

DRAFT CONSTRUCTION MANAGEMENT PLAN

90 HANSON STREET NEWTOWN

SOUTHERN CROSS HOSPITALS LIMITED

1 INTRODUCTION

Construction Management Plan Overview

This document forms a “Draft Construction Management Plan” (Draft CMP) for the proposed new ‘consulting rooms’ building, to be constructed at the Southern Cross Hospitals campus, 90 Hanson Street, Newtown.

The Head Contractor responsible for the carrying out this development has not yet been commissioned. Therefore, this Draft CMP provides the framework within which the construction activities will be managed. However, at this point in time it is not possible to provide final details of the construction project or associated construction methodologies that might be implemented to avoid, remedy and mitigate all potential (short-term) construction effects.

The construction methodologies and mitigation details to be implemented by the appointed contractor (the “Head Contractor”) will be submitted to Wellington City Council for its review and approval within a comprehensive “Final Construction Management Plan” (Final CMP), prior to any site works commencing.

It is anticipated (and acceptable to Southern Cross Hospitals) that the obligation to prepare and supply a Final CMP to Council for approval will be confirmed by an appropriate consent condition placed on the resource consent issued for the development.

The Site

The Southern Cross Hospital occupies a 1 hectare site at 90 Hanson Street, Newtown. The hospital was first established in 1992.

The ‘site’ of the proposed new building is on the Hanson Street frontage. The new building will occupy an area of some 972sqm.

Access to the site during earthworks and construction will be from Hanson Street.

Statutory Requirements

All contractors and sub-contractors might be required to comply with all applicable New Zealand legislative obligations (current New Zealand law).

All necessary statutory and bylaw requirements will be finalised from the Wellington City Council upon application for Building Consent to implement the development.

2 THE PLAN

Responsibilities

Southern Cross Hospitals will appoint a Head Contractor for the contract following the granting of resource consent.

The Head Contractor will be responsible for the completion of the Final CMP, its supply to Wellington City Council for approval, and then overseeing its implementation.

Changes to the Construction Management Plan

No changes will be made to the approved Final CMP without firstly obtaining approval from Wellington City Council to any proposed or directed amendments.

3 HEALTH AND SAFETY

Responsibilities

The Head Contractor will prepare a Health and Safety Policy for this project.

This Policy will be specific for this project.

A visible hazard board naming current site specific hazards will be maintained and displayed at the entrance to the site.

Safety Induction Courses will be carried out on the site.

The Head Contractor's Site Manager will maintain the register to ensure all contractors have carried out the site training.

All people entering the site will be required to be site safe and hold a current site safe passport.

Content of the Policy

The Policy will cover the following:

SAFETY PLANNING FORMS	Task Analysis Worksheet
	Construction Hazards/Controls
	Hazard Register
	Induction / Visitor Register
	Workplace Induction Register
	Training Plan
	Record of Safety Meetings
	Site Safe Inspection Reports
	Incident and Accident Investigation Forms
	Incident and Accident Register
	Emergency Evacuation Plan
	Complaints Register

4 COMPLAINTS PROCEDURE

Complaint Action Process

All complaints are to be followed up by the Head Contractor's Site Manager.

It is that person's responsibility to ensure that the complaints procedure is carried out as per the following:

- 1) signage with Site Manager's 24 hour contact details;
- 2) ensure Complaints Register is complete;
- 3) all employees of the Head Contractor and sub contractors will be trained to immediately report and feedback (be it complaints or praise) from site visitors, neighbouring property owners or members of the public/pedestrians; and
- 4) all feedback will be recorded in a Public Feedback Record, which will be maintained by the Site Manager.

This record will cover the following points:

COMPLAINTS PROCEDURE FORM	
Date of Complaint:	
Complainants Name:	
Recipients Name:	
Action Taken:	
Details of report back to Compliant:	
Conclusion:	

5 ENVIRONMENTAL EFFECTS

This project will create short-term effects to the environment during the demolition, earthworks and construction phases.

These potential environmental effects include:

- Pedestrian Amenity and Safety
- Noise
- Traffic
- Earthworks
- Construction

Pedestrian Amenity and Safety

A key factor to be addressed in the CMP will be measures to be implemented to ensure (at all times) pedestrian safety; and, to the greatest extent practicable, that any disruption to pedestrian movement along Hanson Street is minimised.

