

## Dunedin City Council – Example Consent Conditions

- Example 1 - pp 2 - 12
- Example 2 - pp 13 - 18

**Example 1 – LUC-2021-158/B: 15 Dowling Street Dunedin**  
(Purpose: The establishment of a new office building and to undertake soil disturbance under the NES)

## Conditions:

1. *The proposed activity must be undertaken in general accordance with the approved plans attached to this certificate as Appendix One, and the information provided with the resource consent application received by the Council on 18 March 2021, and further information received on 30 March, 19, 20, and 22 April 2021, except where superseded or amended by the information and plans received as part of the s127 variation on the 14 & 22 December 2021, 11 & 14 January 2022, and 8 & 9 February 2022 or where modified by the following conditions.*

### Parking and Access

2. *The existing vehicle crossing to Queens Gardens must be:*
  - a) *Widened to a width of 6.0m.*
  - b) *Constructed in accordance with Council's Heavy-Duty specification for vehicle entrances.*
3. *The surface of all parking, associated access and manoeuvring areas must be formed, hard surfaced and adequately drained for their entirety, and parking spaces permanently marked in accordance with the application plans.*
4. *The gradient of the surface of the parking area/s must be no greater than 1 in 20 in any one direction.*
5. *The parking and loading area must be illuminated to a minimum maintained level of 2 lux, with high uniformity, during the hours of operation.*
6. *The loading area must be appropriately marked and identified to indicate that it is for loading purposes only.*

### Earthworks

7. *The proposed earthworks must be undertaken in accordance with all the relevant recommendations of the Preliminary Geotechnical Report prepared by GeoSolve, dated 20 June 2019, or an equivalent alternative geotechnical report prepared by a suitably qualified and experienced person.*

### Infrastructure

8. *The consent holder must adopt all practicable measures to mitigate erosion and to control and contain sediment-laden stormwater run-off into the Council stormwater network and neighbouring properties from the site during any stages of site disturbance associated with this development.*
9. *Pre-construction CCTV filming of the Council's wastewater and stormwater pipe within the property must be undertaken by a DCC approved contractor. The report from CCTV filming must be submitted to [rcmonitoring@dcc.govt.nz](mailto:rcmonitoring@dcc.govt.nz) for review by the Council's 3 Waters department at least ten (10) days prior to works commencing on site.*
10. *Post-construction CCTV filming of the Council's wastewater and stormwater pipe within the property must be undertaken by a DCC approved contractor. The report from CCTV filming must be submitted to [rcmonitoring@dcc.govt.nz](mailto:rcmonitoring@dcc.govt.nz) for review by the Council's 3 Waters department within ten (10) days after the works (within 1.5m of the Council's infrastructure) are completed.*

11. *The consent holder must provide documentation to Council demonstrating the location of the Council owned infrastructure within 1.5 meters of the proposed earthworks, to be established by an appropriately qualified professional, prior to any earthworks being undertaken on the site. This information shall be supplied either at the time of applying for building consent, or alternatively, can be submitted to Council's Resource Consent Manager by email to [rcmonitoring@dcc.govt.nz](mailto:rcmonitoring@dcc.govt.nz) prior to the building consent being lodged for approval.*
12. *Any damage done to the Council's stormwater or wastewater pipes resulting from the proposed works as indicated by the post-construction CCTV footage must be repaired to the satisfaction of the Council's 3 Waters department. It is the responsibility of the consent holder to undertake any necessary works to repair any damage and costs associated with the works.*

#### Fees and Charges

13. *That pursuant to section 36 Resource Management Act 1991, the following fees and charges be paid:
  - a) *Payment of additional fees for assessing the DSI and subsequent reports required by the conditions of this consent, will be charged on a time-cost recovery basis in accordance with Dunedin City Council's Schedule of Fees and Charges, with adjustments coming into effect at the beginning of each financial year. The fees will be levied at the completion of the consent review process and will be payable to Resource Consents department upon notification that compliance has been achieved.**

