

# NDH Stage 1 Enabling Works – DRAFT ORC Disturbance of Contaminated Site 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 [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.

## **PRE-COMMENCEMENT CONDITIONS**

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

2. A Construction Management Plan (CMP) must be submitted to the Otago Regional Council for approval at least 1 month prior to the enabling works on each site commencing. This plan must include:
  - a) A Ground Contamination Site Management Plan (GCSMP) prepared by a suitably qualified experienced practitioner ~~in general accordance with the~~ 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.<sup>1</sup>
  - b) A Dust and Sediment Control Plan (DSCP) prepared by a suitably qualified and experienced practitioner consistent with the GCSMP required by condition 2(a), and which ~~that~~ 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.<sup>2</sup>
    - ii. procedures for the receipt, management and response to any complaints received about dust and sediment.<sup>3</sup>

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

3. Notice of the commencement date of the enabling works on each site must be provided to the Otago Regional Council, and Aukaha ~~by email to [insert address]~~ at least 5 working days before the works commence.<sup>4</sup>

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<sup>1</sup> Aukaha page 5, TRONT, page 8.

<sup>2</sup> Dunedin City Council, page 51, Aukaha, page 5, and TRONT, page 8.

<sup>3</sup> Dunedin City Council, page 51.

<sup>4</sup> Dunedin City Council, page 53.

## **DURING PHYSICAL WORKS CONDITIONS**

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

4. 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**

5. All earthworks involving contaminated soils must [be undertaken in accordance with the approved GCSMP required under condition 2\(a\), and must:](#)<sup>5</sup>
  - 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.](#)<sup>6</sup>
  - 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.
6. 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.<sup>7</sup>
7. 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.](#)<sup>8</sup>

### **Erosion and Sediment Control**

8. 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 2\(a\) 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 o Arai Te Uru – Otago Coast.](#)<sup>9</sup>

### **Dewatering Wells and Sumps**

9. 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.
10. All hose lines from dewatering wells and sumps must be fitted with a valve which prevents the back flow of contaminated groundwater.

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<sup>5</sup> Dunedin City Council, page 56.

<sup>6</sup> Aukaha, page 5.

<sup>7</sup> TRONT, page 9.

<sup>8</sup> Aukaha, page 5, and TRONT, page 9.

<sup>9</sup> Dunedin City Council, page 58, Aukaha, page 5, and TRONT, page 8.

## Complaints Management

11. [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.](#)<sup>10</sup>
12. 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 Otago Regional Council on request.

## **AFTER PHYSICAL WORKS CONDITIONS**

### **Site Validation Reporting**

13. 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:
  - 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.

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<sup>10</sup> Dunedin City Council, page 59.

- 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**

- 14. 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 decision. This may be extended on application to the Council pursuant to Section 125 of the Act.