the satisfaction of Kapiti Coast District Council at the consent holder's expense.
90. A dedicated servicing area must be provided at the rear of the main building in substantial accordance with section 3.2.4 of the Summerset Waikanae Integrated Transport Assessment

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Report dated 12 May 2021 (Appendix 2 to the AEE).

91. The Park Avenue site access intersection must be constructed in substantial accordance with RC.010 Master Plan – Presentation Approach Road Rev D Figure. At least 20 working days prior to commencing construction of the intersection the consent holder must provide final design details of the intersection to Kapiti Coast District Council for certification that the intersection design complies with Kapiti Coast District Council roading standards.
92. The consent holder must adopt a process for certifying the intersection design that follows the process set out for management plans in conditions 9 to 12.
93. There must be at least 485 car parking spaces provided on site.
94. Designated parking spaces for staff must be clearly marked at all times throughout the operation of the retirement village.
95. At intervals of six months and 12 months after the opening of the Main Building the consent holder must undertake an assessment (including monitoring of actual car parking) to determine car parking occupancy and demand, including from staff, and to identify any overspill of parking to off-site locations. If overspill is identified the consent holder must implement mitigation measures (which may include but are not limited to making changes to shift ends to stagger them, marking dedicated staff and visitor parking, or providing additional on-site parking) to avoid any continuation of overspill of parking to off-site locations.
96. The results of the six and 12 month assessments required by condition 95 and the details of any intended overspill mitigation measures must be provided to the Kapiti Coast District Council.
97. The consent holder must construct the extension to Ferndale Drive using a stormwater swale design that is substantially the same as that used for the existing section of Ferndale Drive. Final design details of the extension must be provided to Kapiti Coast District Council no less than 20 working days prior to commencement of construction of the extension for certification by the Council as to conformity with the existing section of Ferndale Drive.
98. The consent holder must adopt a process for certifying the design of the extension to Ferndale Drive that follows the process set out for management plans in conditions 9 to 12.
99. The consent holder must complete safety audits, to be undertaken by a suitably qualified and experienced practitioner, of both the design and the post construction (or as built) status of the Park Avenue site access intersection and the site access connection to Ferndale Drive.
100. A copy of the design safety audit required by condition 99 must be provided to Kapiti Coast District Council at least 20 working days prior to construction commencing of the Park Avenue site access intersection and the site access connection to Ferndale Drive. The post construction safety audits must be provided to Kapiti Coast District Council no more than 20 working days following the respective completion of the construction of the Park Avenue site access intersection and the site access connection to Ferndale Drive. Where any additional safety risks are identified by the safety auditor or the Kapiti Coast District Council, these must be remedied to the satisfaction of Kapiti Coast District Council at the consent holder's expense.

15 Connectivity Pathways

101. The consent holder must provide and maintain shared pathways R6, L1, G1 L2, L3, L4 and R1 in substantial accordance with the locations shown on the aerial photograph in Annexure 3 to these consents.

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102. The surface of the shared pathways must be constructed from crushed limestone, concrete, asphalt (or similar) and must be at least 2.5 metres wide.
103. The shared pathways required by condition 101 must be open to the public during daylight hours, except as required to undertake pathway maintenance.

16 Construction Traffic

104. Except as provided by condition 106, all heavy vehicle construction traffic and trade and worker vehicles must gain access to and from the site via the main entrance on Park Avenue.
105. Construction traffic must not exceed 200 vpd in total inclusive of no more than 25 heavy vehicle movements (comprising entry and exit to the site) per day
106. For the Stage 2 construction of the 133 villas to be built after Stage 1 (comprising the Main Building and an initial 84 villas), access for residential type construction worker vehicles (excluding heavy vehicles) must occur via Ferndale Drive provided that vehicle movements do not exceed 100 movements per day.
107. All construction staff vehicles must park on site and not on the surrounding street network.

~~Prior to the commencement of construction, the consent holder shall prepare and submit a Construction Traffic Management Plan to Kapiti Coast District Council for certification.~~

108. The objective of the Construction Traffic Management Plan required by condition 8 is to:
 - a. define the measures to ensure that any minimise any potential adverse effects of construction-related traffic are minimised; to
 - b. ensure that during construction the road network operates safely and efficiently and minimises disruption and delays for all road users, including emergency services, existing residents, and pedestrians and cyclists; and
 - c. demonstrate how compliance with conditions 104 to 107 is to be achieved.
109. The Construction Traffic Management Plan must include ~~shall include specific details relating to avoiding, remedying, mitigating or minimising as far as practicable adverse effects on the environment from construction traffic associated with the Development, and setting out procedures to be followed ensure compliance with the conditions of consent, including:~~
 - a. identification of the person(s) responsible for monitoring construction traffic and receiving any complaints in respect of construction traffic;
 - b. a description of the roads to be used by construction traffic;
 - c. ~~the~~ anticipated types and numbers of construction vehicles during each phase of construction;
 - d. ~~the~~ anticipated construction vehicle sizes;
 - e. ~~the~~ construction vehicle routes including site access routes and access points for heavy vehicles in compliance with conditions 104 and 105;
 - f. details of construction vehicle swept paths (vehicle tracking) to confirm what size of vehicles can safely be accommodated on the existing road network, over the expected range of sizes of vehicles (in terms of width and length) including those carrying large materials such as roof trusses and water tanks;
 - g. ~~the~~ temporary traffic management measures for construction vehicle routes such as signage and travel speeds;
 - h. measures to avoid road closures and restrictions on vehicle, bus, cycle and pedestrian movements wherever possible;

