

3A A Communication Plan shall be prepared prior to the demolition of any buildings commencing and updated regularly and at least at the following stages:

- i. Prior to the construction of each new phase of development commencing.
- ii. Where portions of the site are to remain vacant for a period of more than six months.

3B The Communication Plan required by Condition 3A shall include the following information at a minimum:

- i. Identify affected parties for the above project stages including but not limited to; adjoining land owners and occupiers, land owners and occupiers on the opposite side of the street to the proposed works, the NRG, iwi and NZTA.
- ii. Procedures for updating stakeholders and the community about the project.
- iii. Procedures for consulting affected parties prior to high noise generating activities occurring.
- iv. Procedures regarding the receipt, recording, and resolution of complaints.
- v. Procedures for consultation on vacant site management (required for 3A ii only).

3C. During the period of the exercise of this consent until completion of Stages 1, 2, 3, 4, and 6 the consent holder must maintain a website with an independent domain name and separate url that must:

- i. Display this consent;
- ii. Inform the public of progress in demolition and redevelopment of the site;
- iii. Display certified management plans;
- iv. Identify consultation opportunities;
- v. Display any other information reasonably required by the Council related to informing the public of information or decision in accordance with the consent conditions;
- vi. Display the outcomes of any consultation under this consent and issues resolved;
- vii. Provide details of contact persons, including persons responsible to address issues relating to site management and health and safety and consent compliance;

10. Prior to ~~part or full~~ demolition ~~of any building commencing or any building alteration works to the heritage buildings on the site~~ listed in ~~District Plan~~ Appendix 113.2 and 113.3 ~~of the Invercargill City District Plan (ICDP) commencing~~, the consent holder must:

- i. Prepare and submit field notes for each listed building outlining the heritage fabric and values of the building as described under NZHPT (2018) to Level 3 standard
- ii. Prepare and submit a final record of the significant heritage fabric and values as required under NZHPT (2018) level 3 standard. Such records are to be submitted within 6 months of the field notes being lodged with Council.

The level of recording in i and ii shall be commensurate with the significance assessment contained in the consent application; follow Heritage New Zealand Pouhere Taonga (HNZ) standards for building recording, be undertake under the supervision of a qualified heritage expert agreed by Council and must be submitted to both Council and HNZ.

Recording required in i and ii may be staged in accordance with the demolition stages contained in the Demolition Management Plan certified under Condition 21.

~~ensure that recording is undertaken of those buildings. The level of recording is to be commensurate with the significance assessment contained in the application, is to follow Heritage New Zealand Pouhere Taonga (HNZ) standards for building recording and is to be undertaken under the supervision~~

~~of a qualified heritage expert, agreed with the Council. The consent holder must lodge a recording of each building in its pre-demolition state with the Council and with HNZ for their records prior to demolition commencing. The consent holder must lodge the recording of the demolition or building alteration works with the Council and HNZ within six months of the works being completed.~~

13A. At least 30 working days prior to works commencing on the façades of Coxheads' Building (31-35 Esk Street), the Cambridge Arcade Building (59-61 Esk Street), and the Southland Times Building (67 Esk Street), (or adjacent to them including before commencement of the Government Life Buildings) the consent holder must submit a Façade Retention Plan (FRP) to the Council for certification. The FRP must be prepared by a suitably qualified engineer and a suitably qualified conservation architect, both agreed with the Council. The objective of the FRP is to ensure the protection of those buildings' heritage fabric and values during the demolition and pre-construction phases. The FRP must include, but not be limited to, the following matters:

- a. Monitoring pins are established as appropriate;
- b. Design and detailing of temporary works to provide stability ~~to~~ for each retained the façade as a stand-alone element. The design can allow propping to the exterior or interior sides of the façade.
- c. Confirmation that the temporary works design for retained facades will be supervised/reviewed by a suitably qualified engineer.

