

20 December 2021

Environmental Protection Agency  
Te Mana Rauhi Taiao

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FTC00030

For Gen Hewett


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**COVID 19 Recovery (Fast-track Consenting) Act 2020 - New Dunedin Hospital  
Whakatupu - Response to draft conditions**

- 1 We refer to Minute 6 from the New Dunedin Hospital Expert Consenting Panel (the *Panel*) dated 13 December 2021 inviting comment from the Minister of Health and Ministry of Health (the *Applicant*) on the draft conditions prepared by the Panel.
- 2 The Applicant has reviewed the draft conditions and notes that there is only one substantive matter that requires the Applicant's comment. This relates to the table at Condition 11(a) which refers to "BDST piling" while the condition itself refers more generically to "pile driving". The Applicant considers that amending the table to refer to "pile driving" is more consistent with the condition wording and would ensure that micro piling (which the modelling has shown could result in a minor exceedance of noise limits as set out in the Application) is also appropriately captured.
- 3 The Applicant has also noted some cross references which require updating.
- 4 We have set these matters out in the tracked change version attached in **Schedule 1**.
- 5 The Applicant appreciates this opportunity to comment. Please do not hesitate to contact me if you have any questions or if we can be of further assistance.

Yours faithfully



Lauren Semple  
Partner

**SCHEDULE 1 – DRAFT CONDITIONS SHOWING TRACKED SUGGESTED AMENDMENTS**

# NDH Stage 1 Enabling Works –Land Use Conditions

## **GENERAL CONDITIONS**

### **Activity in Accordance with Application**

1. The enabling works must be undertaken in general accordance with the information provided in the resource consent application dated 13 August 2021, and the responses to requests for further information received on 19 October 2021, 8 November 2021, 16 November 2021 and 7 December 2021, 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.

## **PRE-COMMENCEMENT CONDITIONS**

### **Pre-Condition Surveys**

2. Prior to the Land Stability Management Plan (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, adjacent state highways, 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.

The pre-construction condition surveys must include 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, State Highways 1 and 88, and the site boundary ground surface.

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.

The results of the survey must be included within the LSMP provided to the Council under condition 4(a).

3. Prior to the Noise and Vibration Management Plan (NVMP) 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 and adjacent state highways where the enabling works are likely to result in an exceedance of the guideline vibration limits set out in *DIN 4150-3:2016 Vibration in Buildings – Part 3: Effects on Structures*.

The pre-construction condition survey must include the following locations:

- Strawberry Sound ( [REDACTED] )
- Cook Brothers Flats ( [REDACTED] )
- [REDACTED]
- Dunedin Fire Station
- Dairy and Machine House Building (on application site)
- State Highways 1 and 88 adjacent to the site boundaries

The pre-condition surveys must identify if any building and adjacent state highways are capable of withstanding higher levels of vibration, and if so, what the new vibration limit is.

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.

The results of the survey must be included within the NVMP provided to the Council under condition 4(c).

#### **Construction Management Plan (CMP)**

4. A Construction Management Plan (CMP) must be submitted to the Dunedin City Council (via email to [rcmonitoring@dcc.govt.nz](mailto:rcmonitoring@dcc.govt.nz)) for approval by the assigned compliance or monitoring officer at least 1 month prior to the enabling works on each site commencing. This plan must include:
  - 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, adjacent state highways, and infrastructure beyond the site. The plan must include:
    - 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 and stakeholders including:
      - details of contact person for community liaison and complaints.
      - list of properties and stakeholders that will be communicated with.
      - procedures for informing surrounding properties and stakeholders of construction programme and progress.
      - communication activities proposed for each property and stakeholder, including procedures and methods of communication.
    - iv. procedures for the receipt, management and response to any complaints received about land stability.
    - v. 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.
    - vi. for the Logistics Centre building site only, procedures for engineering supervision where earthworks occur close to buildings at Strawberry Sound ( [REDACTED] ).
    - vii. for the Inpatient building site only, the results of the pre-construction condition land, building, adjacent state highways, and surface infrastructure surveys required by condition 2.
    - viii. for the Inpatient building site only, procedures for survey monitoring of dewatering induced structural and cosmetic damage, which as a minimum includes:

- 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, State Highways 1 and 88, 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).
- ix. 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 comprising either the *New Dunedin Hospital Ground Contamination Site Management Plan, Tonkin + Taylor, July 2021*, or a GCSMP that gives effect to that plan, 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 will be managed in accordance with the best practicable option at all times to meet the requirements of Condition 11, and how vibration will be managed to ensure effects received at surrounding sites are minimised as far as practicable in accordance with Condition 12. The plan must include:
- i. specific mitigation measures developed following consultation with the landowners for the management of noise received at the following buildings, including the triggers or thresholds for implementing them.
    - Strawberry Sound ( [REDACTED] )
    - Cook Brothers Flats ( [REDACTED] )
    - [REDACTED]
    - Dunedin Fire Station
    - Quest Apartments
    - RNVR Hall
    - Te Rangi Hiroa College.
  - ii. procedures for noise monitoring.
  - iii. specific mitigation measures for the management of vibration received at the following buildings/sensitive equipment.
    - Strawberry Sound ( [REDACTED] )