#### Conditions to be met prior to any site works or construction commencing

14. *The consent holder must provide a Construction Management Plan for approval by the Council's Resource Consent Manager (or nominee) prior to the commencement of any earthworks or construction activities onsite (excluding site investigations) for Stage 1, Stage 2, and Stage 3 of the works highlighted in green, yellow, and orange respectively on the plan titled 'CMP Stages Site Plan' prepared by 4Sight Consulting, and Stage 4 which includes all other construction activities on the site. The objective of the CMP is to outline the approach to be taken for the managing construction works to ensure that impacts that may arise from the works have been appropriately identified, managed and minimised. For clarity, this means, works related to Stage 1, Stage 2, Stage 3, or Stage 4 can commence once the CMP for the respective stage has been approved.*
15. *The consent holder must carry out operations in general accordance with the provisions of the approved Construction Management Plan, and any subsequent changes. The Construction Management Plan (CMP) must include but not limited to:
  - a. *Site access and management during construction;*
  - b. *Construction methodology for foundation and excavation;*
  - c. *Details of the stages and duration of works;*
  - d. *Details to demonstrate compliance with the construction standards under Rule 4.5.4.1 of the Proposed 2GP (unless approved by a separate resource consent);*
  - e. *Contact details for the contractor, including a process for complaints and remedying concerns.**

*Any changes to the Construction Management Plan must be made in accordance with the methodology and approved procedures in that plan shall be confirmed in writing by the consent*

holder following consultation with the Council's Resource Consent Manager\_(or nominee) before implementation.

16. *With the exception of tests pits and excavations required for archaeological investigations, soil testing for the DSI, and test bores required to be undertaken for geotechnical investigations within the site, earthworks may not commence until the building consent for the proposed building and associated retaining walls has been issued.*
17. *The consent holder must provide notice to the Resource Consent Monitoring team by email to [rcmonitoring@dcc.govt.nz](mailto:rcmonitoring@dcc.govt.nz) of the start date of the works for each stage. This notice must be provided at least ten (10) working days before the works for each stage are to commence.*
18. *The following details must be provided to Council (by way of email to [rcmonitoring@dcc.govt.nz](mailto:rcmonitoring@dcc.govt.nz) ) for certification prior to works for Stage 4 commencing on the site:*
  - a) *Final details of the colour treatments of the facades of the proposed building.*
  - b) *Final details of landscaping treatments to both Queens Gardens and Dowling Street frontages.*
  - c) *Final details of signage for the building.*
  - d) *Final details of external feature lighting for the building.*
19. *Prior to undertaking any work on the site, a Detailed Site Investigation (DSI) must be prepared by a suitably qualified and experienced practitioner and be supplied to Council that reflects the matters required in the Ministry for the Environment's "Contaminated Land Management Guidelines No. 1" (current edition). If the DSI finds contamination above the relevant guideline limits, then:*
  - a) *A Remedial Action Plan must be prepared, detailing how the contamination will be dealt with.*
  - b) *A Site Validation Report must be prepared to confirm the contamination has been dealt with adequately.*
20. *Prior to undertaking any work on the site, a Contaminated Soil Management Plan (CSMP) must be prepared by a suitably qualified and experienced practitioner in accordance with Ministry for the Environment's Contaminated Land Management Guideline No. 1 (current edition) and the findings of the DSI, to ensure the potential risk from exposure to any residual soil contamination is appropriately managed. A copy of the CSMP must be provided to Council's Resource Consent Manager for acceptance at least 15 working days prior to any soil disturbance works commencing.*
21. *The content of the CSMP set out in Condition 20 content must include:*
  - a) *A brief summary of the works to be undertaken in accordance with the approved consent.*
  - b) *Describe how the conditions of this consent will be implemented.*
  - c) *A description of the known contamination present in the site (including any relevant plans);*
  - d) *Provide a site-specific layout, including working areas, site access, clean and contaminated areas, decontamination areas and vehicle routes.*