Note: *Such design is to provide flexibility for reducing the disruption to the public in the event the façade retention is erected for an extended period of time awaiting its connection to a new building structure.*

Note: The Council will either certify, or refuse to certify, the FRP within 20 working days of receipt. Should the Council refuse to certify the FRP, then they shall provide a letter outlining why certification is refused, based on the parameters contained in this condition.

13B At least 30 working days prior to work commencing for the incorporation of the retained facades into the project as detailed in Condition 13A the consent holder must submit a Façade Retention and Restoration Plan detailing how the façade is to be incorporated into the final construction plans and restored to the Council for certification. The FRRP must be prepared a suitably qualified conservation architect and engineer, approved under Condition 13A. The objective of the FRRP is to protect the retained heritage fabric and values during the reconstruction process. The FRRP must include but not be limited to, the following matters:

- ea. Design and documentation for a detailed demolition/temporary works management and construction plan for each façade retention scheme of the works required to integrate the façade into the new building fabric;
- d. Confirmation that the demolition and temporary works construction will be undertaken under the supervision of a suitably qualified engineer;
- eb. Methods—Design and documentation for retaining or reinstating the decorative plasterwork heritage fabric on the Southland Times Building façade, Coxhead Building and Cambridge Building facades.

Note: *The Council will either certify, or refuse to certify, the FRRP within 20 working days of receipt. Should the Council refuse to certify the FRRP, then they shall provide a letter outlining why certification is refused, based on the parameters contained in this condition.*

17A. Prior to demolition commencing a Heritage Fabric Survey, which identifies heritage fabric to be salvaged, must be prepared by a qualified heritage expert agreed with the Council and submitted for Council approval.

17B ~~Material identified in the Heritage Fabric Survey approved under Condition 17A, shall be re-used in the replacement buildings as far as practicable. Opportunities to re-use or dispose of salvaged materials shall be documented and submitted to Council for consideration and discussion. ,and as part of the Demolition Management Plan required under condition 21, the consent holder must ensure that each heritage building is surveyed by a qualified heritage expert agreed with the Council, to identify heritage fabric to be salvaged. The consent holder must ensure that the majority of the salvaged material is re-used in the replacement buildings and opportunities for such use are to form part of the Construction Management Plan, required under Condition 28. Where Council accepts that~~ onsite re-use is not practicable, salvaged material must be securely stored and made available for purchase and re-use on other building projects in Invercargill for a minimum period of two years following completion of Stages 1 to 6.

19. The consent holder must not undertake any demolition prior to:

- ~~i. _____~~ ~~Providing the Council with written documentation of its commitment to confirmation from a registered trading bank that funding for~~ Stages 1 – 3 of the development as identified on the Staging Plan approved in Condition 1 ~~has been obtained within 9 months of demolition; and~~
- ~~ii _____~~ ~~Receiving written acceptance from Council that the documentation demonstrates credible evidence of a commitment to proceed with Stages 1-3 of the development.~~

~~Council shall assess this documentation within 10 working days of receipt. An assessment of credible evidence may include progress towards; advancing the development and obtaining project funding; and entering into tenancy agreements.~~

19B _____

~~i. _____~~ Upon ~~providing such confirmation~~ ~~receiving written acceptance of compliance with Condition 19A~~, the consent holder may demolish Stages 1 to 4 and 6, as identified on the Staging Plan approved in Condition 1, provided that Stages 1 to 3 must be built in one stage;

~~iii.~~ Stages 4 and 6 may be built concurrently with or subsequent to Stages 1 – 3;

~~iiii.~~ The buildings located within Stage 5 of the Staging Plan approved in Condition 1, shall remain in place until such time as an agreement is entered into for the lease of a new building within Stage 5.