- Cook Brothers Flats [REDACTED]
  - [REDACTED]
  - Dunedin Fire Station
  - Dairy and Machine House Building (on application site)
  - Dunedin Hospital Oncology Department
  - Allied Press printing press.
- iv. the results of the pre-condition building surveys required by condition 3.
- v. procedures for vibration monitoring, and survey monitoring of vibration induced structural and cosmetic damage, and sensitive equipment, which as a minimum includes:
- the monitoring locations where pre-construction condition surveys have been undertaken under condition 3, the Dunedin Hospital Oncology Department, and the Allied Press printing press.
  - monitoring and survey methodology.
  - vibration trigger levels, including those established for:
    - buildings and adjacent state highways capable of withstanding higher levels of vibration under the pre-construction building surveys required by condition 3.
    - the Dunedin Hospital Oncology Department.
    - the Allied Press printing press.
- vi. contingency measures where the vibration trigger levels are exceeded or induced structural and cosmetic damage is detected.
- x. procedures for communication with surrounding activities and stakeholders, including:
- details of contact person for community liaison and complaints.
  - list of properties and stakeholders that will be communicated with.
  - procedures for informing surrounding properties and stakeholders of construction programme and progress.
  - communication activities proposed for each property and stakeholder, including procedures and methods of communication.
- vii. procedures for the receipt, management and response to any complaints received about noise or vibration.
- d) A Dust and Sediment Control Plan (DSCP) prepared by a suitably qualified and experienced practitioner consistent with the GCSMP required by condition 4(b), and which outlines:
- i. how dust and sediment will be managed to ensure it does not cause a noxious, dangerous, offensive or objectionable discharge of dust, sediment, or contaminants beyond the site, or into the Council reticulated stormwater network and Te o Arai Te Uru – Otago Coast.

- ii. procedures for the receipt, management and response to any complaints received about dust and sediment.
- e) For the Inpatient building site only, a Heritage Temporary Protection Plan (HTPP), prepared by a suitably qualified and experienced heritage practitioner outlining how the works will be managed to ensure there are no adverse effects on the structural integrity and heritage values of the Dairy and Machine House building, and the adjoining Allied Press (Otago Daily Times) Building.
- f) The LSMP, NVMP, and HTPP required under conditions 4(a), (c), and (e) must detail how works will be conducted to ensure there are no adverse effects on the structural integrity and heritage values of surrounding heritage buildings on the Heritage New Zealand List / Rārangī Kōrero, including the Dairy and Machine House building, Allied Press building, Dunedin Fire Station, and Dunedin Railway Station.

Prior to submitting the CMP required by condition 4, it must 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.

### **Traffic Management Plans**

- 5. A Traffic Management Plan (TMP) must be submitted to Waka Kotahi NZ Transport Agency and Dunedin City Council (via email to [rcmonitoring@dcc.govt.nz](mailto:rcmonitoring@dcc.govt.nz)) as road controlling authorities for approval by the assigned compliance or monitoring officers at least 1 month prior to the enabling works on each site commencing. The TMP's must outline how truck movements, site access, 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.

Any proposed lane reductions/closures covered by the TMP's which exceed 3 days duration shall be modelled for their effects on the transport network using the Dunedin City Council transport model, prior to submission to the road controlling authorities.

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 *New Dunedin Hospital Enabling Works Transport Assessment, Novo Group, August 2021*, and include:

- a) key traffic management principles to be adhered to during the works.
- b) results of any modelling undertaken.
- c) preferred heavy vehicle routes.
- d) site vehicle access locations.
- e) traffic management measures including:
  - i. site vehicle access by trucks and other vehicles.
  - ii. traffic lane reductions, closures, and diversions.
  - iii. cycle lane provision, ensuring continuous cycle lanes are provided on State Highway 1 north and south.
  - iii. footpath closures/diversions, ensuring that at least one footpath remains available for pedestrians on St Andrew Street (SH88) at all times.