- e) *Soil management procedures during the works, including siting and management of soil stockpiles, and erosion, sediment and dust control procedures.*
  - f) *Soil, air quality, groundwater and/or surface water monitoring requirements.*
  - g) *Measures to monitor any discharges or sediment runoff during the activity.*
  - h) *Handling and disposal procedures for any contaminated material encountered during the activity.*
  - i) *If required, a summary of remediation measures as part of a Remedial Action Plan.*
  - j) *The necessary designs, actions, procedures and controls relating to human health exposure on-site, and the appropriate transport and disposal options relating to human health and environmental exposure from off-site removal of soil. The relevant human health-related controls must be ones that ensure minimal exposure via the applicable pathways for the duration of the soil disturbance works.*
  - k) *The adequate contingency controls for unexpected discovery to ensure any previously unidentified contamination is appropriately mitigated. In the event that any previously unidentified contamination is discovered in any exposed or excavated soil, works are to cease immediately, and Council must be notified of the discovery. A suitably qualified and experienced practitioner must assess the discovery and determine what actions are appropriate for reducing the potential risk to site workers, future site users and the environment given the extent of the discovery. The details of the discovery and the action taken must be reported either in a Site Validation Report or the Works Completion reporting.*
  - l) *Allocation of responsibilities, including who is responsible for implementing and monitoring the controls detailed within the CSMP for the entirety of the works covered by the CSMP.*
22. *Any investigation, remediation, validation and completion reporting must be undertaken by a suitably qualified and experienced practitioner in accordance with current editions of the Ministry for the Environment Contaminated Land Management Guidelines No. 5 – Site Investigation and No.1 - Reporting on Contaminated Sites in New Zealand.*

*Conditions to be met at commencement of, or during, site works or construction*

- 23. *Any earthworks undertaken on the site shall be designed, specified and supervised by a suitably qualified person.*
- 24. *The relevant control procedures as detailed within the CSMP must be implemented for the duration of the soil disturbance to ensure works are appropriately managed to avoid or otherwise minimize potential contamination-related human health risks during the activity, and to ensure material taken away is disposed of to an authorized waste facility.*
- 25. *Council must be notified of any variation, review or updates to the approved CSMP that are proposed by the suitably qualified and experienced practitioner prior to them being implemented. Any alternative methods must be proven to be consistent with the objectives and human health risk-based approach of the accepted CSMP to ensure the same level of protection is afforded to site workers, and future site users.*
- 26. *All personnel working on the site must be made aware of the requirements contained in the CSMP. A copy of the approved CSMP must be hold on-site at all times.*

27. *The consent holder must establish a construction phase vehicle access point to the site and ensure it is used by construction vehicles. The access must be stabilised by using a geotextile fabric and either topped with crushed rock or aggregate. The access must be designed to prevent runoff to the road carriageway.*
28. *Temporary drainage connections from the building to an approved stormwater outlet must be installed should the roof of the new building be established prior to the commissioning of stormwater drainage for the new building.*
29. *No soil disturbance must occur in contaminated zones unless overseen by a suitably qualified and experienced person, as defined in the Users' Guide, NESCS (the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, (2012)).*
30. *Any soil stockpiled on the site must be covered for the duration of the project.*
31. *In the event earthworks are being undertaken in dry conditions dust must be controlled by light watering or covering of exposed areas.*
32. *Any soils which require disposal off-site must go to a facility authorised to accept material of this kind.*
33. *All contaminated material being removed for disposal must be kept secure under a suitable cover while being transported.*
34. *Any change in ground levels must not cause a ponding or drainage nuisance to neighbouring properties.*
35. *Any fill material to be introduced to the site must comprise clean fill only.*
36. *If fill is to be reused on the site it must be deposited in accordance with best practice and keyed into any slopes.*
37. *The consent holder's engineer must be engaged to determine any temporary shoring requirements at the site during earthworks construction and the consent holder must install any temporary shoring recommended by the engineer.*
38. *The earthworks must be undertaken with the principles of industry best practice applied at all stages of site development including site stability, stormwater management, traffic management, along with dust and noise controls at the sites.*
39. *To ensure effective management of erosion and sedimentation on the site during earthworks and as the site is developed, measures must be taken and devices must be installed, where necessary, to:*
  - a) *divert clean runoff away from disturbed ground;*
  - b) *control and contain stormwater run-off;*
  - c) *avoid sediment laden run-off from the site; and*
  - d) *protect existing drainage infrastructure sumps and drains from sediment run-off.*
40. *No soil disturbance or soil shifting, unloading, loading will take place if wind speed is higher than 14 metres per second if the soil is dry and prone to becoming airborne, unless a dust suppressant is applied.*

