

APPENDIX 11A

TRANSPORT CENTRE AND CARPARK, BRITOMART PLACE AND QUEEN ELIZABETH SQUARE





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Development of this complex shall be in accordance with and subject to the following conditions:

1. All underground development shall take place generally in accordance with the plans marked 11/09, 1-11 attached hereto, and shall otherwise be in accordance with the Britomart Precinct provisions, except as may be expressly authorised by a resource consent.
2. All above ground development within the Precinct (other than transport centre access and ventilation, as shown on the plans referred to in condition 1) shall be in accordance with the Britomart Precinct provisions, except as may be expressly authorised by a resource consent.
3. As detailed planning and construction programming advances the Council and its agents shall keep affected parties (within and bordering the designated area) informed of matters which will directly affect them. This process shall be conducted in the form of ongoing consultation in the general sense, as well as such formal procedures as may be required by other consent procedures.
4. Prior to commencement of construction the Council shall consult with the owners and/or occupiers of all properties bounded by Customs Street East, Britomart Place, Quay Street and Queen Elizabeth Square, concerning the design, excavation and construction methods proposed with a view to minimising the impact on their normal activities caused by excavation and construction of the transport centre and carparks and the underpinning, renovation of demolition of existing buildings.
5. Access to the site for construction vehicles and equipment shall be limited, as far as is practical, to the eastern perimeter of the site.
6. (a) During excavation and construction the Council shall, in a manner approved by the Council's Regulatory Services Manager ("the Manager"), monitor the horizontal and vertical ground movements at locations on and off the site.
(b) The maximum allowable horizontal and vertical ground movements shall be approved by the Manager prior to the commencement of constructions.
(c) Should any ground movement exceed the allowance limits, the applicant shall take such reasonable steps as may be directed by the Manager to ensure the avoidance of damage to neighbouring services or buildings.
7. (a) Exterior Noise Limits

All demolition and construction activities shall be so designed and conducted as to ensure that noise from the site shall not exceed the following noise limits at any building or part of a building used for residential purposes:

Time	Weekdays			Saturdays			Sundays, Public Holidays and Mondays 0000-0730		
	L10	L95	Lmax	L10	L95	Lmax	L10	L95	Lmax
0000-0630	60	55	75	60	55	75	50	50	75
0630-0730	65	60	75	65	60	70	50	50	75
0730-1600	75	60	90	75	60	90	50	50	75
1600-1800	75	60	90	50	60	75	50	50	75
1800-2000	70	55	85	50	50	75	50	50	75
2000-0000	65	60	75	50	50	75	50	50	75



(b) Measurement

Sound levels shall be measured and assessed in accordance with New Zealand Standard The Measurement and Assessment of Noise from Construction, Maintenance and Demolition work NZS 6803P:1984 and as applicable, New Zealand Standard Measurement of Sound NZS 6801:1991. The sound shall be measured with a sound level meter complying at least with the International Standard IEC651 (1979) Sound Level Meter, Type 1.

(c) Adjustments

Adjustments for audible characteristics and for duration are to be made as and when the circumstances require in the manner described in New Zealand Standard Assessment of Noise in the Environment NZS 6802 and New Zealand Standard The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work NZS 6803P:1984 6803P respectively.

(d) Noise Management Plan

Prior to commencement of each stage of demolition and construction, the designating authority shall produce a noise management plan. The plan is to detail the measures to be implemented to ensure that noise from the site does not exceed the limits specified in this condition, and fulfils the duty under section 16 to adopt the best practicable option. The plan is to be accompanied by an acoustic design report prepared by a suitably qualified and experienced person, certifying that if the activity is conducted in accordance with the plan, it would not exceed the noise limits in this condition, and that implementation of the plan represents the best practicable option. The plan is to specify a noise monitoring programme, and means of liaison and communication between the designating authority and its contractors, and affected parties.

8. Prior to any work beginning on the site, and in consultation with the owners and occupiers of the private properties within the boundaries referred to in condition 6, the Council shall arrange for surveys of the physical state of those properties to be carried out at the Council's expense by independent registered engineers. Copies of these surveys shall be given to the owners of these properties and to the Manager.
9. The Council shall arrange for all such properties to be re-surveyed at the Council's expense at the completion of the construction, and any new physical damage which is verified by the independent engineer as being caused by the works of the Council shall be rectified at the Council's expense.

