

TO: City Planning

FROM: Development Support Officer, 3 Waters

DATE: 10 September 2020

SUBJECT: **DEMOLITION OF ALL EXISTING CADBURY
FACTORY BUILDINGS EXCEPT FORMER
DAIRY & MACHINE HOUSE BLDG & CASTLE
ST FRONTAGE**
LUC-2020-263
**280 & 336 CUMBERLAND STREET,
DUNEDIN**

3 WATERS COMMENTS

1. The proposed activity

Landuse consent is sought from DCC to undertake above ground demolition of all existing Cadbury factory buildings 280 & 336 Cumberland Street, Dunedin with the exception of the former Dairy and Machine House building and Castle Street frontage. The site is within the CBD Edge Commercial North zone in the Second Generation District Plan (2GP).

Existing services

DCC GIS records show service infrastructure within the site including water and stormwater pipes and manholes.

2. Infrastructure requirements

Code of Subdivision & Development 2010

All aspects of this development shall be undertaken in accordance with the requirements of the Dunedin Code of Subdivision and Development 2010.

Dust and Sediment Control

Dust and Sediment will be controlled onsite this will include dust generated by:

- Demolition of building structures
- Vehicle movements
- Loading and loading of materials
- Wind generated dust from exposed buildings and stockpiles etc

A Dust and Sediment Control Plan (DSCP) must be submitted and accepted by 3 Waters prior to any demolition commencing.

Stormwater

The consent holder shall adopt all practicable measures to prevent 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 demolition.

3. Consent conditions

The following condition should be imposed on any resource consent granted:

Dust and sediment control

1. Dust and Sediment will be controlled within the site

2. A Dust and Sediment Control Plan (DSCP) must be submitted and accepted by 3 Waters prior to any demolition commencing.
3. The Dust and Sediment Control Plan should include but not restricted to:
 - 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

4. **Advice notes**

The following advice notes may be helpful for any resource consent granted:

Code of Subdivision & Development

- All aspects of this activity shall be compliant with Parts 4, 5 and 6 of the Dunedin Code of Subdivision and Development 2010.

Erosion and sediment control

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

Private drainage – old drains

- All wastewater/stormwater laterals not being utilised must be sealed off at the DCC wastewater/stormwater pipe in the roadway.

Development Support Officer

3 Waters

Dunedin City Council