41. *All loading and unloading of trucks with excavated material or fill material must be carried out within the subject site.*
42. *Surplus material must be disposed of at a disposal site authorised to receive such material.*
43. *The consent holder must:*
  - a) *be responsible for all contracted operations relating to the exercise of this consent; and*
  - b) *ensure that all personnel (contractors) working on the site are made aware of the conditions of this consent, have access to the contents of consent documents and to all associated erosion and sediment control plans and methodology; and*
  - c) *ensure compliance with land use consent conditions.*
44. *Should the consent holder cease, abandon, or stop work on site for a period longer than 6 weeks, the consent holder must first take adequate preventative and remedial measures to control sediment discharge/run-off and dust emissions, and must thereafter maintain these measures for so long as necessary to prevent sediment discharge or dust emission from the site. All such measures must be of a type and to a standard which are to the satisfaction of the Resource Consent Manager.*
45. *If at the completion of the earthworks operations, any public road, footpath, landscaped areas or service structures that have been affected/damaged by contractor(s), consent holder, developer, person involved with earthworks or building works, and/or vehicles and machineries used in relation to earthworks and construction works, must be reinstated to the satisfaction of Council at the expense of the consent holder.*
46. *In the event that soils are found to have visible staining, odours and/or other conditions that indicate soil contamination, then work must cease until a suitably qualified and experienced practitioner has assessed the matter and advised of the appropriate remediation and/or disposal options for these soils. The consent holder must notify the Resource Consent Manager or nominee by way of email to [rcmonitoring@dcc.govt.nz](mailto:rcmonitoring@dcc.govt.nz).*

#### Accidental discovery protocol

47. *If the consent holder:*
  - a) *discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder must without delay:*
    - i) *notify the Consent Authority, Tangata whenua and Heritage New Zealand and in the case of skeletal remains, the New Zealand Police.*
    - ii) *stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate runanga and their advisors, who must determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.*

*Site work may recommence following consultation with the Consent Authority, Heritage New Zealand, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.*

- b) *discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder must without delay:*
  - i) *stop work within the immediate vicinity of the discovery or disturbance; and*
  - ii) *advise the Consent Authority, Heritage New Zealand, and in the case of Maori features or materials, the Tangata whenua, and if required, must make an application for an Archaeological Authority pursuant to Heritage New Zealand Pouhere Taonga Act 2014; and*
  - iii) *arrange for a suitably qualified archaeologist to undertake a survey of the site.*