- iv. continued property access for surrounding properties, ensuring signposting of access locations where necessary.
- f) maps showing the location of any enabling works within the road corridor and traffic management treatments in (e) above.
- g) location and management of containers or hoardings placed on footpaths so they do not obstruct visibility of traffic signals on the State Highway and local road network.
- h) procedures for communication with surrounding activities, stakeholders, and the public, including:
  - details of contact person for community liaison and complaints.
  - list of properties and stakeholders that will be communicated with, including Waka Kotahi, Dunedin City Council, Otago Regional Council, Fire and Emergency New Zealand, and NZ Police.
  - procedures for informing surrounding properties and stakeholders of construction programme and progress.
  - communication activities proposed with each property and stakeholder, including procedures and methods of communication.

#### **Approval of Bridge Pier and Bollard Design**

- 6. The final design plans for the bridge piers and bollards to be located in road reserve shall be submitted and approved by Waka Kotahi NZ Transport Agency prior to construction to ensure they are optimally located and designed to provide for pedestrian movement and protection of the bridge piers from vehicles.

#### **Screening**

- 7. 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:
  - a) Shipping containers; or
  - b) Solid hoardings 2m high with no gaps or cracks.

Containers and hoardings may be moved as required as the works progress, subject to meeting any specific noise or traffic management requirements set out in the NVMP under condition 4(c) and/or the TMP's required under condition 5 above.

#### **Notification of Commencement of Work**

- 8. Notice of the commencement date of the enabling works on each site must be provided to the assigned compliance or monitoring officer at Dunedin City Council via e-mail to [rcmonitoring@dcc.govt.nz](mailto:rcmonitoring@dcc.govt.nz) and to Aukaha, at least 5 working days before the works commence.



## **DURING PHYSICAL WORKS CONDITIONS**

### **Works in Accordance with Approved CMP**

9. 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.

### **Hours of Work**

10. The enabling works must be limited to between 7.00am and 6.00pm, Monday to Friday (inclusive), and 7.00am to 2.00pm on a Saturday, except that the use of machinery is limited to 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. 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.

Note – specific limitations on the hours machinery use are set out in the NVMP under condition 4(c) above.

### **Noise**

11. Except as provided in Condition 11(a) below, noise from the enabling works must comply with the recommended residential and commercial noise limits for long term construction outlined in Tables 1 and 2 of NZS6803: 1999 'Acoustics - Construction Noise'.
- 11(a) In the event that noise levels arising from the pile driving, PDA testing and sheet piling exceed the noise limits in the following table (for works conducted between 7am and 6pm from Monday to Saturday) the consent holder shall notify and consult with the assigned compliance or monitoring officer at Dunedin City Council and with the noise receiver affected by an exceedance to demonstrate that the best practicable option to reduce and mitigate noise has been and will continue to be adopted, in accordance with the NVMP, at all times.

<b>Receivers</b>	<b><u>BDST piling Pile driving<sup>1</sup></u></b>	<b>PDA testing</b>	<b>Sheet piling</b>
Strawberry Sound			
Cook Brothers flats			
[REDACTED]			
Fire Station 53			
Castle Street	<u>Noise limit</u>	<u>Noise limit</u>	<u>Noise limit</u>
Quest apartments	80 dB LAeq and 95 dB L <sub>Amax</sub>	85 dB LAeq and 100 dB L <sub>Amax</sub>	75 dB LAeq and 90 dB L <sub>Amax</sub>
Navy and RNVR hall			
Cello Technology Hub			
Castle Street panelbeaters			
Otago Tyres			
The Victoria Hotel			
Police office	<u>Noise limit</u>	<u>Noise limit</u>	<u>Noise limit</u>
ODT building	75 dB LAeq and 90 dB L <sub>Amax</sub>	85 dB LAeq and 100 dB L <sub>Amax</sub>	75 dB LAeq and 90 dB L <sub>Amax</sub>
[REDACTED]			

<sup>1</sup> MOH, proposed amendment in response to draft EPA conditions

Receivers	BDST piling	PDA testing	Sheet piling
Countdown supermarket	<u>Noise limit</u> 80 dB L <sub>Aeq</sub> and 95 dB L <sub>Amax</sub>	<u>Noise limit</u> 85 dB L <sub>Aeq</sub> and 100 dB L <sub>Amax</sub>	<u>Noise limit</u> 87 dB L <sub>Aeq</sub> and 102 dB L <sub>Amax</sub>

- 11(b) The noise level from any equipment required to run between the hours of 8pm and 6.30am the next day (such as submersible pumps for dewatering and generators) must comply with a noise limit of 45 dB L<sub>Aeq</sub> when measured and assessed in accordance with NZS6803: 1999 'Acoustics - Construction Noise'

### Vibration

12. Vibration from enabling works, must comply where practicable with the guideline vibration limits outlined in *DIN 4150-3:2016 Vibration in Buildings – Part 3: Effects on Structures*, except where the pre-construction 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.

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 NVMP required by condition 4(c).