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- i. the hours that construction vehicle movements will occur;
 - j. ~~the~~ parking arrangements for construction staff and how these will vary during construction phases;
 - k. ~~the~~ measures for managing and cleaning up any spill of construction material, dirt or dust by construction vehicles on public roads and footpaths;
 - l. ~~the~~ procedures for undertaking pre-construction and post-construction road condition surveys of roads (including but not limited to Park Avenue and Ferndale Drive) to be used by construction traffic, and attending to any repairs identified as required as a result of construction traffic; and
 - m. ~~the~~ locations for storage of construction plant and material.
110. The Construction Traffic Management Plan must be consistent with the version of the New Zealand Transport Agency Code of Practice for Temporary Traffic Management that applies at the time the Plan is prepared.

~~A copy of the Construction Traffic Management Plan shall be available on site and provided to Kapiti Coast District Council Officer(s) on request.~~

111. Other than as required by Condition 97, the proposed extension of Ferndale Drive to the boundary with the application site shall ~~shall~~ must be constructed in accordance with the requirements of the Kapiti Coast District Council's 'Subdivision and Development Principles and Requirements, 2012'.

17 Construction Noise and Vibration

112. Noise from earthworks and construction activity must be measured and assessed in accordance with NZS6803:1999 Acoustics – Construction Noise and must not generally exceed 70dB L_{Aeq} and 85 dB L_{max} when measured at or within the boundary of any neighbouring residential property.
113. The consent holder must communicate noise measurement results to the Community Liaison Group in accordance with condition 19 and to neighbouring residential property owners and occupiers.
114. Vibration from construction activities that may affect people and buildings must be managed in accordance with DIN 4150-3 (2016) Vibrations in buildings - Part 3: Effects on structures, and when measured and assessed using DIN 4150-3 (2016) not exceed 5mm/s PPV at or within the boundary of any neighbouring residential property.
115. If measured or predicted noise or vibration levels exceed the limits in conditions **112 or 114**, then contributing works must immediately cease and a suitably qualified and experienced person must be engaged to assess the cause of the exceedance and to recommend the best practicable option for complying with the limits. The consent holder must implement the recommended option.
116. Prior to commencing site earthworks, the consent holder must offer and, if accepted by the relevant property owner or occupier, must carry out at the consent holder's expense prior to earthworks or construction commencing within 50 metres of the relevant dwellings, double glazing of windows on the facades facing the Park Avenue accessway of:
- a. the dwelling and two studios at 26 Park Avenue; and
 - b. the dwellings at 30 and 30B Park Avenue.

~~Prior to works commencing on the site, the consent holder shall prepare and submit a Construction Noise and Vibration Management Plan to Kapiti Coast District Council for certification.~~

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117. The objectives of the Construction Noise and Vibration Management Plan required by condition 8 are to:
- a) identify and implement appropriate methods to achieve compliance with noise and vibration requirements in Conditions 44-48 **112 to 115**;
 - b) specify the noise and vibration monitoring to be undertaken during the course of works that have the potential to exceed the noise or vibration limits;
 - c) set out how the consent holder will communicate noise and vibration monitoring results to neighbouring residential property owners and occupiers;
 - d) set out how the consent holder will communicate noise and vibration management and mitigation measures to neighbouring residential property owners and occupiers;
 - e) provide a framework for the development and implementation of the Best Practicable Option ('BPO') for the management of all construction noise and vibration effects;
 - f) define the procedures to be followed and the mitigation options (including alternative strategies such as locally increasing the noise barriers or surface weights specified in conditions 106 and 107, or using smaller and quieter construction equipment) that will be implemented when the noise and vibration standards in conditions **112 and 115** are not met;
 - g) set out the methods for scheduling works to minimise disruption to neighbouring residential properties;
 - h) ensure engagement with affected neighbouring residential property owners and occupiers;
and
 - i) ensure a timely response to and management of complaints about construction noise and vibration.
118. The Construction Noise and Vibration Management Plan must at a minimum include the information required by Annex E2 of NZS 6803:1999. The term 'noise' in that document must be interpreted as 'noise and vibration'.
119. Prior to the commencement of any earthworks or construction that has access from Park Avenue, the consent holder must install solid temporary noise hoardings that are 3 metres high with a minimum surface weight of 9kg/m² along the Park Avenue entrance to the site in accordance with the recommendation of the Norman Disney & Young letter titled '32 Park Avenue, Waikanae – Summerset Waikanae – Responses to EPA Acoustic RFI' dated 8 July 2021. The hoardings shall must remain in place for the duration of the construction works. ~~or until compliance can be achieved with Condition 81 without the hoardings in place.~~
120. Prior to the commencement of any earthworks or construction at the Ferndale Drive end of the site, the consent holder must install solid temporary noise hoardings that are 2.4 metres high with a minimum surface weight of 9kg/m² adjacent to properties located within 60 metres of the site boundary bordering the site from Ferndale Drive in accordance with the recommendation of the Norman Disney & Young letter titled '32 Park Avenue, Waikanae – Summerset Waikanae – Responses to EPA Acoustic RFI' dated 8 July 2021. The hoardings shall must remain in place for the duration of the works within 60m of residential properties bordering the site to Ferndale Drive., ~~or until compliance can be achieved with Condition 81 without the hoardings in place.~~