*Site work may recommence following consultation with the Consent Authority.*

*Conditions to be met following the conclusion of site works or construction*

- 48. *For any soils disposed of off-site, evidence of disposal to an authorised facility must be provided to the Council within 1 month of completing works. This may be by way of waste manifests and/or weighbridge receipts to [rcmonitoring@dcc.govt.nz](mailto:rcmonitoring@dcc.govt.nz).*
- 49. *A Works Completion Report must be provided within two months of soil disturbance works being completed to confirm that the methods outlined in the CSMP were enforced for the period required and that the measures were successful in ensuring the potential risks were adequately managed.*
- 50. *If a Site Validation Report (SVR) is required in accordance with Condition 19, this must be provided to the Resource Consent Manager or nominee for review by way of email to [rcmonitoring@dcc.govt.nz](mailto:rcmonitoring@dcc.govt.nz) within three months of the completion of the proposed land disturbance works on site. The SVR shall be prepared by a suitably qualified and experienced practitioner, as defined by the Users' Guide, National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health [NESCS] (April 2012), in accordance with the Ministry for the Environment publication Contaminated Land Management Guidelines, No.1 (revised 2011). The SVR should contain sufficient detail to address the following matters:*
  - a) *A summary of the works undertaken, a statement confirming whether the disturbance works have been completed in accordance with the DSI and CSMP;*
  - b) *The location and dimensions of the excavations carried out, including a relevant site plan;*
  - c) *Records of any unexpected contamination encountered during the works, if applicable;*
  - d) *The location and dimensions of contaminated soil remaining on site including a relevant site plan and ongoing management plan (if applicable);*
  - e) *A summary of sampling and analysis undertaken for validation sampling, and for unexpected contamination (if applicable), tabulated analytical results including laboratory transcripts, and interpretation of the results in the context of the NESCS (April 2012);*
  - f) *Copies of disposal dockets for the material removed from site, if applicable, and any 'Cleanfill' imported onto the site; and*
  - g) *Details regarding any complaints and/or breaches of the procedures set out in the CSMP.*

*All sampling undertaken on site, including site validation testing, shall be overseen by a suitably qualified and experienced contaminated land professional. All sampling shall be undertaken in*

*accordance with CLMG, No. 5 – Site Investigation and Analysis of Soils, Ministry for the Environment, revised 2011 or updated version.*

**Advice Notes:**

Regional Plan: Waste for Otago

1. Please contact the Otago Regional Council to determine whether you also need to obtain a resource consent under the contaminated site rules of the Regional Plan: Waste for Otago.

Signage

2. Please note that any proposed signage for the development must comply with the relevant standards under the District Plan unless authorised by a separate resource consent.

Transport

3. The Council's Transportation department has recommended that the following measures be implemented for the proposed development:
  - a) Speed humps should be installed along Robson Lane to discourage potential rat running between Dowling Street and Queens Garden.
  - b) Directional pavement arrows should be installed along Robson Alley to clearly signal the intended direction of travel (enter from Dowling and Exit to Queens Gardens).
  - c) Signage should be erected to indicate that no public access is permitted along Robson lane.
  - d) All signage/pavement markings must be contained within the site boundaries.
4. It is recommended that servicing vehicles should enter the site from Dowling Street and exit onto Queens Gardens.
5. It is recommended that speed humps be installed in accordance with Section 4.9 of AS/NZS 2890.1:2004. Specifically, 'Type 1' speed humps should be installed at intervals not less than 30m and not greater than 50m.
6. It is advised that the consent holder either:
  - a) Give consideration as to whether the access could be slightly realigned so as to achieve a 2.0m by 5.0m visibility splay either side, as shown by Figure 14.11 of the NZTA Pedestrian Planning Guide, or
  - b) Give consideration as to whether a visual/audible alarm could be installed (within the site) to alert pedestrians of vehicles approaching the footpath.
7. The vehicle crossing, between the road carriageway and the property boundary, is within legal road and will therefore require a separate Vehicle Entrance Approval from DCC Transport to ensure that the vehicle crossing is constructed/upgraded in accordance with the Dunedin City Council Vehicle Entrance Specification (note: this approval is not included as part of the resource consent process).

8. It is recommended that the consent holder liaise with the Transport department's Safe and Sustainable Travel Co-ordinator in developing a comprehensive workplace travel plan.

#### Development

9. All aspects of this activity will need comply with Parts 4, 5 and 6 of the Dunedin Code of Subdivision and Development 2010.

#### Construction

10. Any temporary activities, buildings, and structures required during construction period must comply with all the relevant standards under the District Plan unless authorised by a resource consent.
11. The construction works subject of this consent are authorised on the basis they will comply with the permitted construction noise standard. While it is anticipated that non-compliance with the noise standard will be necessary for Stage 2 and Stage 3 of the development, it is noted that the applicant is to obtain a separate consents for this non-compliance, and it is therefore expected that Stage 2 and Stage 3 will not commence until this further consent is issued.