13. If vibration from enabling works activities might exceed 2.0 mm/s PPV at an occupied building, the consent holder must consult with the occupants where such exceedance is anticipated, to:
- discuss the nature of the work and the anticipated days and hours when the exceedances are likely to occur;
  - determine whether the exceedances could be timed or managed to reduce the effects on the receiver; and
  - provide in writing, no less than three days prior to the vibration-generating works commencing, details of the location of the works, the duration of the works, a phone number for complaints and the name of the site manager

The consent holder must maintain a record of these discussions and make them available to the assigned compliance or monitoring officer at Council upon its request (via email to [rcmonitoring@dcc.govt.nz](mailto:rcmonitoring@dcc.govt.nz)).

If the building is not occupied, then the 2.0 mm/s PPV vibration limit does not apply. This allows higher vibration work to be scheduled when receivers are not present, subject to compliance with all other conditions.

### Traffic Management

14. 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 NZ Transport Agency and Dunedin City Council as road controlling authorities.

15. Meetings between the consent holder, Waka Kotahi NZ Transport Agency Dunedin City Council and Fire and Emergency New Zealand 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. Any improvements required will be incorporated in the TMP's which will be provided to Waka Kotahi New Zealand Transport Agency and Dunedin City Council for approval.

### **Contaminated Soils and Water Management**

16. All earthworks involving contaminated soils must give effect to the approved GCSMP required under condition 4(b), and must:
  - a) be undertaken in a way that minimises the potential for effects on human health and the surrounding environment, including Te Tai o Arai Te Uru – Otago Coast.
  - 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.
17. Contaminated soils and material removed from the site must be deposited at a disposal site that holds a consent to accept soils for disposal with the relevant level of contamination. All soil and material must be covered during transportation off-site.
18. 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 on-site pre-treatment. Discharges must be managed to ensure that no overflow or accidental discharge occurs to the stormwater network and Te o Arai Te Uru – Otago Coast.

### **Erosion and Sediment Control**

19. Erosion and sediment controls must be implemented for the duration of the works in accordance with those in the GCSMP and DSCP required under conditions 4(b) and (d) 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 and Te o Arai Te Uru – Otago Coast.

### **Archaeological Discovery**

20. The following archaeological discovery protocols must occur where any unidentified archaeological site, which may include suspected kōiwi (human remains), taonga, Maori artefacts, or evidence of pre-colonial occupation is encountered during the enabling works:
  - a) Work shall cease immediately at that place and within 20m around the site.
  - b) The contractor must shut down all machinery, secure the area, and advise the Site Manager.
  - c) The Site Manager shall secure the site and notify the Heritage New Zealand Pouhere Taonga Regional Archaeologist.
  - d) If the site is of Maori origin, the Site Manager shall notify the Heritage New Zealand Pouhere Taonga Regional Archaeologist and Aukaha of the discovery and ensure site

access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act, Protected Objects Act).

- e) If any kōiwi (human remains) are encountered, the Heritage New Zealand Pouhere Taonga Regional 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.
- f) Where Papatipu Rūnaka so request, any information recorded as the result of the find such as a description of location and content, is to be provided for their records.

*Advice Note:*

Heritage New Zealand Pouhere Taonga will advise if any further archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required for works to continue.

Heritage New Zealand Pouhere Taonga Archaeologist current contact details:

Nikole Wills Regional Archaeologist Otago/Southland  
Heritage New Zealand Pouhere Taonga  
PO Box 5467 Dunedin  
Ph. +64 3 470 2364, mobile 027 240 8715  
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nwills@heritage.org.nz

### **Complaints Management**

- 21. Signage outlining the procedures for persons to make any complaint about the enabling works activities must be provided at each construction entrance to the site for the duration of the enabling works.
- 22. 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:
  - a) the name, phone number, and address of the complainant, unless the complainant elects not to supply this information.
  - b) location, date, and time where the problem was experienced.
  - c) description of the problem experienced.
  - d) 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.
  - e) likely cause of the problem.
  - f) action taken to avoid, remedy, or mitigate the problem.

The complaints register must be provided to the Dunedin City Council on request.

- 23. Meetings between the consent holder, and Dunedin City Council RMA Monitoring and Compliance Team shall be held every three months for the duration of the enabling works for the purpose of reviewing the effectiveness of complaints procedures in place and determining whether any improvements are required to those procedures. Any

improvements will be incorporated in the relevant management plans which will be provided to Dunedin City Council for approval.

## **AFTER PHYSICAL WORKS CONDITIONS**

### **Reinstatement of Roading Assets**

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 reasonable satisfaction of the relevant road controlling authority (i.e. Waka Kotahi NZ Transport Agency and/or the Dunedin City Council) at the expense of the consent holder. The pre-condition surveys required under conditions 2 and 3 shall be used as the baseline to determine any damage that has occurred.

