

APPENDIX 5:
SUGGESTED CONSENT CONDITIONS AND ADVICE
NOTES

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 11 June 2020, except where modified by the following conditions.*
2. *The Dairy and Machine House building will continue to be protected as item **B030** in 2GP Appendix A.1.1 (Schedule of Protected Heritage Items and Sites); and 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:*
 - 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 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 these limits*
 - 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, and including monitoring of the building for structural and cosmetic damage*
 - v. *measures for the management of vibration received at all surrounding scheduled heritage buildings (including the Dairy and Machine House 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 4 below.)*

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

- 7. *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 for potential reuse in the hospital development or by the wider community. Details of the storage location(s) must be provided to rcmonitoring@dcc.govt.nz.

- 8. All site works and demolition must be undertaken in accordance with the approved Demolition Management Plan required by condition 6 above.*
- 9. All redundant wastewater and stormwater laterals within the sites must be sealed off at the DCC pipes in the road way.*
- 10. 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).*
- 11. 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.

- 12. 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

- 13. 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.*
- 14. 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.*

15. *If a building consent application for development of the site has not been lodged within three 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. It is recommended that prior to submitting the heritage protection plan required as part of consent condition 6(c), and the conservation plan and cyclical maintenance plan required by condition 14(a) and (b), the plans are provided to Heritage New Zealand Pouhere Taonga for review; and any feedback from them incorporated into the plans before they are submitted.
2. 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

3. It is recommended that prior to submitting the Noise and Vibration Management Plan required as part of consent condition 6(d), the plan is provided to Allied Press Limited and to Heritage New Zealand Pouhere Taonga for review; and any feedback from them incorporated into the plan before it is submitted to the DCC for approval.

Management of Dust and Sediment

4. 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

5. 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.
6. 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.
7. 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.
8. 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

9. 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.
10. 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.
11. 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.
12. The lapse period specified above may be extended on application to the Council pursuant to Section 125 of the Resource Management Act 1991.

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