#### Erosion and sediment control

12. The following documents are recommended as best practice guidelines for managing erosion and sediment-laden run-off:
  - a) Environment Canterbury, 2007 "Erosion and Sediment Control Guideline 2007" Report No. R06/23.
  - b) Dunedin City Council "Silt and Sediment Control for Smaller Sites" (information brochure)

#### General

13. In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
14. Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
15. It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
16. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
17. This is a resource consent. Please contact the Council's Building Services Department, about the building consent requirements for the work.

Example 2 – LUC-2020-263: 280 and 336 Cumberland Street  
Dunedin

(Purpose: To demolish several of the existing Cadbury Buildings and Facades)

## Conditions:

1. *The proposed activity must be undertaken in general accordance with the approved plans attached to this consent as Appendix One, and the information provided with the resource consent application received by the Council on 11 June 2020, except where modified by the following conditions.*
2. *The Dairy and Machine House building, which forms part of protected item **B030** in 2GP Appendix A.1.1 (Schedule of Protected Heritage Items and Sites), must be retained.*

### Conditions to be met prior to any site works or demolition commencing

3. *Detailed building recording of the Cadbury Factory buildings must be completed by a suitably qualified heritage practitioner. This recording must be undertaken in accordance with the Level II standards set out in Section 5.3 of the Heritage New Zealand – Pouhere Taonga ‘Investigation and Recording of Buildings and Standing Structures’ (2018) document. The recording must be provided to the Dunedin City Council at rcmonitoring@dcc.govt.nz; and to Heritage New Zealand Pouhere Taonga.*
4. *Each building to be demolished must be surveyed by a suitably qualified heritage practitioner to identify significant historical or archaeological features and historic building materials that are able to be salvaged, for reuse in the hospital development or to be made available to the wider community.*
5. *If vibration from demolition activities might exceed 2.5mm/s PPV at an occupied building, the consent holder must consult with the occupants where such exceedance is anticipated, to:*
  - a) *discuss the nature of the work and the anticipated days and hours when the exceedances are likely to occur;*
  - b) *determine whether the exceedances could be timed or managed to reduce the effects on the receiver; and*
  - c) *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 Council upon its request.*

*If the building is not occupied, then the 2.5mm/s PPV vibration limit does not apply. This allows higher vibration work to be scheduled when receivers are not present, subject to compliance with building damage criteria, and with the controls at other nearby occupied buildings.*

6. *A Demolition Management Plan (DMP) must be submitted to rcmonitoring@dcc.govt.nz and approved by the resource consent manager. This plan must include details of the consultation with Heritage New Zealand – Pouhere Taonga required by condition 7 below; and:*
  - a) *An Asbestos Removal Control Plan outlining how asbestos will be removed from buildings in accordance with the Health & Safety at Work (Asbestos) Regulations, and WorkSafe NZ Approved Code of Practice (ACOP).*