### **Site Validation Reporting**

25. Within 3 months of the completion of the enabling works a Site Validation Report (SVR) must be provided to the Dunedin City Council's assigned compliance or monitoring officer (via email to [rcmonitoring@dcc.govt.nz](mailto:rcmonitoring@dcc.govt.nz)), prepared by a suitably qualified and experienced practitioner and in accordance with *Contaminated Land Management Guideline No 1, Reporting on Contaminated Sites in New Zealand, Ministry for the Environment, Revised 2021*. The SVR should include:
  - 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.

All sampling must be undertaken in accordance with *Contaminated Land Management Guideline No 5, Site Investigation and Analysis of Soils, Ministry for the Environment, Revised 2021*.

### **Long-Term Management of Contaminated Soils**

26. Within 3 months of the completion of the enabling works a Long-Term Site Management Plan (LTSMP) must be provided to the assigned compliance or monitoring officer at Dunedin City Council (via email to [rcmonitoring@dcc.govt.nz](mailto:rcmonitoring@dcc.govt.nz)), prepared by a suitably qualified and experienced practitioner and in accordance with *Contaminated Land Management Guideline No 1, Reporting on Contaminated Sites in New Zealand, Ministry for the Environment, Revised 2021*. The LTSMP must detail how site workers will be protected from remaining soil contamination.

## **ADVICE NOTES**

- 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:
- Authority 2021/323 – Inpatient site
  - Authority 2020-745 – Outpatient site
  - Authority 2019/481 – Logistics centre site
- b) It is an offence under section 87 of the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site without an authority from Heritage New Zealand Pouhere Taonga irrespective of whether the works are permitted or consent has been issued under the Resource Management Act.
- c) Prior to submitting the Land Stability Management Plan required as part of condition 4(a), the plan should be provided to the Dunedin City Council 3 Waters Department for review in respect of condition 4(a)(v), and any feedback from them incorporated into the plan before it is submitted to the Dunedin City Council.
- d) Prior to submitting the Land Stability Management Plan required as part of condition 4(a), the consent holder should consult with Aurora Energy Limited regarding the proposed mitigation measures for the protection of electricity supply assets.
- e) 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 and RMA Monitoring and Compliance Team for review and any feedback from them incorporated into the plan before it is submitted to the Dunedin City Council.
- f) Prior to submitting the Traffic Management Plans required by condition 5, the consent holder should consult with Otago Regional Council regarding the extent to which bus stops will be affected by the enabling works, and the requirements for any alternative temporary arrangements or relocation.
- g) Prior to the submitting the Traffic Management Plans required by condition 5, the consent holder should consult with Fire and Emergency New Zealand regarding maintaining access to and from the Dunedin Fire Station for emergency response.
- h) It is a requirement of the Government Rounding Powers Act 1989 that any person wanting to carry out works on a state highway first gain the approval of Waka Kotahi NZ Transport Agency for the works and that a Corridor Access Request (CAR) is applied for before any works commence.
- i) Detailed design approval for the works affecting the highway, from Waka Kotahi NZ Transport Agency will be required prior to the CAR process. In the case of the airbridge foundations this will be confirmed by way of a Licence to Occupy.
- j) A CAR is made online via [www.submitica.co.nz](http://www.submitica.co.nz). The CAR needs to be submitted at least 20 working days prior to the intended start date. A copy should also be sent to the Waka Kotahi NZ Transport Agency environmental planning team at [environmentalplanning@nzta.govt.nz](mailto:environmentalplanning@nzta.govt.nz). The Corridor Access Request will need to include:
- (i) The detailed design for the works. In developing the detailed design, the consent holder will need to consult with Waka Kotahi NZ Transport Agency.
  - (ii) A Construction Traffic Management Plan that has attained approval from the Waka Kotahi appointed state highway maintenance contractor for Coastal Otago (Highway Highlanders).

- (iii) A design safety audit which has been prepared, processed and approved in accordance with Waka Kotahi guidelines for Road Safety Audit Procedures for Projects (<https://www.nzta.govt.nz/assets/resources/road-safety-audit-procedures/docs/road-safety-audit-procedures-tfm9.pdf>).
- k) The New Zealand Code of Electrical Practice for Electrical Safety Distances – NZECP 34:2001 sets out mandatory safe distance requirements for buildings, structures, building works, and earthworks near overhead electric lines and other electricity works that must be complied with by the enabling works.
- l) The lapse period is 2 years from the date of the commencement of this consent. This may be extended on application to the Council pursuant to Section 125 of the Act.