18 Operational Noise

121. Prior to the commencement of operation of the retirement village, the consent holder shall must install a permanent 1.6 m high noise attenuating fence barrier along the boundary of the site with 26, 30 and 30B Park Avenue. The fence barrier shall must be constructed of 17mm plywood or 9mm cement sheet (minimum thickness), with no gaps between the panels (or an equivalent noise attenuating design that the consent holder demonstrates to Kapiti Coast

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District Council will achieve compliance with Noise-R1 of the Operative Kapiti Coast District Plan). in general accordance with the recommendation of the Norman Disney & Young report titled ‘32 Park Avenue, Waikanae, Summerset Waikanae Entrance Acoustics’ dated 3 April 2020 as supplied with the application.

122. Prior to occupation of the units affected by ~~Rule 12D.1.14.1~~ Noise -R14 of the Kapiti Coast District Plan, the consent holder shall ~~must~~ submit to Kapiti Coast District Council certification from a suitably qualified and experienced person that the affected residential units have been constructed to achieve compliance with Standard 1 or Standard 2 (which ever applies) of NOISE-R14 of the Operative Kapiti Coast District Plan ~~the relevant standard.~~

19 Light Spill

123. Artificial light from the site must not result in added illuminance in excess of 8 lux measured from the window of any dwelling house on any neighbouring site zoned residential.

20 Three Waters Infrastructure

124. The consent holder must construct for the Village a gravity reticulation wastewater network system that discharges to the existing wastewater network at Park Avenue. The network must be designed in conformance with Kapiti Coast District Council - Subdivision and Development Principles and Requirements, 2012 (SDPR); and NZS 4404:2010 - Land Development and Subdivision Infrastructure.
125. The consent holder must provide a potable water supply that consists of two-end connections at Park Avenue and Ferndale Drive. The consent holder must install RPZ backflow prevention devices at the connections at each end of the Village.
126. The consent holder must provide a fully reticulated potable water supply to the main building and independent living units. The reticulation system must include fire hydrants. The consent holder must provide a separate dedicated fire main to supply a sprinkler system in the main building.
127. The Village potable water supply must meet the requirements of:
- a) Kāpiti Coast District Council – Subdivision and Development Principles and Requirements, 2012 (SDPR);
 - b) NZS 4404:2010 – Land Development and Subdivision Infrastructure;
 - c) SNZ PAS 4509:2008 – New Zealand Fire Service Firefighting Water Supplies Code of Practice; and
 - d) NZ Building Code, Clause G12 “Water Supplies”.
128. The consent holder must install fire hydrants in accordance with the Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.
129. The consent holder must design and install a water reticulation system and hydrants to ensure fire flow can be delivered to all hydrants within the Project from the centre, without exceeding an additional head loss of 30m.
130. The consent holder must ensure that there is a separate fire main connection for the main building sprinkler system comprising a separate 150mm connection from the KCDC main in Park Avenue. The sprinkler system must be capable of supplying at 17l/s with 350kPa residual pressure at valve house.
131. Water supply for irrigation and for outdoor taps for the ~~retirement~~ Village ~~must~~ shall be taken

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~~from an on-site bore and not be taken~~ from the Council's reticulated supply.

~~Infrastructure servicing shall be provided in accordance with the consented 'Infrastructure Services Report.~~

21 Temporary Sales Office

132. The Temporary Sales Office at the Park Avenue frontage ~~shall~~ must only operate between the hours of 8:00am and 6:00pm Monday to Sunday.
133. Signage associated with the Temporary Sales Office must not exceed the height of the boundary fence so as not to be visible from the adjacent property. The signage must be set back at least 5m from the road boundary. The signage must be single-sided, oriented for and visible to motorists and other road users approaching from the west.
134. The Temporary Sales Office must include a carpark providing 16 spaces, of sufficient size to enable all vehicles to enter from and exit to the site access road and Park Avenue in a forward direction.
135. Prior to any resident occupying ~~occupation of~~ the first stage of the Village, the Temporary Sales Office and associated car parking area at the Park Avenue frontage ~~shall~~ must be removed from the site.
136. Prior to any resident occupying ~~the occupation of~~ the final stage of the Village, signage associated with the Temporary Sales Office and any other ~~the temporary sales billboards to be constructed at the Park Avenue village entrance shall~~ must be removed from the site.