21. At least 40 working days prior to the demolition of any of the existing buildings commencing, the consent holder must provide a Demolition Management Plan (DMP) to the Council for certification. The purpose of the DMP is to provide measures to avoid or mitigate the effects of demolition activities on neighbouring sites, businesses and the adjacent streets and to demonstrate how the following particular objectives will be achieved:

i. The effects of demolition activities on heritage and archaeological resources are managed;

ii. The effects of demolition activities on adjoining buildings are managed;

iii. Demolition activities are managed so that dust nuisance shall not arise beyond the boundaries of the site;

iv. Demolition activities are managed to control discharge of sediment from the site and from entering the stormwater network;

- v. Demolition activities are managed to minimise noise and vibration as far as reasonably practicable;
- vi. A secure site is provided from a health and safety perspective and maintain a safe pedestrian (including access to the adjoining footpath) and transport network is maintained on adjoining roading corridors.

The DMP must include, but not be limited to, the following matters:

- a. Details of how demolition will be staged and measures to minimise disruption to pedestrian access to the adjacent footpaths;
- b. Measures to investigate the presence of asbestos containing material (ACM). ~~If ACM is confirmed the preparation of an asbestos removal plan, which provides for the removal of asbestos in accordance with approved methods, and its disposal at a facility authorised to accept the material to ensure effects on human health are avoided. Any asbestos discovered during the demolition of the buildings must be removed under the Health and Safety at Work (Asbestos) Regulations 2016;~~
- c. Measures to facilitate a Detailed Site Investigation being undertaken as part of the demolition process and measures to avoid undertaking earthworks that would pose a risk to human health until Conditions 32 and ~~53-33~~ have been fulfilled;
- d. Measures to facilitate the recovery of heritage materials for re-use, in accordance with Conditions 17 and 18;
- e. Measures to provide adequate protection of heritage kerbstones listed in Appendix II.4 of the District Plan;
- f. Measures to avoid the collapse of weakened structures and the management of hazards to health and safety;
- ~~g. A Communication Plan with affected parties, including adjoining land owners and occupiers and those on the opposite side of the street to the proposed works. The Communication Plan shall include procedures to ensure consultation prior to high noise generating activities occurring, and the receipt, recording, and resolution of complaints;~~
- hg. A Demolition Traffic Management Plan (DTMP) which must include measures for the control of vehicle and pedestrian movements, including full or partial road closures, to ensure the safety of the public, and the continued safe and effective operation of the road network. The DTMP must also demonstrate how demolition activity will be staged across the site to minimise the need for road and footpath closures. Where the TMP includes measures relating to State Highway 1 and State Highway 6, the consent holder shall obtain input from the New Zealand Transport Agency (NZTA);
- ih. A Demolition Noise and Vibration Management Plan (DNVMP) outlining how noise and vibration nuisance will be mitigated during demolition activities. The plan must specify any restrictions on work hours, physical noise mitigation to be employed, and limitations on the timing of specific activities including high noise generating activities. The DNVMP must address the relevant measures in Annex E of NZS 6803:1999 "Acoustics – Construction Noise" and Appendix B of DIN 4150-3:1999 "Structural vibration – Part 3 Effects of vibration on structures" or equivalent standard. The DNVMP must be consistent with Conditions 24 and 25;
- ij. The DMP and DNVMP must include a specific section prepared with the input of a qualified heritage expert agreed with the Council, specifying how demolition and vibration effects on the former Bank of New South Wales Building (corner of Dee and Tay Streets) are to be managed to minimise adverse effects on heritage fabric;

~~kj.~~ Measures for erosion and sediment control, including the prevention of sediment being carted on to roads or entering the public stormwater system during demolition activity and prior to construction starting;

~~lk.~~ Measures for the suppression of dust to be employed during demolition activity and prior to construction starting. Such measures are to ensure dust emissions beyond the site boundary are not offensive or objectionable to pedestrians on the adjacent street network or business occupiers;

~~ml.~~ Details of the steps to be taken to ensure that demolition plant (particularly cranes) does not extend into Invercargill Airport Limited's "Horizontal Surface" as specified in Designation 74 in the District Plan;

~~nm.~~ Details of how the site boundary perimeter fencing will be managed to provide an acceptable level of amenity and safety for pedestrians. These details are to include the use of B class hoardings where necessary. All hoardings are to be customised to share with the public the story of the redevelopment and the history of key buildings or art in conjunction with Arts Murihiku or other similar community groups.

