

Construction & Traffic Management Plan

42-48 PONSONBY ROAD



Revision: 1 – For Resource Consent

Note: Prior to the commencement of construction a detailed Construction and Traffic Management will be submitted. This document has been drafted to provide an outline of information that will be submitted as part of this process.

Revision Date: June 2018

CONSTRUCTION & TRAFFIC MANAGEMENT PLAN

1. Construction/Contractor Personnel and Contacts

| Name | Position | Email | Mobile / Telephone |
|------|----------|-------|--------------------|
| TBC | | | |
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2. Key Project Contact Details

| Position | Contact Details |
|-------------------------------------|--|
| Client | Samson Corporation Limited 102/100 Parnell Road Parnell Auckland 1052 |
| Consultant Project Manager | RCP Limited 6 Fox Street Parnell Auckland 1052 |
| Building Contractor | TBC |
| Project Location & Physical Address | 42-48 Ponsonby Road Ponsonby Auckland 1011 |

CONSTRUCTION & TRAFFIC MANAGEMENT PLAN

1. Project Description

The site, 42-48 Ponsonby Road, is located in Ponsonby on the southern corner of the intersection of Crummer Road and Ponsonby Road. Existing buildings on the 1350m², square-shaped site comprise a single level commercial property (Sawadee Restaurant) located on the Ponsonby Road frontage, and a larger two storey brick masonry building set back from the street frontage. The two-storey corner building contains a number of retail/commercial tenancies. There is a surface carpark in the southern part of the site.

The existing single level building and the rear annex of the corner building are to be demolished. The main portion of the two-storey masonry structure will be underpinned, earthquake strengthened and fully renovated to restore and enhance its heritage value. The proposed development will be mixed use - Retail, Hospitality and Commercial - with one level of basement parking. Ground floor will be primarily retail and hospitality tenancies with shopfronts and access on both, Crummer and Ponsonby Road. There are three levels of subdividable commercial space above. The basement car and bicycle parking is accessed off Crummer Road.

The total redevelopment will provide approximately 17 car spaces and 35 bicycle spaces, with approximately 850m² of Ground Floor tenancies plus some 250m² of outdoor plaza area. The three levels of commercial space above the ground level will provide approximately 2300m² of lettable area with 100m² of terrace area at level 3.

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1. Site Location



2. Project Management Plans

There are a number of Project Plans that will be created for this project additional to this specific plan:

- Project Management Plan
- Safety Management Plan
- Quality Management Plan
- Environmental Management Plan
- Construction Management Plan
- Traffic Management Plan
- Temporary Work Management Plan
- Commissioning Management Plan
- Waste Management Plan
- Erosion and Sediment Control Plan
- Security Management Plan
- Emergency Management Plan

CONSTRUCTION & TRAFFIC MANAGEMENT PLAN

1. Introduction to the Construction & Traffic Management Plan

This Construction and Traffic Management Plan (CTMP) has been prepared to address the potential effects which may arise from the construction of the proposed development. It provides the framework and parameters within which the construction activities associated with the development of the proposed development could be managed in order to mitigate the actual and potential construction effects.

This CMP is a draft only. Following the preparation of detailed construction drawings and the appointment of contractors, this draft CMP will be reviewed, updated and certified by the Auckland Council (AC) prior to the commencement of works.

The site, and where construction access is proposed to occur through, is all owned by Samson Corporation Ltd (SCL).

2. Traffic Management

Prior to the commencement of the earthworks, construction and/or demolition activities on the subject site, a finalised Traffic Management Plan (TMP) will be prepared in accordance with Auckland Council and any Auckland Transport requirements together with the requirements of NZTA's Code of Practice for Temporary Traffic Management (COPTTM) and NZTA's Manual of Traffic Signs and Markings (MoTSAM). The TMP shall address how the control and management of vehicles associated with the site, together with the vehicles passing the site, will be undertaken to achieve the following traffic management objectives:

- The traffic flow is not unduly impeded by construction operations;
- Neighbours are not unduly restricted to access their properties
- The safety of the public and site employees complies with H.S.E Act

The TMP will be submitted to the Auckland Council Monitoring officer. No earthworks / construction / demolition on the subject site shall commence until written confirmation is provided from the council that the TMP is to their satisfaction, and any required measures referred to in that plan have been put in place.

Where required, approval will be sought from Auckland Transport.

3. Daily Construction Traffic Estimates

Vehicle movements to and from the site associated with earthworks, construction and demolition activity shall be restricted to hours to avoid traffic hazards.

4. Traffic Controls During Construction

The Traffic Management Plan will contain sufficient detail to address the following matters:

- Procedure for loading and unloading of vehicles
- Truck movements to the site
- Car movements to the site

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- Requirements for all construction related traffic additional to the above
- Direction, safety and warning signage
- Measures to ensure the safe and efficient movement of the travelling public (pedestrians, vehicle occupants, local residents)
- Restrict hours of vehicle movements to protect amenity of surrounding environment during earthworks phase

5. Construction Operations

Prior to the commencement of construction, earthworks and demolition, a finalised Construction Management Plan (CMP) shall be prepared to the satisfaction of Auckland Council, and submitted to . No construction activity shall commence until confirmation is provided from Auckland Council that the CMP satisfactorily meets their requirements, and all measures identified in that plan as needing to be put in place prior to commencement of works.

