

Requiring Authority

Minister for Courts

Purpose of Designation

Judicial, court, tribunal and related purposes including collection of fines and reparation, administration, support, custodial services, and ancillary activities. Works include development and operation of land and buildings for the aforementioned purposes.

Conditions

General

1. Where conditions of consent reference particular design or construction standards these may be updated with the agreement of the requiring authority to reflect changes in standards applying at the time of submission of Outline Plan under s176A of the Resource Management Act 1991 or construction.

Built Form

2. Prior to the submission of an Outline Plan for redevelopment of the site, concept plans shall be submitted to Council's Urban Design Team for comment.
3. Buildings must not exceed 11m in height, except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more.
4. Buildings on site must not project beyond:
 - a) a 45-degree recession plane measured from a point 3m vertically above ground level along side and rear boundaries of identified Residential Zones; or
 - b) where buildings are within 20m of the site frontage, the building or part of the building within 20m of the site frontage must not exceed a height of 3.6m measured vertically above ground level at side and rear boundaries. Thereafter, buildings must be set back 1m and then 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then 1m for every additional metre in height (45 degrees).
5. Buildings must be set back a minimum depth of 2.5m from the front yard, and a minimum 1m from the side and rear yards.

Transportation

6. A Comprehensive Integrated Transport Assessment (ITA) shall be submitted with any Outline Plan of Works for any major buildings or works on the site that generate a significant additional transport demand. At a minimum, the following shall be provided:
 - (a) Forecasts of future travel demand over time by mode of travel and recommendations for an appropriate mix of parking, travel management measures, pedestrian, cycle and passenger transport facilities to meet this demand;
 - (b) An indication of the form, timing and manner in which the above will be provided;
 - (c) Measures to:
 - i. monitor travel demand and patterns against those forecast and to revise as necessary;

- ii. forecast travel demand by mode;
 - iii. review the effectiveness of the measures proposed within the ITA including
 - iv. the travel plan;
 - v. review and confirm the appropriateness of parking, travel management measures, pedestrian, cycle and passenger transport facilities provided pursuant to these conditions of consent.
- (d) An assessment of how parking demand and the requirement for off-site parking may reduce over time as the provision and uptake of public transport and other measures to reduce travel by private vehicle increases.
7. Prior to any construction works commencing on site, a Temporary Traffic Management Plan (TTMP) shall be submitted to the Council's Manager, for approval. The TTMP must be prepared by a qualified and experienced Site Traffic Management Supervisor and shall be approved in writing prior to works commencing. No work shall commence on site until written approval of the Traffic Management Plan is provided by Council.

Construction

8. Prior to the redevelopment of the site into a courthouse, the Requiring Authority must submit a Construction Management Plan ("CMP") to Council for approval. At a minimum, the CMP shall include the following:
- (a) Details of the site or project manager, including their contact details;
 - (b) An outline construction programme of works;
 - (c) Measures to be adopted to maintain the land in a tidy condition in terms of disposal and storage of rubbish, storage and unloading of construction materials and similar construction activities;
 - (d) Location of workers offices and conveniences;
 - (e) Procedures for controlling sediment run-off and dust mitigation measures in accordance with Auckland Council's GD05 Erosion and Sediment Control Guidelines; and
 - (f) In the event of the discovery of any unrecorded archaeological features, an Accidental Discovery Protocol; The approved CMP is to be implemented and maintained for the duration of the project.
9. The Requiring Authority must prepare, and submit for approval with the CMP, a Communications Plan that details the procedures for communicating with the public and the owners and occupiers of properties in the immediate vicinity of the construction area throughout the construction period. The Communications Plan must include a copy of the TTMP prepared under condition 7 as well as procedures for:
- (a) Giving notice of the commencement of construction activities;
 - (b) Providing information about the expected duration of work, including a programme of works;
 - (c) Giving notice of any changes to the programme of works. The approved Communications Plan is to be implemented and maintained for the duration of the project.

Noise & Vibration

10. Prior to the commencement of works, the Requiring Authority will submit a Construction Noise & Vibration Management Plan (CNVMP) to the Council's Manager for approval. The approved CNVMP must be implemented and maintained throughout the entire demolition and construction periods.

11. The CNVMP must describe the measures to be adopted, as far as practicable, to meet the requirements of NZS6803:1999 Acoustics — Construction Noise. The CNVMP must refer to noise management measures set out in Annexure E of NZS6803:1999, and as a minimum must address the following:

- (a) Construction sequence;
- (b) Machinery and equipment to be used, including the use of non—percussive machinery where practicable;
- (c) Hours of operation, including times and days when noisy construction work would occur;
- (d) The design of noise mitigation measures such as temporary barriers or enclosures;
- (e) Construction noise and vibration limits for specific areas;
- (f) Development of alternative strategies where full compliance with NZS6803:1999 cannot be achieved, including consultation with residents and other occupiers to achieve acceptance outcomes;
- (g) Vibration Monitoring Measures;
- (h) Methods for monitoring and reporting on construction noise & vibration;
- (i) Methods for receiving and responding to complaints about construction; and
- (ii) Reporting procedures.

12. All operational noise on the site must not exceed 50 dB LAeq when received at nearby residentially zoned sites and 65 dB LAeq at any nearby business zoned site during day-time hours (Monday to Saturday 7am-10pm and Sunday 9am to 6pm). Noise at all other times must not exceed 40 dB LAeq.

Public Utilities

13. Adequate provision shall be made for the disposal of wastewater and the provision of water supply.

Stormwater / Flooding

14. Prior to any site development and/or earthworks to divert overland flow paths and floodplains onsite, a Stormwater Management Plan must be prepared by a suitably qualified specialist which implements water sensitive design and addresses stormwater flow, quality, flooding effects and hydrology mitigation including:

- i. The location and sizing of any on-site stormwater detention and retention (including re-use) and/or connection to Auckland Council's public stormwater network;
- ii. Management of any overland flow path; and
- iii. Management of any flooding hazards at the time of development including setting minimum floor levels and avoiding any increase to flooding hazards upstream or downstream of the site.

Contamination

15. Prior to any site development or earthworks, the Requiring Authority must prepare a Site Management Plan (SMP) to manage potential soil contaminant risk on the site.

Lighting

16. Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting.