

ATTACHMENT- NDH Enabling Works - Proposed Conditions of Consent (Version 1)

Condition	Consent
<u>General</u>	
1. The enabling works must be undertaken in general accordance with the information provided in the resource consent application dated [insert date], except where modified by the following conditions. If there are any inconsistencies between the application and this consent, the conditions of this consent must prevail.	All consents
<u>Conditions to be met prior to any site works commencing</u>	
<p>2. Prior to the LSMP for the Inpatient building site required by condition 4(a) being submitted to the Dunedin City Council for approval, a pre-construction condition survey must be undertaken by a certified structural engineer for land, buildings, and surface infrastructure to establish baseline conditions where dewatering on the Inpatient site is likely to result in a predicted differential ground settlement exceeding 15 millimetres over 10 metres.</p> <p>The pre-construction condition surveys must include the modelled drawdown observation points set out in <i>New Dunedin Hospital, Inpatient Building Geotechnical Preliminary Design Report, Tonkin + Taylor, July 2021</i>, other sensitive buildings/infrastructure, and the site boundary ground surface.</p> <p>A reasonable attempt must be made to contact property owner(s) to carry out the pre-condition surveys, and if access is not made available, details of the attempt(s) must be recorded.</p> <p>The results of the survey must be included within the LSMP provided to the Council under condition 4(a).</p>	DCC land use consent for the disturbance and change of use of contaminated sites, earthworks, and piling activity.
<p>3. Prior to the CNVMP required by condition 4(c) being submitted to the Dunedin City Council for approval, a pre-construction condition survey must be undertaken by a certified structural engineer for buildings where the enabling works are likely to result in an exceedance of the guideline vibration limits set out in <i>DIN 4150-3:2016 Vibration in Buildings – Part 3: Effects on Structures</i>.</p> <p>The pre-construction condition survey must include the following locations:</p> <ul style="list-style-type: none"> - Strawberry Sound (61 Castle Street) - Cook Brothers Flats (15a and 15b Anzac Ave) - 27 Anzac Ave Apartments 	DCC land use consent for the disturbance and change of use of contaminated sites, earthworks, and piling activity.

<ul style="list-style-type: none"> - Dunedin Fire Station - Dairy and Machine House Building (on application site) <p>The pre-condition surveys must identify if any building is capable of withstanding higher levels of vibration, and if so, what the new vibration limit is.</p> <p>A reasonable attempt must be made to contact property owner(s) to carry out the pre-condition surveys, and if access is not made available, details of the attempt(s) must be recorded.</p> <p>The results of the survey must be included within the CNVMP provided to the Council under condition 4(c).</p>	
<p>4. A Construction Management Plan (CMP) must be submitted to the Dunedin City Council and approved by [insert appropriate position] at least 1 month prior to the enabling works on each site commencing. This plan must include:</p> <ul style="list-style-type: none"> a) A Land Stability Management Plan (LSMP) prepared by a suitably qualified experienced practitioner that outlines how earthworks and dewatering of the site will be conducted in a way that maintains the stability and structural integrity of land, buildings, and infrastructure beyond the site. The plan must include: <ul style="list-style-type: none"> i. methods and land stability mitigation measures for excavation activities, including temporary support measures. ii. methods and mitigation measures for dewatering, including well layout, and depths. iii. procedures for communication with surrounding properties. iv. for works within 2.5m of any water main, and 1.5m of any sewer or stormwater pipe/structure, or electricity or telecommunication line/structure outside of the site, procedures for supervision of works to ensure no damage to these utilities occurs. v. for the Logistics Centre building site only, procedures for engineering supervision where earthworks occur close to buildings at Strawberry Sound (61 Castle Street), 15 Anzac Avenue, and 27 Anzac Avenue. vi. for the Inpatient building site only, the results of the pre-construction condition land, building, and surface infrastructure surveys required by condition 2. vii. for the Inpatient building site only, procedures for survey monitoring of dewatering induced structural and cosmetic damage, which as a minimum includes: 	<p>DCC land use consent for the disturbance and change of use of contaminated sites, earthworks, and piling activity.</p>

- monitoring locations, including the modelled drawdown observation points set out in New Dunedin Hospital, Inpatient Building Geotechnical Preliminary Design Report, Tonkin + Taylor, July 2021, other sensitive buildings/infrastructure, and the site boundary ground surface where pre-construction condition surveys have been undertaken under condition 2. Each monitoring location must comprise a pair of measurement points 10m apart perpendicular to the excavation.
 - a survey methodology capable of identifying movement of 2mm or more in any direction. Measurements must occur daily for 2 weeks, followed by twice weekly for 10 weeks, and twice monthly for the remaining duration of dewatering.
 - trigger levels which require monitoring frequencies to be reviewed (if settlements exceed 50% of the predicted potential total or differential settlements), or consideration of measures to slow the rate of settlement (if settlements exceed 70% of the predicted potential total or differential settlements).
- viii. for the Inpatient building site only, contingency measures where settlements exceed 70% of the predicted potential or differential settlements.
- b) A Ground Contamination Site Management Plan (GCSMP) prepared by a suitably qualified experienced practitioner in general accordance with the *New Dunedin Hospital Ground Contamination Site Management Plan, Tonkin + Taylor, July 2021*, and which outlines how soil contamination effects will be managed to ensure effects on human health and the surrounding environment are minimised.
- c) A Noise and Vibration Management Plan (NVMP) prepared by a suitably qualified experienced practitioner that addresses the requirements of Annex E of *NZS6803:1999 "Acoustics – Construction Noise"* and *DIN 4150-3:2016 "Vibration in buildings – Part 3: Effects on structures"*; and outlines how noise and vibration will be managed to ensure effects received at surrounding sites are minimised as far as practicable. The plan must include:
- i. limitations on the use of machinery between the hours of 7.30am and 6.00pm, Monday to Friday (inclusive), and 7.30pm to 2.00pm on a Saturday, except for dewatering.
 - ii. mitigation measures that will ensure, as far as reasonably practicable, the work will comply with noise limits of 70 dB LAeq and 85 dB LAFmax.
 - iii. mitigation measures for higher noise generating activities that cannot practicably comply with noise limits of 70 dB LAeq and 85 dB LAFmax.
 - iv. specific mitigation measures for the management of noise received at the following buildings, including the triggers or thresholds for implementing them.

- Strawberry Sound (61 Castle Street)
 - Cook Brothers Flats (15a and 15b Anzac Ave)
 - 27 Anzac Ave Apartments
 - Dunedin Fire Station
 - Quest Apartments
- v. procedures for noise monitoring.
- vi. specific mitigation measures for the management of vibration received at the following buildings.
- Strawberry Sound (61 Castle Street)
 - Cook Brothers Flats (15a and 15b Anzac Ave)
 - 27 Anzac Ave Apartments
 - Dunedin Fire Station
 - Dairy and Machine House Building (on application site)
- vii. the results of the pre-condition building surveys required by condition 3.
- viii. procedures for vibration monitoring, and survey monitoring of vibration induced structural and cosmetic damage, which as a minimum includes:
- the monitoring locations where pre-construction condition surveys have been undertaken under condition 3.
 - monitoring and survey methodology.
 - vibration trigger levels, including those established for buildings capable of withstanding higher levels of vibration under the pre-construction building surveys required by condition 3.
- ix. contingency measures where the vibration trigger levels are exceeded or induced structural and cosmetic damage is detected.
- x. procedures for communication with surrounding activities.
- xi. procedures for the receipt, management and response to any complaints received about noise or vibration.

<ul style="list-style-type: none"> d) A Dust and Sediment Control Plan (DSCP) that outlines how dust and sediment will be managed to ensure it does not cause a noxious, dangerous, offensive or objectionable discharge of contaminants beyond the site, or into the Council reticulated stormwater network. e) For the Inpatient building site only, a Heritage Temporary Protection Plan (HTPP), prepared by a suitably qualified heritage practitioner outlining how the works will be managed to ensure there are no adverse effects on structural integrity and heritage values of the adjoining Dairy and Machine House building, and the Allied Press (Otago Daily Times) Building. 	
<p>5. A Traffic Management Plan (TMP) must be submitted to Waka Kotahi and Dunedin City Council as road controlling authorities for approval at least 1 month prior to the enabling works on each site commencing. The TMP's must outline how truck movements; and temporary alterations to the transport network will be managed to ensure effects on the safe and efficient operation of the road network are minimised for each stage of construction.</p> <p>The TMP's must be prepared in accordance with the Code of Practice for Temporary Traffic Management (CoPTTM) and be consistent with the key principles set out in the <i>New Dunedin Hospital Enabling Works Transport Assessment, Novo Group, August 2021</i>, and include:</p> <ul style="list-style-type: none"> a) site vehicle access locations. b) key traffic management principles to be adhered to during the works. c) traffic management measures including for traffic lane, cycle lane, and footpath closures/diversions, and site vehicle access. d) procedures for communication with surrounding activities and the public. e) liaison between Waka Kotahi, Dunedin City Council, Otago Regional Council, emergency services, and other stakeholders as required 	<p>DCC land use consent for the disturbance and change of use of contaminated sites, earthworks, and piling activity.</p>
<p>6. Continuous ground level screening around the perimeter of the sites must be erected and maintained for the duration of the enabling works on each site, except where site access/egress is required. Such screening must consist either of:</p> <ul style="list-style-type: none"> a) Shipping containers; or b) Solid hoardings 2m high with no gaps or cracks. <p>Containers and hoardings may be moved as required as the works progress, subject to meeting any specific noise management requirements set out in the CNVMP under condition 4(c) above.</p>	<p>DCC land use consent for the disturbance and change of use of contaminated sites, earthworks, and piling activity.</p>

<p>7. Notice of the commencement date of the enabling works on each site must be provided to the Dunedin City Council, Otago Regional Council, and Aukaha by email to [insert address] at least 5 working days before the works commence.</p>	<p>All consents (where required)</p>
<p><u>Conditions to be met at commencement of, or during, the enabling works</u></p>	
<p>8. The enabling works on each site must be undertaken in accordance with the approved CMP required by condition 4 above for the duration of the works, or any subsequent version of that document provided to and approved by the Dunedin City Council.</p>	<p>DCC land use consent for the disturbance and change of use of contaminated sites, earthworks, and piling activity.</p>
<p>9. The enabling works must be limited to between 7.00am and 6.00pm, Monday to Friday (inclusive), and 7.00pm to 2.00pm on a Saturday. No work may occur outside of these times, on Sundays, or public holidays, except where emergency works are required to protect public health and safety.</p> <p>Note – specific limitations on the hours machinery use are set out in the CNVMP under condition 4(c) above.</p>	<p>DCC land use consent for the disturbance and change of use of contaminated sites, earthworks, and piling activity.</p>
<p>10. Noise from the enabling works must comply where practicable with the recommended residential and commercial noise limits for long term construction outlined in Tables 1 and 2 of <i>NZS6803: 1999 'Acoustics - Construction Noise'</i>.</p> <p>Where compliance is not practicable, works must be undertaken in accordance with the measures for higher noise generating activities that are identified in the Noise and Vibration Management Plan required by condition 4(c).</p>	<p>DCC land use consent for the disturbance and change of use of contaminated sites, earthworks, and piling activity.</p>
<p>11. Vibration from enabling works, must comply where practicable with the guideline vibration limits outlined in <i>DIN 4150-3:2016 Vibration in Buildings – Part 3: Effects on Structures</i>, except where the pre-condition surveys required by condition 3 above have demonstrated that the receiving building(s) are capable of withstanding higher levels of vibration, and indicated what the new vibration limit is.</p> <p>Where compliance is not practicable, and the buildings are capable of withstanding higher levels of vibration, works must be undertaken in accordance with the specific measures identified for those buildings in the Noise and Vibration Management Plan required by condition 4(c).</p>	<p>DCC land use consent for the disturbance and change of use of contaminated sites, earthworks, and piling activity.</p>
<p>12. The enabling works on each site must be undertaken in accordance with the approved TMP's required by condition 5 above for the duration of the works, or any subsequent version of the document provided to and approved by Waka Kotahi and Dunedin City Council as road controlling authorities.</p>	<p>DCC land use consent for the disturbance and change of use of contaminated sites, earthworks, and piling activity.</p>

<p>13. Meetings between the consent holder, Waka Kotahi, and Dunedin City Council shall be held every three months for the duration of the enabling works for the purpose of reviewing the effectiveness of the TMP's in place, and whether any improvements are required.</p>	<p>DCC land use consent for the disturbance and change of use of contaminated sites, earthworks, and piling activity.</p>
<p>14. All earthworks involving contaminated soils must</p> <ul style="list-style-type: none"> a) be undertaken in a way that minimises the potential for effects on human health and the surrounding environment. b) minimise where practicable the area of exposed contaminated soils and avoid the potential for cross-contamination of materials. c) be undertaken in accordance with the directions of a suitably qualified and experienced practitioner. 	<p>DCC land use consent for the disturbance and change of use of contaminated sites, earthworks, and piling activity.</p> <p>ORC land use consent for disturbance of contaminated sites.</p> <p>ORC discharge permit for the deposit of contaminated soils, and discharges of soil contaminants to groundwater, or land in circumstances that result in contaminants entering groundwater.</p> <p>ORC discharge permit for the discharge of soil contaminants (dust) to air.</p>
<p>15. Contaminated soils and material removed from the site must be deposited at a disposal site that holds a consent to accept the relevant level of contamination. All soil and material must be covered during transportation off-site.</p>	<p>DCC land use consent for the disturbance and change of use of contaminated sites, earthworks, and piling activity.</p> <p>ORC land use consent for disturbance of contaminated sites.</p>
<p>16. All contaminated water from dewatering and wheel wash facilities is to be discharged to the Dunedin City Council trade waste sewer network in compliance with the Dunedin City Council Trade Waste Bylaw permitted discharge characteristics, or a trade waste consent, including any requirements for pre-treatment.</p>	<p>DCC land use consent for the disturbance and change of use of contaminated sites, earthworks, and piling activity.</p> <p>ORC land use consent for disturbance of contaminated sites.</p> <p>ORC discharge permit for the deposit of contaminated soils, and discharges of soil contaminants to groundwater, or</p>

	land in circumstances that result in contaminants entering groundwater.
<p>17. Erosion and sediment controls must be implemented for the duration of the works to ensure there is no noxious, dangerous, offensive, or objectionable transfer of dust or sediment beyond the boundaries of the site, onto roads, or into the reticulated stormwater network.</p>	<p>DCC land use consent for the disturbance and change of use of contaminated sites, earthworks, and piling activity.</p> <p>ORC land use consent for disturbance of contaminated sites.</p> <p>ORC discharge permit for the discharge of soil contaminants (dust) to air.</p>
<p>18. The following archaeological discovery protocols must occur where suspected kōiwi (human remains), taonga, Maori artifacts, or evidence of pre-colonial occupation are encountered during the enabling works:</p> <p>a) If any kōiwi (human remains) are encountered, all work should cease within 5 metres of the discovery. The Heritage New Zealand Pouhere Taonga Archaeologist, New Zealand Police and Aukaha must be advised immediately in accordance with Guidelines for Kōiwi Tangata/Human Remains (Archaeological Guideline Series No.8) and no further work in the area may take place until future actions have been agreed by all parties.</p> <p>b) Aukaha shall be informed if any possible taonga or Māori artefacts and evidence of pre-colonial occupation are identified to enable appropriate tikanga to be undertaken, so long as all statutory requirements under the Heritage New Zealand Pouhere Taonga Act 2014 and the Protected Objects Act 1975 are met.</p>	<p>DCC land use consent for the disturbance and change of use of contaminated sites, earthworks, and piling activity.</p>
<p>19. A record of any complaints received must be maintained for the duration of the enabling works. The register must include, but not be limited to:</p> <p>c) the name, phone number, and address of the complainant, unless the complainant elects not to supply this information.</p> <p>d) location, date, and time where the problem was experienced.</p> <p>e) description of the problem experienced.</p> <p>f) for any complaint relating to a discharge of dust or sediment, a description of the weather conditions at the time, including approximate wind speed and direction when the discharge was detected by the complainant.</p> <p>g) likely cause of the problem.</p>	<p>DCC land use consent for the disturbance and change of use of contaminated sites, earthworks, and piling activity.</p> <p>ORC land use consent for disturbance of contaminated sites.</p> <p>ORC discharge permit for the discharge of soil contaminants (dust) to air.</p>

<p>h) action taken to avoid, remedy, or mitigate the problem.</p> <p>The complaints register must be provided to the Dunedin City Council and Otago Regional Council on request.</p>	
<p>20. Groundwater must be:</p> <p>a) only be taken for dewatering purposes</p> <p>b) taken via wells, or sumps surrounding or within areas to be excavated.</p> <p>c) pumped a depth not exceeding 10 metres below ground level.</p> <p>d) taken at a rate no greater than 57 litres per second (L/s).</p>	<p>ORC water permit to take groundwater for dewatering.</p>
<p>21. The rate of groundwater taken for dewatering shall be recorded continuously, and records provided to the Otago Regional Council on request.</p>	<p>ORC water permit to take groundwater for dewatering.</p>
<p>22. All dewatering wells must ensure the well spear is sealed by a suitable filter material that prevents the ingress of soil contaminants into the well.</p>	<p>ORC land use consent for disturbance of contaminated sites.</p> <p>ORC discharge permit for the deposit of contaminated soils, and discharges of soil contaminants to groundwater, or land in circumstances that result in contaminants entering groundwater.</p>
<p>23. All hose lines from dewatering wells and sumps must be fitted with a valve which prevents the back flow of contaminated groundwater.</p>	<p>ORC land use consent for disturbance of contaminated sites.</p> <p>ORC discharge permit for the deposit of contaminated soils, and discharges of soil contaminants to groundwater, or land in circumstances that result in contaminants entering groundwater.</p>

<u>Conditions to be met at the conclusion of the enabling works.</u>	
<p>24. Any public road, footpath, or other public roading asset that has been temporarily altered or damaged as a result of the enabling works must be reinstated to the satisfaction of the relevant road controlling authority (i.e. Waka Kotahi and/or the Dunedin City Council) at the expense of the consent holder.</p>	<p>DCC land use consent for the disturbance and change of use of contaminated sites, earthworks, and piling activity.</p>
<p>25. Within 3 months of the completion of the enabling works a Site Validation Report (SVR) must be provided to the Dunedin City Council and Otago Regional Council, prepared by a suitably qualified and experienced practitioner and in accordance with <i>Contaminated Land Management Guideline No 1, Reporting on Contaminated Sites in New Zealand, Ministry for the Environment, Revised 2021</i>. The SVR should include:</p> <ul style="list-style-type: none"> a) summary of the works undertaken. b) confirmation the works were completed in accordance with the Ground Contamination Site Management Plan (GCSMP) and whether there were any variations during the works. c) records of the site, type and volumes of soil material removed from the site, associated test results (if any), disposal destination of surplus soil, and waste disposal acceptance receipts. d) records of any unexpected contamination encountered during the works including any associated test results, if applicable; and e) confirmation that there were no safety or environmental incidents during the works. If any incidents occurred, then the report must detail the nature of the incident and the measures taken to mitigate effects. f) the location and dimensions of contaminated soil remaining on site including a relevant site plan, if applicable. <p>All sampling must be undertaken in accordance with <i>Contaminated Land Management Guideline No 5, Site Investigation and Analysis of Soils, Ministry for the Environment, Revised 2021</i>.</p>	<p>DCC land use consent for the disturbance and change of use of contaminated sites, earthworks, and piling activity.</p> <p>ORC land use consent for disturbance of contaminated sites.</p>
<p>26. Within 3 months of the completion of the enabling works a Long-Term Site Management Plan (LTSMP) must be provided to the Dunedin City Council and Otago Regional Council, prepared by a suitably qualified and experienced practitioner and in accordance with <i>Contaminated Land Management Guideline No 1, Reporting on Contaminated Sites in New Zealand, Ministry for the Environment, Revised 2021</i>. The LTSMP must detail how site workers will be protected from remaining soil contamination.</p>	<p>DCC land use consent for the disturbance and change of use of contaminated sites, earthworks, and piling activity.</p> <p>ORC land use consent for disturbance of contaminated sites.</p>

<u>Advice notes</u>	
<p>a) The enabling works must be undertaken in accordance with the conditions of the following archaeological authorities issued by Heritage New Zealand Pouhere Taonga, or any subsequent authority issued:</p> <ul style="list-style-type: none"> • Authority 2021/323 – Inpatient site • Authority 2020-745 – Outpatient site • Authority 2019/481 – Logistics centre site 	DCC land use consent for the disturbance and change of use of contaminated sites, earthworks, and piling activity.
<p>b) Prior to submitting the Dust and Sediment Control Plan required as part of consent condition 4(d), the plan should be provided to the Dunedin City Council 3 Waters Department for review and any feedback from them incorporated into the plan before it is submitted to the Dunedin City Council.</p>	DCC land use consent for the disturbance and change of use of contaminated sites, earthworks, and piling activity.
<p>c) Prior to submitting the Heritage Temporary Protection Plan (HTPP) required as part of condition 4(e), the plan should be provided to Heritage New Zealand Pouhere Taonga for review and any feedback from them incorporated into the plan before it is submitted to the Dunedin City Council.</p>	DCC land use consent for the disturbance and change of use of contaminated sites, earthworks, and piling activity.
<p>d) The lapse period is 2 years from the date of the commencement of this decision. This may be extended on application to the Council pursuant to Section 125 of the Act.</p>	All consents