22 Contaminated Soil

~~Prior to the commencement of any earthworks on the site, the consent holder shall prepare and submit~~

137. The Contaminated Site Management Plan (CSMP) required by condition 8 must be prepared by a Suitably Qualified and Experienced Practitioner (SQEP) on land contamination. for certification by the Kapiti Coast District Council in respect of any contaminated materials on the site.
138. The objective of the ~~Site Management Plan~~ CSMP is to outline measures to manage works around, and handling of, any potentially contaminated material in order to avoid and minimise any contamination effects from the earthwork and to detail the measures to manage health, safety, and environmental risk associated with works in contaminated material during construction.
139. The CSMP must include:
 - a) 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.
 - b) The measures to be undertaken in the handling, storage and disposal of all contaminated material excavated during construction works;
 - c) The soil validation testing that will be undertaken;
 - d) 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;
 - e) Measures to be undertaken in the event of unexpected contamination being identified during construction activities, including measures to:

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- i) Assist with identification of unknown contaminated material; and
 - ii) Stop work or isolate the area once any such material is identified;
 - f) 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.
140. 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.
141. A copy of the certified CSMP must be held on-site at all times.
142. Site earthworks must comply with the following requirements:
- a) 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.
 - b) In areas of potentially contaminated land, excavations must be undertaken in a manner that allows for regular inspections and monitoring of the subsurface conditions to enable the identification of unforeseen contamination, and to allow soils of a different type/composition/contaminant characteristic to be kept separate, should contamination be identified.
 - c) Any material imported to a earthworks site as backfill must be clean fill, and the Lead Contractor must maintain records to demonstrate that any imported material is obtained from a quarry or other certified source.
 - d) 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 SQEP on land contamination has assessed the matter and advised of the appropriate investigation, management and disposal options for these soils.
 - e) 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) must be available on site at all times and used as necessary.
 - f) All contaminated soils removed from the site must be disposed of at a facility whose waste acceptance criteria permit the disposal.
 - g) The consent holder must keep the following records for the duration of the Project:
 - 1. Load registers and weigh bridge docket for soil taken off-site;
 - 2. Records of imported fill material;
 - 3. Any analytical results for soils removed from site;
 - 4. Any complaints or incidents regarding earthworks or soil handling that were identified during the Project;
 - 5. Reports on any discoveries of any unexpected contamination; and
 - 6. Any documentation provided by the SQEP, and laboratory analysis for future reference.
143. Within two months of the completion of the soil disturbance works on site an Earthworks Completion Report must be provided to the Kapiti Coast District Council. This report must include:
- a) The location and dimensions of the excavations carried out, including a relevant site plan;

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- b) Records of contamination encountered during the works including soil validation results, if applicable;
- c) Copies of the disposal docket for the material removed from the site and any clean fill imported onto the site;
- d) The records required to be kept under condition **142(g)**.

23 Environmental Management Plan

~~Prior to any earthworks or vegetation clearance occurring on the site, the consent holder shall prepare and submit an Environmental Management Plan to Kapiti Coast District Council for certification which meets the requirements of Rule 5C.4.2 of the District Plan.~~

144. The objective of the Environmental Management Plan required by condition 8 is to demonstrate compliance with, as a minimum, conditions **146 to 164** and to minimise the ecological effects on the environment from the construction and operation of the Project Development, including through environmental monitoring. The Environmental Management Plan must meet the requirements of ~~Rule 5C.4.2~~ SUB-DEV1-R64 of the District Plan.
145. The Environmental Management Plan ~~shall~~ must include:
- a. identification of vegetation to be retained and detail of any physical, operational or legal protection measures for that vegetation;
 - b. proposed planting (including offset and replacement planting) including locations in conformance with Appendix 11 of The Ecological Impact Assessment Summerset Retirement Village Report (Appendix 3 to the AEE) attached as Annexure 1 to these consents, as well as details of plant species, spacing, densities, sizes at time of planting, layout and planting methods;
 - c. a description of the legal arrangements (land purchase, leasing or covenanting) to be entered into by the consent holder to ensure all plantings are retained in perpetuity;
 - d. the methods of pest plant control to be implemented in the areas of indigenous vegetation specified on site;
 - e. the proposed staging of planting, including the seasonal timing of planting and in relation to completion of works in each stage of the Project;
 - f. the detailed ground preparation and planting specifications including:
 - i. ground preparation (topsoiling and decompaction);
 - ii. mulching;
 - iii. plant sourcing and planting processes, including hydroseeding and grassing;
 - iv. replacement planting; and
 - g. details of the maintenance and monitoring programme to be undertaken, including:
 - i. a baseline (pre- construction), six monthly during-construction and post-construction pest plant surveys (autumn and spring);
 - ii. checking that the correct species have been planted at the correct locations, spacings and proportions;
 - iii. identification of individual plants or areas of planting that have died or appear to be in poor health (e.g. yellowed leaves, stunted growth, pest infestation);
 - iv. identification of individual plants or areas of planting that have been damaged or destroyed as a result of inappropriate mowing, weed control, other maintenance, or vandalism;
 - v. estimation of a representative measure of canopy cover, with the aim of achieving 80% canopy cover by the end of a five-year period (or earlier);
 - vi. assessments of the condition and coverage of indigenous vegetation; and
 - vii. presence of exotic and invasive plant species (quarterly pest plant surveys);
 - h. requirements for reports detailing monitoring results are to be provided to Kapiti Coast District Council within one month of each quarterly survey completion.