~~o.~~ Details of the heritage fabric to be salvaged, its storage and re-use, as required under Condition 17.

VACANT SITE MANAGEMENT

26. Where portions of the site are to remain vacant for a period of more than six months, then at least 30 working days following the demolition of any buildings on that portion of the site, the consent holder shall provide a Vacant Site Management Plan (VSMP) to Council for certification. The purpose of the VSMP is to achieve the following objectives:

i. The amenity effects of such vacancy on neighbouring sites, businesses and the adjacent streets are reasonably managed;

ii. Temporary public use for activation of vacant portions of the site is reasonably provided.

The VSMP must include, but not be limited to, the following matters:

a. Details of how that area will be maintained in a clean and tidy manner;

b. Details of how the site boundary perimeter fencing will be managed to provide an acceptable level of amenity and safety for pedestrians. These details are to include the use of B class hoardings where necessary. All hoardings are to be customised to include viewing ports and to share with the public the story of the redevelopment and the history of key buildings or art in conjunction with Arts Murihiku or other similar community groups;

c. Details of any short-term interim use of the site for commercial, civic, or car parking activities;

d. Provision of a mid-block pedestrian route between Tay Street and Esk Street where such provision can be made in a safe and practicable manner;

e. Provision of lighting;

f. Measures for erosion and sediment control and prevention of sediment being carted on to roads or entering the public stormwater system.

g. A separate VSMP is to be developed for stage 6. In addition to matters listed above, suitable weather protection and night lighting is to be provided along the Kelvin Street and Tay Street frontages

h. Measures for the suppression of dust to be employed whilst the site is vacant to ensure dust emissions beyond the site boundary are not offensive or objectionable to pedestrians on the adjacent street network or business occupier;

~~i. A Communications Plan with affected parties, including adjoining landowners and occupiers and those on the opposite side of the street to the vacant site. The Communications Plan must include procedures to ensure consultation on the vacant site management occurring, and the receipt, recording and resolution of complaints.~~

Prior to submitting the VSMP to Council for certification, the consent holder must consult with the NRG regarding the content of the VSMP and must provide Council with a record of that consultation and the measures taken in the VSMP to address issues raised during consultation.

Note: The Council will either certify, or refuse to certify, the VSMP within 20 working days of receipt. Should the Council refuse to certify the VSMP, then they shall provide a letter outlining why certification is refused based on the parameters contained in this condition.

CONSTRUCTION MANAGEMENT

28. Prior to construction of each new stage of the development commencing, the consent holder shall provide to Council a Construction Management Plan (CMP) for the buildings within that stage for certification. The purpose of the CMP is to provide measures to avoid or mitigate the effects of construction activity on neighbouring sites and the adjacent streets and to demonstrate how the following particular objectives will be met:

i. Construction activities shall be managed so that dust nuisance shall not arise beyond the boundaries of the site;

ii. Construction activities shall be managed to control the discharge of sediment from the site and prevent it from entering the stormwater network;

iii. Construction activities shall be managed to minimise noise and vibration as far as reasonably practicable;

iv. To provide a secure site from a health and safety perspective and maintain a safe pedestrian and transport network on adjoining roading corridors.