- b) *A Waste Management Plan that outlines how the amount of waste sent to landfill will be minimised, and ensures hazardous materials and other waste sent to landfill is disposed at consented facilities with the appropriate waste acceptance criteria.*
  - c) *A Heritage Protection Plan, prepared by a suitably qualified heritage practitioner outlining how works will be conducted to ensure there are no adverse effects on structural integrity and heritage values of surrounding heritage buildings, and in particular the Dairy and Machine House building, and the Allied Press (Otago Daily Times) Building.*
  - d) *A Noise and Vibration Management Plan prepared by a suitably qualified professional 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” as a minimum; and outlines how noise and vibration will be minimised and mitigated during demolition activities. The plan must incorporate the vibration data gathered during the test piling activities authorised by resource consent LUC-2020-365; and must include:*
    - i. *measures for higher noise generating activities that cannot practicably comply with the noise limits set out in NZS6803: 1999 “Acoustics – Construction Noise”*
    - ii. *the procedures and management measures for noise received at the Dunedin Fire Station crew sleeping quarters (to be developed in consultation with Fire and Emergency New Zealand)*
    - iii. *measures for the management of noise received in the office areas of the Allied Press Limited building*
    - iv. *measures for the management of vibration received at the Allied Press Limited building, including sensitive working areas, and vibration sensitive equipment such as the printing press*
    - v. *measures for the management of vibration received at all surrounding scheduled heritage buildings (including the Dairy and Machine House building and the Allied Press Limited building), outlining the area of influence of vibration effects, and including monitoring of the buildings for structural and cosmetic damage.*
    - vi. *A procedure for the receipt, management and response to any complaints received about noise or vibration.*
  - e) *A Site-Specific Safety Plan that outlines how hazards will be managed to ensure the safety of the public and site workers.*
  - f) *A Traffic Management Plan that outlines how truck movements, traffic/cycle lane relocation and closures, and pedestrian routes will be managed to ensure the safe and efficient operation of the road network.*
  - g) *A Dust and Sediment Control Plan that outlines the controls to be implemented to suppress and minimise dust nuisance, and avoid the tracking of sediment off the site or into the Council reticulated stormwater network. (Refer to advice note 3 below.)*
7. *Prior to the DMP required by condition 6 above being submitted to the Council for approval, it must be provided to Heritage New Zealand – Pouhere Taonga, who must be given no less than 15 working days to provide comments on it.*

*Conditions to be met at commencement of, or during, demolition*

- 8. *Significant historical or archaeological features and historic building materials identified for salvage in accordance with condition 4 above, must be carefully removed and securely stored in a manner that will not cause damage to the materials, for potential reuse in the hospital*

*development and/or made available to the wider community. Details of the storage location(s) must be provided to rcmonitoring@dcc.govt.nz.*

9. *All site works and demolition must be undertaken in accordance with the approved Demolition Management Plan required by condition 6 above.*
10. *All redundant wastewater and stormwater laterals within the sites must be sealed off at the DCC pipes in the road way.*
11. *The undertaking of demolition works must be limited to between 7.30am and 6.00pm, Monday to Saturday (inclusive). No demolition work may occur outside of these times, on Sundays, or public holidays observed on Monday to Saturday, except where emergency works are required to protect public health and safety, or to accommodate the requests of specific stakeholders (such as undertaking high-impact works while an adjacent property is unoccupied).*
12. *Noise from demolition works must comply where practicable with the recommended residential and commercial noise limits for long term construction outlined in Tables 1 and 2 of NZS6803: 1999 'Acoustics - Construction Noise'. 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 6(d).*

*Note: Noise from demolition works associated with this activity must be assessed cumulatively with all demolition and/or construction activities associated with the New Dunedin Hospital project*

13. *The guideline vibration limits set out in DIN 4150-3:2016 must not be exceeded, except where the vibration data required to inform the Noise and Vibration Management Plan required by condition 6(d) has demonstrated that the receiving building(s) are capable of withstanding higher levels of vibration; and indicated what the new vibration limit is.*

*Conditions to be met at the conclusion of demolition*

14. *Any public road, footpath, or other public roading asset that has been affected/damaged as a result of the demolition works must be reinstated to the satisfaction of the relevant road controlling authority (i.e. the NZ Transport Agency and/or the DCC) at the expense of the consent holder.*
15. *The following plans must be prepared and submitted to the Dunedin City Council at rcmonitoring@dcc.govt.nz and to Heritage New Zealand Pouhere Taonga within six months of the commencement of demolition of the Cadbury Factory buildings, and prior to any work being undertaken to the Dairy and Machine House Building:*
  - a) *a Conservation Plan prepared by a suitably qualified heritage practitioner, which provides guidance for the adaption, repair, restoration, execution of works, and the maintenance of the Dairy and Machine House building, in a way that ensures interventions to heritage fabric of the building are sympathetic and kept to a minimum; and*
  - b) *a Cyclical Maintenance Plan prepared by a suitably qualified heritage practitioner, which sets out routine maintenance actions to be undertaken to ensure the preservation of the heritage fabric of the Dairy and Machine House building.*

