

Attachment 1 – Recommended Conditions of Consent

Note: Whilst the recommendation of the reporting planner is that the application should not be supported, these conditions are provided for completeness should the Commissioner determine to grant the application. These conditions may be subject to change pending any comments or further evidence from the applicant or submitters.

General

1. *That the development be in general accordance with the information submitted with the application on 12 December 2019 and the further information submitted on 4 March 2020 and 24 March 2020.*

Heritage

2. *A commemorative plinth shall be established in the vicinity of the location of the Block Plant. A plan illustrating the location, design/contents and maintenance schedule shall be submitted to the Planning Guidance Manager, Hamilton City Council (or nominee) for certification prior to establishment of the plinth.*
3. *An information interpretation sign shall be provided along a location on Tuhikaramea Road that is accessible by members of the public. A plan illustrating the location, sign design/contents and maintenance schedule shall be provided to the Planning Guidance Manager, Hamilton City Council (or nominee) for certification prior to installation.*
4. *A plan of the Block Plant commemorative display in the proposed Rose Garden shall be provided to the Planning Guidance Manager (or nominee) prior to installation. As a minimum, the plan shall include the following information: timing of installation, location, design/contents and maintenance schedule.*
5. *The Block Plant history showcase shall be included as a permanent feature in the Pacific Church History Museum.*
6. *A detailed record of the Block Plant Building shall be prepared and submitted to the Planning Guidance Manager, Hamilton City Council (or nominee,) prior to demolition of the Block Plant. As a minimum, the record shall include:*
 - i. *A description of the exterior (materials, methods of construction, dimensions, overall shape and form);*
 - ii. *Relationship between the building and its past and present setting (may need to be done with the use of aerial photographs considering the extent of earthworks undertaken around the site);*
 - iii. *Description of each interior space;*
 - iv. *Description of fittings, fixtures and machinery (generator). This information should include the description of materials, constructions methods, visual appearance and dimensions, as appropriate;*
 - v. *Interior and exterior photographs to archival standards, using a 35mm camera lens, as a minimum:*
 - a. *Exterior photographs should include:*
 1. *Principal elevation (frontage)*
 2. *Other elevations*
 3. *Typical details (doors, windows).*

b. Interior photographs should include:

- 1. Wide view of rooms*
 - 2. Internal elevation*
 - 3. Typical details (ceilings, doors, windows)*
 - 4. Recording of generator details.*
7. *The two posters in the upper room of the Block Plant titled “The Bench Press” and “Back Workout” as shown in Appendix BE of the Assessment of Environmental Effects shall be removed intact and retained. These posters should be put on display at the Mendenhall Museum or, alternatively, placed in the museum archive.*

Accidental Discovery Protocol

8. *During earthworks on the site, in the event of any archaeological feature, artefact or human remains being discovered or suspected to have been discovered, the following protocol shall be followed:*
- i. All work on the site will cease immediately. The contractor/works supervisor will shut down all equipment and activity.*
 - ii. The area shall be secured and the consent holder or proponent and Council must be advised of the discovery.*
 - iii. Heritage New Zealand Pouhere Taonga must be notified by the consent holder or proponent so that the appropriate consent procedure can be initiated.*
 - iv. The consent holder or proponent must consult with a representative of the appropriate iwi to determine what further actions are appropriate to safeguard the site of its contents.*

In the case where human remains have accidentally be discovered or are suspected to have been discovered the following will also be required:

- v. The area must be immediately secured by the contractor in a way which ensures human remains are not further disturbed. The consent holder or proponent must be advised of the steps taken.*
- vi. The Police shall be notified of the suspected human remains as soon as practically possible after the remains have been disturbed. The consent holder or proponent shall notify the appropriate iwi, Heritage New Zealand Pouhere Taonga and Council within 12 hours of the suspected human remains being disturbed, or otherwise and soon as practically possible.*
- vii. Excavation of the site shall not resume until the Policy, Heritage New Zealand Pouhere Taonga and the relevant iwi have each given the necessary approvals for excavation to proceed.*

Demolition/Earthworks

9. *The Consent holder shall ensure that all appropriate sediment and erosion control measures are adopted to minimise any sediment leaving the site and entering any water way. The measures should include: the erection of silt fences, stabilised entranceways, cut off drains and the connection of downpipes to the storm water system as necessary. These sediment control measures should be erected and maintained on site for the duration of the works.*

Note: refer to Waikato Regional Council’s “Erosion & Sediment Control, Guidelines for Soil Disturbing Activities” which can be found at <http://www.waikatoregion.govt.nz>.

10. *That the activity is conducted in such a manner so as to not create a dust nuisance. A dust nuisance will occur if:*
- *There is visible evidence of suspended solids in the air beyond the site boundary; and/or*
 - *There is visible evidence of suspended solids traceable from a dust source settling on the ground, building or structure on a neighbouring site or water.*

Engineering

11. *Any pipes and connections not required as a result of the removal of the Block Plant building shall be appropriately disconnected to the satisfaction of the General Manager, City Infrastructure (or nominee). Removal of existing connections shall be done by Council at the consent holder's expense.*