

Construction Management Plan (CMP) – proposed / draft

Hotel Proposal – Moray Place Dunedin

Preamble:

1. NZ Horizon Hospitality Group proposes to develop a hotel complex on the corner of Moray Place and Filleul Street, Dunedin.
2. This CMP seeks to manage the effects during construction to the surrounding properties and activities.

The Development:

3. The development has been architecturally designed, with the aim of establishing a building suitable for a 5 Star Hotel.
4. The development has 17 levels, with the 3 lower levels partially below the ground level. The central location of the building on the site allows for vehicle movements around the site in a clockwise manner, while the symmetrical shape results in a setback from the street where no vehicle access is required.
5. Subdivision of the existing land/titles is required to create the 3,660m² site.

Method of Construction:

6. Construction will be undertaken in the following phases:
 - a) Completion of a Traffic Management Plan.
 - b) Liaising with the owners/tenants of adjacent land.
 - c) Securing the site in terms of hoardings.
 - d) Removal of existing vegetation.
 - e) Following confirmation of the excavation and construction methods, as informed by appropriate experts (such as geotech, architectural and engineering), the development of a timetable to minimise effects to the surrounding area.
 - f) Start and complete excavations and foundation works.
 - g) Start and complete above ground structure, and required site and services works.
 - h) Start and complete internal fit out and landscaping.
 - i) Remove hoardings.
7. The details of the above will be confirmed as various designs, contractors and approvals are granted.
8. Hours of construction will generally be:
 - a. Monday to Friday: 7.30am to 5.30pm
 - b. Saturday: 7.30am to 4pm
 - c. Sunday and public holidays: n/a

9. In terms of the required Traffic Management Plan, the Contractor shall submit for approval a Traffic Management Plan prior to commencement of large scale cartage operations, or other construction related activities that may impact on the adjacent roading network or the surrounding area. The Traffic Management Plan shall show how the Contractor proposes to minimise the impact of the works on local and commuter traffic, and the general public within the vicinity of the contract area(s). Note, to assist in minimising traffic effects associated with delivery trucks, deliveries will **not** take place between 8.30am-9am and 5pm to 5.30pm Monday to Friday.
10. Due to part of the building being below ground level and for foundation works, earthworks will result in approximately 10,000m³ of excavated material requiring removal from the site, with a maximum cut of approximately 7.35m. While the entire site requires excavation, the cuts along the boundaries are reduced due to the basement area not extending to the boundary.
11. To inform the management of earthworks initial geotech investigations have been completed, from which no significant matter (in terms of construction methodology) has been identified. Prior to starting earthworks specialist input and building consent approval will be required.
12. In terms of roads, footpaths and crossing, the Contractor shall:
 - a) Ensure that no damage beyond fair wear and tear is caused to public roads and paths.
 - b) Comply with the requirements of the Local Authority regarding protection and cleanliness of roads and paths adjacent to the site. Meet all costs arising from non-compliance.
 - c) Keep approaches to the site clear of mud and debris. Immediately remove any such material dropped onto the road or footpath surface.
 - d) Comply with Local Authority requirements regarding protection of paths, kerbs and channels.
 - e) Comply with Local Authority requirements regarding restrictions on truck movements during peak traffic periods.
13. In terms of site access:
 - a. It is proposed that the Contractor shall access the site from Moray Place.
 - b. The Contractor shall comply with all requirements of the Local Authority and the traffic authorities with regard to access to the site.
 - c. Parking for Contractor's service vehicles shall be on the site.
14. In terms of road reserve:
 - a. The Contractor shall carry out all works within the road reserve in such a manner as to comply with all Local Authority requirements.

- b. All road and footpath surfaces shall be reinstated fully on completion of installing underground services to Local Authority standards.

15. In terms of temporary buildings and services:

- a. The Contractor shall provide all necessary site facilities to comply with Government or Local Authority requirements for health and safety. These shall include, as required, a site office for the Contractor's site administration, toilets, washing and telephone facilities. Allow for all Local Authority charges arising from these requirements.
- b. Drainage: The Contractor shall supply, install and remove on completion of the Contract all temporary drainage lines, sumps and pumping equipment and other temporary work necessary to properly control and dispose of surface water or groundwater from the site of the work without undue delay in accordance with the requirements of the Dunedin City Council and Otago Regional Council. The Contractor shall exercise care to prevent solid matter, silt, or sediment bearing water entering the permanent stormwater drainage system. Any connection used for temporary discharge of surface or groundwater shall draw from an approved silt trap or catch basin and the inlet of the connection shall be fitted with an approved screen.
- c. The Contractor shall arrange for any temporary water and power supplies, and drainage connections to the site that may be required. The Contractor shall pay all charges arising from the connection, disconnection and use of such supplies.
- d. The Contractor shall provide temporary telephone facilities for his own use and pay all charges.
- e. Existing Services: The Contractor shall locate, protect, keep all public systems clean of debris, prevent damage and leave lids exposed, free for inspection at conclusion of work. Meet all the requirements of the relevant Utility Controlling Authorities.

16. In terms of a loading area, this will mostly occur be within the site.

17. In terms of a crane to assist with construction, this will be located within the site, unless otherwise agreed with the Dunedin City Council.

18. In terms of scaffolding, this is to be located within the site.

19. In terms of traffic, a traffic management plan from a licenced traffic management operator will be required.

Noise:

20. The generation of noise is anticipated during construction. Construction will be undertaken and supervised by external contractors, and it is their responsibility to minimise noise.

21. The Contractor shall carry out the works in such a manner as to cause the least inconvenience to neighbouring properties, the surrounding area, and the public, and to comply with all Statutory and Local Authority requirements including NZS 6803:1999 — Acoustics — Construction Noise

22. Noise minimisation will include:

- a. Compliance with New Zealand Standard NZS 6803:1999
- b. Provision of contact details to surrounding property occupiers.
- c. Requiring trucks, while on site, to have the engines shut down.

Neighbours:

- 23. The site has two adjoining neighbours, along with leased carparks and public space. The neighbouring properties will be informed of the various stages of the construction, with the aim of developing open communications to minimise effects to the neighbours.
- 24. Suitable insurances will be in place prior to construction beginning, in case of damage to a neighbouring property.

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