## NDH Stage 1 Enabling Works – Discharge of Soil Contaminants to Land and Groundwater Conditions

### **GENERAL CONDITIONS**

#### **Activity in Accordance with Application**

27. The enabling works must be undertaken in general accordance with the information provided in the resource consent application dated 13 August 2021, and the responses to the request for further information received on 19 October 2021, 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.

### **PRE-COMMENCEMENT CONDITIONS**

#### **Construction Management Plan (CMP)**

28. A Construction Management Plan (CMP) must be submitted to the Otago Regional Council for approval by the assigned compliance or monitoring officer at least 1 month prior to the enabling works on each site commencing. This plan must include:

~~g)a)~~ A Ground Contamination Site Management Plan (GCSMP) prepared by a suitably qualified experienced practitioner comprising either the *New Dunedin Hospital Ground Contamination Site Management Plan, Tonkin + Taylor, July 2021*, or a GCSMP that gives effect to that plan, and which outlines how soil contamination effects will be managed to ensure effects on human health and the surrounding environment are minimised.

~~h)b)~~ A Dust and Sediment Control Plan (DSCP) prepared by a suitably qualified and experienced practitioner consistent with the GCSMP required by condition ~~28~~(a), and which outlines:

~~iii-i.~~ how dust and sediment will be managed to ensure it does not cause a noxious, dangerous, offensive or objectionable discharge of dust, sediment, or contaminants beyond the site, or into the Council reticulated stormwater network and Te Tai o Arai Te Uru – Otago Coast.

~~iv-ii.~~ procedures for the receipt, management and response to any complaints received about dust and sediment.

#### **Notification of Commencement of Work**

29. Notice of the commencement date of the enabling works on each site must be provided to the assigned compliance or monitoring officer at the Otago Regional Council, and Aukaha at least 5 working days before the works commence.

### **DURING PHYSICAL WORKS CONDITIONS**

#### **Works in Accordance with Approved CMP**

30. The enabling works on each site must be undertaken in accordance with the approved CMP required by condition ~~28~~ above for the duration of the works, or any subsequent version of that document provided to and approved by the assigned compliance or monitoring officer at the Otago Regional Council.



### **Contaminated Soils and Water Management**

31. All earthworks involving contaminated soils must be undertaken in accordance with the approved GCSMP required under condition 28(a), and must:
  - e)a) be undertaken in a way that minimises the potential for effects on human health and the surrounding environment, including Te Tai o Arai Te Uru – Otago Coast.
  - e)b) minimise where practicable the area of exposed contaminated soils and avoid the potential for cross-contamination of materials.
  - e)c) be undertaken in accordance with the directions of a suitably qualified and experienced practitioner.
  
32. 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 on-site pre-treatment. Discharges must be managed to ensure that no overflow or accidental discharge occurs to the stormwater network and Te Tai o Arai Te Uru – Otago Coast.

### **Erosion and Sediment Control**

33. Erosion and sediment controls must be implemented for the duration of the works in accordance with those in the GCSMP and DSCP required under conditions 28(a) and (b) 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 and Te Tai o Arai Te Uru – Otago Coast.

### **Dewatering Wells and Sumps**

34. 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.
35. All hose lines from dewatering wells and sumps must be fitted with a valve which prevents the back flow of contaminated groundwater.

### **Complaints Management**

36. Signage outlining the procedures for persons to make any complaint about the enabling works activities must be provided at each construction entrance to the site for the duration of the enabling works.
37. 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:
  - e)a) the name, phone number, and address of the complainant, unless the complainant elects not to supply this information.
  - e)b) location, date, and time where the problem was experienced.
  - e)c) description of the problem experienced.

h)d) 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.

h)e) likely cause of the problem.

h)f) action taken to avoid, remedy, or mitigate the problem.

The complaints register must be provided to the assigned compliance or monitoring officer at the Otago Regional Council on request.

#### **ADVICE NOTES**

m)a) The lapse period is 2 years from the date of the commencement of this consent. This may be extended on application to the Council pursuant to Section 125 of the Act.

## NDH Stage 1 Enabling Works –Discharge of Soil Contaminants (Dust) to Air Conditions

### **GENERAL CONDITIONS**

#### **Activity in Accordance with Application**

38. The enabling works must be undertaken in general accordance with the information provided in the resource consent application dated 21 August 2021, and the responses to the request for further information received on 19 October 2021, 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.