Noise

All noise generating activities during the period of site works for this project will be managed on site as far as is reasonably practicable to meet New Zealand Standard NZS 6803:1999 *Acoustics - Construction Noise* which was developed to appropriately mitigate and manage noise effects during demolition, earthworks and construction work.

In addition, all persons undertaking day to day management of construction activities on the site will wherever possible adopt the best practical option (BPO) at all times to ensure the emission of noise from the site does not exceed a reasonable level in accordance with Section 16 of the Resource Management Act 1991.

Traffic

The earthwork and construction contractor/s will each be required to provide traffic management details for the respective work phases, which will be detailed as Traffic Management Plans within the Final CMP.

These will detail:

- site access for vehicles;
- site access controls to provide for pedestrian and road safety;

- route for the transport of earth off site to the consented landfill to be used; and
- measures for avoiding and minimising the adverse effects of the transportation of surplus material (e.g. wheel wash, covering loads etc).

The Head Contractor's Site Manager will carry out all necessary traffic management confirmed as necessary and appropriate by Council when it approves the Final CMP.

During site works, construction-related parking will be provided on the site to avoid any potential conflict with traffic, parking and pedestrians in the vicinity of the site.

Maintenance of pedestrian safety on Hanson Street will be paramount and covered in a Health and Safety document.

Note: as the existing hospital will continue to operate during the earthworks and construction phases it will be essential to also ensure safety of pedestrian and vehicle access to and from the site for patients, staff and visitors. This will be specifically addressed in the Final CMP

Earthworks

As part of site preparation, the site will be excavated as necessary to accommodate the new building platforms.

If any debris is carried off the site onto the street network the Site Manager will ensure it is removed promptly and in a safe manner.

Dust mitigation measures will be utilised on-site to avoid dust being generated and carried beyond the site.

Potential sediment runoff within stormwater will be controlled by appropriate management techniques to ensure that sediment does not migrate beyond the site.

Demolition and Construction

Demolition and construction activities will be carried out with all necessary care to prevent damage or risk for adjacent properties, adjacent buildings, and their occupiers.

Signage and safety barriers will be installed as required to warn pedestrians that construction activities are occurring.

Access to the site will be managed at all times, including maintenance of secure fencing around its perimeter when construction workers are not present on the site.

6 CONSTRUCTION PROCEDURES

Site Office

A temporary site office will be installed on the site. All approved documentation will be kept at the site office including the originals of the approved building consents and all working drawings.

Construction Program

An expected commencement and completion date for the project has not yet been determined.

Advice to Neighbouring Properties

Adjoining property owners will be supplied with an intended construction timetable along with 24 hour contact details for the Site Manager should issues arise at any point, including when construction personnel are not present on the site.

7 PLANT AND EQUIPMENT

The Head Contractor's Site Manager will ensure the sub-contractors plant and equipment carries the necessary certificates and inspection notifications as required under the current Health and Safety requirements.

All contractors will be responsible for the maintenance of their own plant and equipment to ensure smooth operation.

Plant and equipment will be kept in good condition. No plant or equipment without a current safety check will be allowed on site.

9 SEWAGE AND WASTE DISPOSAL

Portable chemical toilets will be provided for workers until such time as permanent toilets become available on-site.

Portable toilets will be located away from the street frontage and suitably screened.

Waste management skip bins will be used for regular refuse disposal.

10 INSPECTIONS, REPORTING AND RECORDS

The site office will be the point of reference for all management requirements.

All relevant records will be housed in the site office.

The site office will be used for induction of sub-contractors for Health and Safety procedures.

Reporting Schedule

Inspections Daily by Site Manager	Site Safe
	Activity
	Waste Management
	Parking
	Noise Control
Inspections Weekly by Site Manager	Progress Reports
	Construction Reports
Monthly Report by Site Manager	Project Overview

11 SUMMARY

In implementing all aspects of the proposed earthworks and construction activity associated with the proposed new building, the objective will be to ensure that as little disruption to the surrounding environment as possible and to complete these activities as practically and efficiency as possible.

SOUTHERN CROSS HOSPITALS LIMITED
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