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~~The Environmental Management Plan shall also outline details of the baseline (pre-construction), biannual during construction and post-construction pest plant surveys (autumn and spring) to be conducted on site, including reporting requirements (DC).~~

24 Terrestrial Vegetation

146. Plant ~~and machinery~~ used during vegetation removal, earthworks and construction ~~shall~~ must be cleaned prior to entering the site.
147. Prior to commencing site works the consent holder must undertake a baseline pest plant survey and provide a copy of the survey results to the Kapiti Coast District Council.
148. Prior to any mahoe forest being removed, the areas of mahoe forest to be retained, as identified on drawing RC.601 Rev B ~~shall~~ must be confirmed by a suitably qualified ecologist and then clearly delineated with flagging tape, construction fencing or bunting ~~and confirmed by a suitably qualified ecologist prior to any vegetation removal.~~
149. The areas of mahoe forest being removed ~~shall~~ must be removed by a suitably qualified person.
150. Trees ~~shall~~ must be felled away from the remaining areas of mahoe forest and any penetrating earth disturbances ~~shall~~ must be outside of the drip line of the canopy of mahoe that are being retained, where practical and safe to do so.
151. Felled vegetation ~~shall~~ must be left in place for at least three days prior to being cleared.
152. The felled mahoe trees must be chipped and spread across the batter slopes and areas being planted.
153. Weed control of climbing asparagus ~~shall~~ must be undertaken at least every six ~~6~~ months for the duration of construction in the section of mahoe that is retained.

25 Restoration and Other Replacement Planting

154. All ~~offset~~ restoration replanting and replacement planting must be:
 - a. Undertaken in accordance with the “Resource Consent Landscape Design Package for Summerset Waikanae” prepared by KamoMarsh Landscape Architects (Appendix 15 to the AEE) and attached as Annexure 2 to these consents;
 - b. Retained in perpetuity and protected by an appropriate legal arrangement (land purchase, leasing or covenanting) to be entered into by the consent holder.
155. Offset Restoration replanting ~~shall~~ must be undertaken within the planting season that immediately follows the completion of each stage of earthworks ~~24 months of any units being occupied.~~
156. The ~~offset~~ restoration replanting ~~shall~~ must be undertaken in a manner specified in the Environmental Management Plan, including ~~the following~~:
 - a. the total replanting area of 3.64 ha of mahoe forest;
 - b. offset replanting will be undertaken in the locations shown in drawing RC.601 Rev B, ~~or as close to those locations as reasonably practicable;~~ and
 - c. an additional 0.83 ha of other native vegetation must be planted on site adjacent to mitigation vegetation planted for the Mackays to Peka Peka Expressway and adjacent to the area of mahoe on site that will not be felled;
 - d. the seedlings used for ~~offset~~ re-planting must be eco-sourced from the Foxton or Tararua Ecological Districts; and
 - e. the size of seedlings for ~~offset~~ replanting ~~shall~~ must be determined by the site planter or landscape architect (whoever is responsible for planting), and ~~shall~~ must be appropriate to

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siteconditions.

157. The consent holder ~~shall~~ must maintain, and monitor at least annually, the offset planting and other replacement planting in perpetuity ~~for five years following the planting being undertaken~~.
158. Within 3 months of completion of the planting in accordance with conditions 154 to 156, the consent holder must enter into a covenant in favour of Kapiti Coast District Council under section 108(2)(d) of the Resource Management Act 1991 providing for the protection in perpetuity of the 3.64 ha of existing and replanted mahoe forest as shown on drawing Number RC.601 Rev B attached as Annexure 5 to these consents. A copy of the updated Computer Register (record of title) showing that the covenant has been registered shall be provided to the Kapiti Coast District Council immediately following registration. The consent holder must meet all costs associated with the preparation and execution of the covenant.