### **PRE-COMMENCEMENT CONDITIONS**

#### **Construction Management Plan (CMP)**

39. A Construction Management Plan (CMP) must be submitted to the assigned compliance or monitoring officer at the Otago Regional Council for approval at least 1 month prior to the enabling works on each site commencing. This plan must include:
- ~~i~~a) A Ground Contamination Site Management Plan (GCSMP) prepared by a suitably qualified experienced practitioner comprising either the *New Dunedin Hospital Ground Contamination Site Management Plan, Tonkin + Taylor, July 2021*, or a GCSMP that gives effect to that plan, and which outlines how soil contamination effects will be managed to ensure effects on human health and the surrounding environment are minimised.
  - ~~j~~b) A Dust and Sediment Control Plan (DSCP) prepared by a suitably qualified and experienced practitioner consistent with the GCSMP required by condition ~~2~~39(a), and which outlines:
    - ~~v~~i) how dust and sediment will be managed to ensure it does not cause a noxious, dangerous, offensive or objectionable discharge of dust, sediment, or contaminants beyond the site, or into the Council reticulated stormwater network and Te Tai o Arai Te Uru – Otago Coast.
    - ~~v~~ii) procedures for the receipt, management and response to any complaints received about dust and sediment.

#### **Notification of Commencement of Work**

40. Notice of the commencement date of the enabling works on each site must be provided to the assigned compliance or monitoring officer at the Otago Regional Council, and Aukaha at least 5 working days before the works commence.

### **DURING PHYSICAL WORKS CONDITIONS**

#### **Works in Accordance with Approved CMP**

41. The enabling works on each site must be undertaken in accordance with the approved CMP required by condition ~~2~~39 above for the duration of the works, or any subsequent version of that document provided to and approved by the Otago Regional Council.

### **Contaminated Soils Management**

42. All earthworks involving contaminated soils must be undertaken in accordance with the approved GCSMP required under condition 239(a), and must:
- g)a) be undertaken in a way that minimises the potential for effects on human health and the surrounding environment, including Te Tai o Arai Te Uru – Otago Coast.
  - h)b) minimise where practicable the area of exposed contaminated soils and avoid the potential for cross-contamination of materials.
  - i)c) be undertaken in accordance with the directions of a suitably qualified and experienced practitioner.

### **Erosion and Sediment Control**

43. Erosion and sediment controls must be implemented for the duration of the works in accordance with those in the GCSMP and DSCP required under conditions 239(a) and (b) 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 and Te Tai o Arai Te Uru – Otago Coast.

### **Complaints Management**

44. Signage outlining the procedures for persons to make any complaint about the enabling works activities must be provided at each construction entrance to the site for the duration of the enabling works.
45. 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:
- m)a) the name, phone number, and address of the complainant, unless the complainant elects not to supply this information.
  - n)b) location, date, and time where the problem was experienced.
  - o)c) description of the problem experienced.
  - p)d) 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.
  - q)e) likely cause of the problem.
  - r)f) action taken to avoid, remedy, or mitigate the problem.

The complaints register must be provided to the Otago Regional Council on request.

### **ADVICE NOTES**

- r)a) The lapse period is 2 years from the date of the commencement of this consent. This may be extended on application to the Council pursuant to Section 125 of the Act.

## NDH Stage 1 Enabling Works – Disturbance of Contaminated Site Land Use Conditions

### **GENERAL CONDITIONS**

#### **Activity in Accordance with Application**

46. The enabling works must be undertaken in general accordance with the information provided in the resource consent application dated 13 August 2021, and the responses to the request for further information received on 19 October 2021, 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.

### **PRE-COMMENCEMENT CONDITIONS**

#### **Construction Management Plan (CMP)**

47. A Construction Management Plan (CMP) must be submitted to the assigned compliance or monitoring officer at the Otago Regional Council for approval at least 1 month prior to the enabling works on each site commencing. This plan must include:

~~k)a.~~ A Ground Contamination Site Management Plan (GCSMP) prepared by a suitably qualified experienced practitioner comprising either the *New Dunedin Hospital Ground Contamination Site Management Plan, Tonkin + Taylor, July 2021*, or a GCSMP that gives effect to that plan, and which outlines how soil contamination effects will be managed to ensure effects on human health and the surrounding environment are minimised.

~~h)b.~~ A Dust and Sediment Control Plan (DSCP) prepared by a suitably qualified and experienced practitioner consistent with the GCSMP required by condition ~~247~~(a), and which outlines:

~~vii-i.~~ how dust and sediment will be managed to ensure it does not cause a noxious, dangerous, offensive or objectionable discharge of dust, sediment, or contaminants beyond the site, or into the Council reticulated stormwater network and Te Tai o Arai Te Uru – Otago Coast.

~~viii-ii.~~ procedures for the receipt, management and response to any complaints received about dust and sediment.

#### **Notification of Commencement of Work**

48. Notice of the commencement date of the enabling works on each site must be provided to the assigned compliance or monitoring officer at the Otago Regional Council, and Aukaha at least 5 working days before the works commence.

### **DURING PHYSICAL WORKS CONDITIONS**

#### **Works in Accordance with Approved CMP**

49. The enabling works on each site must be undertaken in accordance with the approved CMP required by condition 2 above for the duration of the works, or any subsequent version of that document provided to and approved by the Otago Regional Council.