The CMP must include, but not be limited to, the following matters:

~~a. A Communication Plan with affected parties, including adjoining landowners and occupiers and those on the opposite side of the street to the proposed works. The communication plan shall include procedures to ensure consultation prior to high noise generating activities occurring, and the receipt, recording, and resolution of complaints;~~

ba. A Construction Traffic Management Plan (CTMP) which includes measures for the control of vehicle and pedestrian movements, including road closures, to ensure the safety of the public, and the continued safe and effective operation of the road network. The CTMP is to also demonstrate how construction activity will be staged across the site to minimise the need for long periods of road and footpath closures. Where the TMP includes measures relating to State Highway 1 and State Highway 6, input from the NZTA is required;

eb. A Construction Noise and Vibration Management Plan (CNVMP) outlining how noise and vibration nuisance will be mitigated during construction activities. The plan shall specify any restrictions on work hours, physical noise mitigation to be employed, and limitations on the timing of specific activities, including high noise generating activities. The CNVMP must address the relevant measures in Annex E of NZS 6803:1999 "Acoustics

– Construction Noise” and Appendix B of DIN 4150-3:1999 “Structural vibration – Part 3 Effects of vibration on structures” or equivalent standard. The CNVMP is to be consistent with Conditions 31;

dc. The CMP and CNVMP must include a specific section prepared with the input of a qualified heritage expert agreed with the Council, specifying how construction and vibration effects on the Bank of New South Wales Building (corner of Dee and Tay Streets) are to be managed to minimise adverse effects on heritage fabric;

ed. Measures for erosion and sediment control and prevention of sediment being carted on to roads, or entering the public stormwater system;

fe. Measures for the suppression of dust to be employed during construction activity to ensure dust emissions beyond the site boundary are not offensive or objectionable to pedestrians on the adjacent street network or business occupiers;

gf. Measures to provide adequate protection of kerbstones listed in Appendix II.4 of the District Plan;

hg. Details of how the site boundary perimeter fencing will be managed to provide an acceptable level of amenity and safety for pedestrians. These details are to include the use of B class hoardings where necessary. All hoardings are to be customised to share with the public the story of the redevelopment and the history of key buildings and identities or art in conjunction with Arts Murihiku or other similar community groups;

ih. Details of the steps to be taken to ensure that construction plant (particularly cranes) does not extend into Invercargill Airport Limited’s “Horizontal Surface” as specified in Designation 74 in the District Plan.

Note: *The Council will either certify, or refuse to certify, the CMP within 20 working days of receipt for construction stages of less than 5,000m² gross floor area and 30 working days of receipt for construction stages of more than 5,000m² gross floor area. Council may seek that the CMP be peer reviewed at the Consent Holder’s cost. Should the Council refuse to certify the CMP, then they shall provide a letter outlining why certification is refused based on the parameters contained in this condition.*

43. The consent holder must implement the TMP certified under Condition **4342**. The consent holder must submit any proposed amendments to the TMP to the Council for certification at least 10 working days prior to those amendments being implemented.

45. The consent holder must implement the access design certified under Condition **4544**. The consent holder must submit any proposed amendments to the access design to the Council for certification at least 10 working days prior to those amendments being implemented.

50. The consent holder must ensure that all occupied ground floor tenancies in spaces adjacent to Esk or Tay Street have their ~~principal~~ pedestrian entrance from the street. The dimensions of which are to be a double door set with no less than 860mm leaf size.

Additionally the and the consent holder and any occupier must:

i. retain the pedestrian entrance from the street frontage as a point of public access during business hours (whether or not there is internal access from the building); and

ii. maintain the glazed street frontage as full display windows, excluding the pedestrian entrance.

i. In the conditions where a document is to be certified by, or provided to Council, the consent holder shall provide the document to the Council's Director of Environmental and Planning Services. Certification shall be based on the recommendations of an Independent Commissioner.

viii. If ACM is confirmed the preparation of an asbestos removal plan, which provides for the removal of asbestos in accordance with approved methods, and its disposal at a facility authorised to accept the material to ensure effects on human health are avoided. Any asbestos discovered during the demolition of the buildings must be removed under the Health and Safety at Work (Asbestos) Regulations 2016;