~~Any planting associated with the Mackays to Peka Peka Expressway that is damaged or removed as part of works shall be replanted following the completion of the site works. The replacement planting shall be the same as or substantially similar to the planting that was damaged or removed.~~

159. Any plantings within designation D0108 which are affected by Project construction works must be restored in the planting season immediately following and in a manner that ensures compliance with the conditions 57A and 58 of designation DD108.

26 Avifauna Management

160. Where earthworks or vegetation clearance occurs ~~during~~ the pipit breeding season (August – February), a pre-clearance pipit survey ~~shall~~ must be conducted in potential pipit habitat (grassland) by a suitably qualified and experienced ecologist. If no pipits are observed nesting or breeding, earthworks or vegetation clearance may commence. If pipits are detected nesting, the consent holder must establish an exclusion zone ~~will be established~~ around the nest as determined by a suitably qualified and experienced ecologist and earthworks or vegetation clearance will not commence in this area until nesting activities are complete.
161. Where removal of mahoe occurs during the bellbird breeding season (September – February), a pre-clearance bellbird survey ~~shall~~ must be conducted in the mahoe removal areas shown in RC.600Rev A by a suitably qualified ecologist. If bellbirds are detected nesting in the mahoe to be removed, the consent holder must establish an exclusion zone ~~should be established~~ around the nest(s) as determined by a suitably qualified and experienced ecologist and removal of the mahoe ~~shall~~ must not commence in this area until nesting activities are complete.

27 Lizard Management

~~Prior to the commencement of construction, the consent holder shall prepare and submit a Lizard Management Plan to Kapiti Coast District Council for certification.~~

162. The objective of the Lizard Management Plan required by condition 8 is to minimise the effects of the Project on herpetofauna.
163. The Lizard Management Plan ~~shall~~ must include:
 - ~~an assessment of indigenous lizards and/or their habitats present or potentially present within the site;~~
 - a. methods and timing for lizard salvage and relocation;
 - b. identification of appropriate relocation sites; and
 - c. any ongoing management requirements, such as post-release monitoring and pest control.

28 Wetlands

164. Buildings must not be constructed within 20 metres of the Carex wetland margin.

29 Emergency Management Plan

165. The purpose of the EMP required by condition 8 is to address emergency management and evacuation procedures in respect of a natural hazard event (earthquake and flood), civil defence events and fire.

30 Street and Building Names

166. Prior to the commencement of operation of the Village, the consent holder must consult with the Muaūpoko Tribal Authority and Te Ātiawa ki Whakarongotai Charitable Trust as to appropriate names for the project's internal roads and Main Building that recognise cultural and historic values and features.

31 Financial Contributions

167. Prior to the commencement of construction of each stage of the Project, a financial contribution ~~shall~~ must be paid to the Kapiti Coast District Council for that stage of the Project in accordance with ~~Section 21.1 FC Table 1~~ Section 21.1 FC Table 1 of the District Plan, except as modified by the following:
- a. financial contributions will not be payable in respect of any memory care suites or care beds within the 'Main Building'; and
~~financial contributions for any 1 bedroom unit will be levied at 0.5 HUE as specified in Standard 12A.1.1; and~~
 - b. financial contributions for all other villas and cottages will be levied at a rate of ~~0.7~~ 0.6 HUE.

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32 Erosion and Sediment Control

~~Prior to the commencement of earthworks, the consent holder shall to prepare and submit an Earthworks and Sediment Control Plan to Kapiti Coast District Council and Greater Wellington Regional Council for certification~~

168. ~~The objectives of the Earthworks and Sediment Control Management Plan required by condition 8~~ are to:
- a. detail the Best Management Practices that will be implemented to minimise the potential for erosion, and
 - b. ~~to~~ maximise the removal of sediment from any stormwater runoff prior to discharge into the receiving environment.
169. Notwithstanding condition 1 of these consents, Sediment Retention Pond 2 that was proposed as part of the application documents must be replaced with a series of small sediment control devices (such as decant earth bunds), each with their own decanting/outlet device to control runoff. These devices must incorporate natural soakage and discharge any overflow of treated water via a pipe system to Waimeha Stream downstream of 20 Alexander Street as described in paragraph 2.15 of the “Statement of Evidence of Manu Miskell on Behalf of Summerset Villages (Waikanae) Limited, Civil Engineering Infrastructure and Earthworks, Manu Miskell, 22 July 2021” at paragraph 2.15.
170. All erosion and sediment control measures must be designed, constructed and maintained in accordance with Greater Wellington Regional Council’s “Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region February 2021”.
171. Unless agreed otherwise with the Greater Wellington Regional Council, the Earthworks and Sediment Control Management Plan must 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;
 - d) Supporting calculations and design drawings;
 - e) Catchment boundaries for the sediment controls;
 - f) Discharge locations for each catchment/sediment control device;
 - g) an updated plan detailing how stormwater runoff from the Village Approach Road will be directed to the Waimeha Stream to the north of 20 Alexander Street;
 - h) A specific chemical flocculent treatment plan (if chemical flocculent treatment is to be used for sediment control);
 - i) Location of the works, and cut and fill operations;
 - j) Details of construction methods to be employed, including timing and duration;
 - k) A programme for managing and limiting exposed areas of soil, including progressive stabilisation considerations;
 - l) Identification of the suitably qualified or experienced persons to manage the erosion and sediment controls;
 - m) Identification of the persons who have clearly defined roles and responsibilities to monitor compliance with the Earthworks and Sediment Control Plan;
 - n) Details of the chain of responsibility for managing erosion and sediment controls and details of responsible personnel;
 - o) Maintenance requirements; and

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p) Procedures for monitoring rainfall, heavy rainfall alerts and actions depending on the alert level (rainfall depth predicted).