## Contaminated Soils and Water Management

50. All earthworks involving contaminated soils must be undertaken in accordance with the approved GCSMP required under condition 247(a), and must:
  - j)a) be undertaken in a way that minimises the potential for effects on human health and the surrounding environment, including Te Tai o Arai Te Uru – Otago Coast.
  - k)b) minimise where practicable the area of exposed contaminated soils and avoid the potential for cross-contamination of materials.
  - l)c) be undertaken in accordance with the directions of a suitably qualified and experienced practitioner.
51. Contaminated soils and material removed from the site must be deposited at a disposal site that holds a consent to accept soils for disposal with the relevant level of contamination. All soil and material must be covered during transportation off-site.
52. 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 on-site pre-treatment. Discharges must be managed to ensure that no overflow or accidental discharge occurs to the stormwater network and Te Tai o Arai Te Uru – Otago Coast.

## Erosion and Sediment Control

53. Erosion and sediment controls must be implemented for the duration of the works in accordance with those in the GCSMP and DSCP required under conditions 247(a) and (b) 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 and Te Tai o Arai Te Uru – Otago Coast.

## Dewatering Wells and Sumps

54. 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.
55. All hose lines from dewatering wells and sumps must be fitted with a valve which prevents the back flow of contaminated groundwater.

## Complaints Management

56. Signage outlining the procedures for persons to make any complaint about the enabling works activities must be provided at each construction entrance to the site for the duration of the enabling works.
57. 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:
  - s)a) the name, phone number, and address of the complainant, unless the complainant elects not to supply this information.
  - t)b) location, date, and time where the problem was experienced.
  - u)c) description of the problem experienced.

v)d) 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.

w)e) likely cause of the problem.

x)f) action taken to avoid, remedy, or mitigate the problem.

The complaints register must be provided to the assigned compliance or monitoring officer at Otago Regional Council on request.

## **AFTER PHYSICAL WORKS CONDITIONS**

### **Site Validation Reporting**

58. Within 3 months of the completion of the enabling works a Site Validation Report (SVR) must be provided to the Otago Regional Council, prepared by a suitably qualified and experienced practitioner and in accordance with *Contaminated Land Management Guideline No 1, Reporting on Contaminated Sites in New Zealand, Ministry for the Environment, Revised 2021*. The SVR should include:

g)a) summary of the works undertaken.

h)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.

i)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.

j)d) records of any unexpected contamination encountered during the works including any associated test results, if applicable; and

k)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.

l)f) the location and dimensions of contaminated soil remaining on site including a relevant site plan, if applicable.

All sampling must be undertaken in accordance with *Contaminated Land Management Guideline No 5, Site Investigation and Analysis of Soils, Ministry for the Environment, Revised 2021*.

### **Long-Term Management of Contaminated Soils**

59. Within 3 months of the completion of the enabling works a Long-Term Site Management Plan (LTSMP) must be provided to the Otago Regional Council, prepared by a suitably qualified and experienced practitioner and in accordance with *Contaminated Land Management Guideline No 1, Reporting on Contaminated Sites in New Zealand, Ministry for the Environment, Revised 2021*. The LTSMP must detail how site workers will be protected from remaining soil contamination.

**ADVICE NOTES**

⇒a) The lapse period is 2 years from the date of the commencement of this consent. This may be extended on application to the Council pursuant to Section 125 of the Act.



# NDH Stage 1 Enabling Works – Take of Groundwater Conditions

## **GENERAL CONDITIONS**

### **Activity in Accordance with Application**

60. The enabling works must be undertaken in general accordance with the information provided in the resource consent application dated 13 August 2021, and the responses to the request for further information received on 19 October 2021, 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.

## **PRE-COMMENCEMENT CONDITIONS**

### **Notification of Commencement of Work**

61. Notice of the commencement date of the enabling works on each site must be provided to the assigned compliance and monitoring officer at Otago Regional Council, and Aukaha at least 5 working days before the works commence.

## **DURING PHYSICAL WORKS CONDITIONS**

### **Take of Groundwater**

62. Groundwater must be:
- a) only be taken for dewatering purposes
  - b) taken via wells, or sumps surrounding or within areas to be excavated.
  - c) pumped a depth not exceeding 10 metres below ground level.
  - d) taken at a rate no greater than 57 litres per second (L/s).
63. The rate of groundwater taken for dewatering shall be recorded continuously, and records provided to the Otago Regional Council on request.

## **ADVICE NOTES**

- ~~63~~a) The lapse period is 2 years from the date of the commencement of this consent. This may be extended on application to the Council pursuant to Section 125 of the Act.