16. *Prior to the plans required by condition 15 above being submitted to the Council for approval, they must be provided to Heritage New Zealand – Pouhere Taonga, who must be given no less than 15 working days to provide comments on them.*
17. *With regard to the significant historical or archaeological features and historic building materials required to be stored by condition 8 above, where re-use of those materials as part of the hospital redevelopment is not practicable or reasonable, or would compromise clinical and functional outcomes, the features and materials must be securely stored in a manner that will not cause damage to the materials, and made available to the wider community for a minimum of two years following completion of the hospital development on the sites. Details of the storage location(s) must be provided to rcmonitoring@dcc.govt.nz.*
18. *If a building consent application for development of the site has not been lodged within four years of demolition being completed, then a landscaping plan must be submitted to rcmonitoring@dcc.govt.nz and approved by the resource consent manager. The plan must:*
  - a) *detail how the site is to be remediated to provide a landscaping area with a minimum width of 1.5m along the full length of any road boundary that does not have a building within 1.5m of that boundary.*
  - b) *meet the performance standards for boundary treatments and other landscaping set out in Rule 18.6.1 of the Proposed 2GP.*

*Upon approval, the landscaping plan must be implemented.*

#### **Advice Notes:**

##### Heritage

1. The Heritage New Zealand Pouhere Taonga Act 2014 defines an 'archaeological site' as any place occupied prior to 1900 that may provide archaeological information on the history of New Zealand. This includes building and structures constructed prior to 1900. An Archaeological Authority will be required for any works that may modify or destroy an archaeological site, including demolition of a building built prior to 1900. It is an offence to undertake activities that may modify or destroy an archaeological site unless authorised by an Archaeological Authority issued under the Heritage New Zealand Pouhere Taonga Act 2014. A building consent or resource consent does not constitute such authorisation.

##### Noise and Vibration Management

2. It is recommended that the Noise and Vibration Management Plan required as part of consent condition 6(d) is provided to Allied Press Limited for their information.

##### Management of Dust and Sediment

3. It is recommended that prior to submitting the Dust and Sediment Control Plan required as part of consent condition 6(g), the plan is provided to the Council's 3 Waters Department for review; and any feedback from them incorporated into the plan before it is submitted to the DCC for approval. The plan will be required to detail all practicable measures and devices to prevent sediment-laden stormwater run-off from the site into the Council stormwater network and neighbouring properties during any stages of site disturbance associated with the proposed demolition. It should include details of:
  - Dust Mitigation measures
  - Objectives of the plan
  - Roles and Responsibilities

- Training
- Environment Auditing
- Dealing with wind generated dust
- Monitoring
- Complaints record
- Plans for inclement weather

#### Transportation

4. It is recommended that prior to submitting the Traffic Management Plan required as part of consent condition 6(f), the plan is provided to the NZ Transport Agency for review; and any feedback from them incorporated into the plan before it is submitted to the DCC for approval.
5. In the event of future development on the site, the DCC Transport Department will assess any associated transportation effects at the time of application for resource consent/building consent.
6. Demolition/deconstruction traffic will need to be managed in such a way so as to retain appropriate provision/level of service for all road users, to ensure that the safety and efficiency of the transport network is maintained to an appropriate standard, throughout the demolition period. This includes the bus service, as well as vehicle, pedestrian and cycle traffic.
7. Separate approval for any temporary vehicle access locations might also be required. These will need to comply with the vehicle access performance standards detailed within Rule 6.6.3 of the 2GP.

#### General

8. In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through Sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
9. Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
10. It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to, during and after (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in Section 339 of the Resource Management Act 1991.
11. The lapse period is 5 years from the date of this decision (12 November 2025). This may be extended on application to the Council pursuant to Section 125 of the Act.