172. Prior to the commencement of earthworks on the site, the consent holder ~~shall~~ must install all erosion and sediment control measures described in the certified Earthworks and Sediment Control Plan and ~~shall~~ must maintain all those measures in suitable condition for the duration of the site works.

33 Wetlands

~~Prior to the commencement of site works, the consent holder shall prepare and submit a Natural Wetland Management Plan to Greater Wellington Regional Council for certification.~~

173. There must be no construction works undertaken within the existing natural wetlands on the site.

174. The consent holder must remove all pine trees within 20 metres of the Carex wetland margin.

175. The consent holder must undertake enhancement planting within the Carex wetland utilising suitably adapted, eco-sourced, native plants.

176. There must be no adverse hydrological changes to the natural wetlands on the site.

177. The consent holder must plant and ensure the establishment of an indigenous, eco-sourced vegetated buffer of at least 5m around the periphery of the Carex wetland.

178. The objective of the Natural Wetland Management Plan required by condition 8 is to outline specific management procedures, construction methods, and mitigation to be undertaken in order to retain and enhance the natural wetlands on the Site, and otherwise minimise effects on the wetland ecology environment from the Project.

179. The Natural Wetland Management Plan ~~shall~~ must be in substantial accordance with the recommendations contained in *Boffa Miskell Limited 2021. Summerset Waikanae: Wetland Ecological Impact Assessment. Report prepared by Boffa Miskell Limited for Summerset Villages (Waikanae) Limited, version 4, dated 31 March 2021* and ~~shall~~ must include:

- a. measures to avoid direct works within, and damage to, the existing natural wetlands on the site;
~~measures to minimise hydrological changes to the natural wetlands on the site;~~
- b. measures to avoid the introduction of exotic weed species into the natural wetland areas;
- c. implementation of appropriate wetland planting within the stormwater retention pond basins;
- d. in respect of the Carex wetland:
 - ~~the removal of pine trees within 20m of the wetland margin;~~
 1. a detailed planting plan (including species type, number of plants, location of planting) for the for enhancement planting within the wetland required by condition 175 and the buffer planting required by condition 177 utilising suitably adapted, eco-sourced, native plants;
 2. the methods for managing and maintaining enhancement planting required by conditions 175 and 177 to ensure it is properly established; and the planting and establishment of an indigenous, eco-sourced vegetated buffer of at least 5m around the periphery of the wetland; and
 3. the methods for weed control.
 - f. the Wetland Monitoring Plan required under condition 8;
 - g. the actions to be undertaken to ensure that the natural wetlands persist, and the extent of each natural wetland is not reduced, in the event that

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monitoring identifies:

1. a change in the composition of the vegetation such that the relevant wetland is at risk of no longer meeting the definition of a natural wetland under the NPS-FM 2020 if no further action is taken; and / or
2. a reduction in the extent of the natural wetlands by at least 10% in total area.

~~No buildings shall be constructed within 20m of the Carex wetland~~

~~At least one month prior occupation of the final stage of the village, the consent holder shall provide a~~

180. The Wetland Establishment, and Planting and Restoration Plan required by condition 8 must make provision for a new wetland as described in the *Boffa Miskell Limited 2021. Summerset Waikanae: Wetland Ecological Impact Assessment. Report prepared by Boffa Miskell Limited for Summerset Villages (Waikanae) Limited, version 4, dated 31 March 2021* Wetland Ecological Impact Assessment at 7.2 and shown in Drawing RC.602 Rev A, to Greater Wellington Regional Council for certification.
181. The Wetland Establishment, Planting and Restoration Plan shall must include:
 - a. site preparation, including removal of weeds and earthworks/reshaping/changes to topography; and
 - b. proposed planting, including plant species, spacing, densities, sizes at time of planting, layout and planting methods and timing of planting.
182. Within six months of the commencement of site earthworks Prior to the occupation of the final stage of the village, the consent holder shall must carry out the wetland creation and planting in accordance with the certified Wetland Establishment, Planting and Restoration Plan and associated details approved under condition 35.
183. On completion of the wetland, the Consent Holder shall must:
 - a. provide a completion report to Greater Wellington Regional Council at the completion of planting; and
 - b. monitor and maintain the new wetland (including weed control and planting) in perpetuity for a period of 3 years from completion of planting.
184. Within 12 months of the commencement of site earthworks the consent holder must implement at their sole cost a form of enduring legal protection to the satisfaction of the Greater Wellington Regional Council for the Carex wetland, Trackside wetland, Roadside wetland and the new wetland (required by condition 180) and their riparian margins, which may include covenants or other similar mechanisms.