The Construction Management Plan will include the following minimum provisions:

- a) There shall be minimal obstruction of access to public footpaths, private properties or public services/utilities resulting from the construction and earthwork activities. Any activities will be outlined in the CMP,
- b) Road or lane closures that may be required,
- c) Construction dates and hours of operation,
- d) Truck route diagrams – both internal to the site and external to the local road network,
- e) Details of site access/egress over the construction period.

Airborne or deposited dust beyond the subject site as a result of the earthworks, construction or demolition activities will be minimised and a management plan implemented. In order to manage dust on the site consideration will be given to adopting the following management techniques:

- stopping of works during high winds,
- watering of stockpiles (if any – these are unlikely on this site) and of manoeuvring areas during dry periods,
- grassing or covering of stockpiles,
- installation and maintenance of wind fences as may be required,

Potential measures will be discussed with Auckland Council's monitoring officer and the Ministry for the Environment publication "Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions".

Any works on the site which cause vibrations will be monitored to ensure that peak particle velocities measured on any foundation or uppermost full storey of any building not located on the subject site, do not exceed the limits set out in Table 1 of German Standard DIN 4150 Part 3:1986 "Structural Vibration in Buildings – Effects on Structures."

All construction, demolition and earthworks activities on the subject site shall comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise.

On-site skip bins will be utilised for the disposal of any waste. These will be located within the construction zone and will be emptied regularly as necessary.

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A comprehensive Health and Safety Plan will be prepared by the Site Manager and Contractor(s) prior to the start of construction.

6. Parking

Parking for Tradesmen in order to undertake the works will be designated and outlined in the Main Contractor's CMP.

7. Deliveries

Onsite deliveries will be coordinated in advance in order to minimise disruption to local traffic and neighbouring properties and reduce the number of traffic movements. This methodology will be outlined in the Main Contractor's TMP.

8. Pedestrian Safety

Site fencing / hoarding and any gantries will be required by the Main Contractor and location and methodology will be submitted as part of the CMP.

9. Site Establishment Plan

The Main Contractor will be required to submit a Site Establishment Plan outlining the layout of site activities. It is envisaged that construction work will be contained within the site. All materials and equipment shall be stored within the site's boundaries. Should this change, the Site Establishment Plan will be submitted to Auckland Council for approval.

10. Environmental Management Plan

The site shall be operated and managed in accordance with an Environmental Management Plan (EMP) to ensure the risks from site are managed appropriately. The EMP shall be prepared in accordance with the permitted activity criteria of the Auckland Regional Council Air, Land and Water Plan and shall be provided to the Stormwater and Industrial and Trade Activities Team Leader for approval prior to the activity commencing.

The EMP shall include, but not be limited to:

- i. Identification of the specific activities conducted on site;
- ii. The identification of potential contaminants associated with these activities;
- iii. Methods used to prevent identified contaminants contacting stormwater runoff as far as practicable and methods to manage environmental risks from site activities;
- iv. An Emergency Spill Response Plan (which includes the provision that all spills over 20litres, or any spill of Environmentally Hazardous Substances that has entered the stormwater system, a water-body or has contacted unsealed ground, shall be reported immediately to the Auckland Council's 24 hour Pollution Hotline (09-377-3107));

- v. An up-to-date and accurate site drainage plan showing the location of all site catchpits and the final discharge point(s) of the site stormwater system;
- vi. An appropriate auditing programme to ensure site performance with all components of the site EMP;
- vii. Methods for providing and recording staff training;
- viii. An Operation and Maintenance Plan.

The EMP shall be kept on site and accessible at all times.

The EMP shall be reviewed and updated annually from the date of granting of this consent, to ensure all components of the EMP are still relevant.

11. Proposed Hours of Work

The hours of operation for construction work shall be addressed in the final CMP.

12. Pre-Start Meeting

The Team Leader Northern Monitoring shall be advised, in writing, 5 working days prior to any works commencing.

13. Liaison

13.1 Main Contractor's Project Director

Name *[position yet to be filled]*
Company
Mobile

The Main Contractor's Project Director has overall responsibility for the delivery of the construction activities on site of the project, including supervising and coordinating the site managers and sub-contractors.

13.2 Main Contractor's Project Managers

Name *[positions yet to be filled]*
Company
Mobile

The Main Contractor's Project Managers have overall responsibility for the project delivery and contracting for the development. This includes supervising the contract works and ensuring that the contractor meets their obligations under the construction contract, the technical specifications and this CMP.

In addition, the Main Contractor's Project Managers will have responsibility for managing and responding to any environmental issues during construction. In doing this, the Project Managers must ensure that all environmental consents and conditions are met, and that the environmental requirements of the CMP and associated Management Plans are adhered to at all times and implemented by the Site Managers.

13.3 Site Managers

Name [position yet to be filled]
Company

Mobile

The Site Managers will have responsibility for site safety and activity, stormwater and sediment control, waste management, parking, delivery and noise control. The Site Managers will also be responsible for maintaining all records and inspection reports.

13.4 Contractor Site Traffic Management Supervisor (STMS)

Name [position yet to be filled]
Company
Mobile

The STMS will coordinate traffic movements and deliveries in advance in order to minimise disruption to local traffic and neighbouring properties and reduce the number of traffic movements.

13.5 Communication Manager

Name [position yet to be filled]
Company
Mobile

Prior to construction commencing, the Communication Manager will make contact with stakeholders and provide contact details, an outline of works to be carried out, and the estimated project timeframes. The Communication Manager will make contact with those most potentially affected owners and occupants prior to periods of activity that might cause disruption, to advise of the potential disruption and time periods.

14. Ground Floor Plan