34 Wetland Monitoring

~~Prior to commencement of construction, the consent holder shall prepare and submit a Wetland Monitoring Plan for the Carex, Roadside and Trackside wetlands to Greater Wellington Regional Council for certification.~~

185. The consent holder must undertake wetland monitoring for a minimum period of 10 years following the commencement of site earthworks that includes:
 - a) a shallow piezometer installed in each of the Trackside and Roadside wetlands, prior to (as a baseline) and after construction to assess changes in groundwater levels;
 - b) drone aerial photographs taken of the wetland from 30m above to determine changes in vegetation; and
 - c) weed surveys to map and quantify by area non-wetland weeds to establish if general drying

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is occurring.

186. Should the wetland monitoring demonstrate that wetland drying (or additional wetting) is occurring the consent holder must control the weeds and revegetate the wetland with native wetland species that are suitable for the changed hydrological conditions.
187. The objective of the Wetland Monitoring Plan required by condition 8 ~~will be~~ is to:
- outline document the monitoring to be undertaken of the Carex, Roadside and Tracksides wetlands required by condition 185,
 - document the likely nature and scale of remediation works required by condition 186, and
 - to identify any reduction to the extent of the wetlands during the construction and operation of the Village.

~~The Wetland Monitoring Plan shall apply from the start of earthworks and continue for a period of 3 years following the substantial completion of civil works (including stormwater infrastructure) within the relevant catchment.~~

188. The Wetland Monitoring Plan ~~shall~~ must specify:
- the suitable qualifications and/or experience of the person undertaking the monitoring; ~~and~~
 - the timeframes and triggers for monitoring, being no less than monthly during earthworks and construction and quarterly following the ~~substantial~~ completion of civil works within the relevant catchment; and
 - how monitoring will be carried out in relation to:
 - vegetation composition; and
 - the extent of the natural wetland.
189. The consent holder ~~shall~~ must provide the wetland monitoring data to Greater Wellington Regional Council on a quarterly basis.

35 Stream Adaptive Management Plan

190. A baseline survey of the Waimeha Stream macroinvertebrate community must be undertaken by a suitably qualified and experienced person prior to earthworks commencing near the Waimeha Stream.
191. Earthworks must not be undertaken within five metres of the bed and banks of the Waimeha Stream.
192. Macroinvertebrate community monitoring in the Waimeha Stream must occur six monthly (autumn and spring) for the duration of site earthworks and construction activities.

~~The consent holder shall prepare and submit a Stream Adaptive Management Plan to Greater Wellington Regional Council for certification.~~

193. The objective of the Stream Adaptive Management Plan required by condition 8 is to outline measures to manage potential or unforeseen effects arising from the Project on the Waimeha Stream in order to appropriately avoid, minimise or remedy any such effects.
194. The Stream Adaptive Management Plan ~~shall~~ must include:
- details of the monitoring required by condition 192 ~~the methods for monitoring the Waimeha Stream for potential or unforeseen adverse ecological effects;~~ and
 - a monitoring and management regime that incorporates the baseline macroinvertebrate community survey results, with appropriate trigger values to be used in subsequent

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monitoring to determine if a potential adverse effect on the Waimeha Stream is occurring;
and

- c. the mitigation or remediation measures that will be implemented by the consent holder in response process for responding to any exceedance of the trigger values developed under condition 194(b) or any other potential or unforeseen adverse ecological effects on the Waimeha Stream.

Advice Notes:

- ~~1. All archaeological sites whether recorded or unrecorded under Subpart 2 of the Heritage New Zealand Pouhere Taonga Act 2014 cannot be destroyed, damaged or modified without the consent of Heritage New Zealand. In the event that an archaeological site(s) and/or koiwi are unearthed, the consent holder is advised to immediately stop work on the part of the site that the archaeological site(s) is located, and contact Heritage New Zealand for advice.~~
2. Prior to the commencement of works, a Wildlife Authority to salvage and relocate indigenous lizards must be obtained from the Department of Conservation (as required by the Wildlife Act 1953).

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Annexure 1

Appendix 11 of The Ecological Impact Assessment Summerset Retirement Village Report (Appendix 3 to the AEE)

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Annexure 2

Resource Consent Landscape Design Package for Summerset Waikanae” prepared by KamoMarsh
Landscape Architects

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Annexure 3

Annexure 2 of NZS6803:1999 Acoustics – Construction Noise

Annexure 4

Connectivity Pathways (Figure 5 from the KCDC comments).

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Annexure 5

Drawing Number RC.601 Rev B dated 27/04/21