

**Before Wellington City Council**

**Under** the Resource Management Act 1991

**In the matter of** Plan Change 81: Rezoning 320 The Terrace and de-listing the Gordon Wilson Flats

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**STATEMENT OF EVIDENCE OF ROBERT JOHN HALL  
(DEMOLITION MANAGEMENT)**

**1 December 2015**

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**M J Slyfield**  
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## **INTRODUCTION**

1. My full name is Robert John Hall.

## **Qualifications and Experience**

2. I am an independent construction industry consultant providing strategic advisory services on construction projects through my consultancy business RJHA Limited.
3. I have 45 years' experience in the construction industry and prior to establishing RJHA Limited worked for The Fletcher Construction Company (for 26 years) where I held several senior positions including Regional Manager, Wellington and Lower North Island, a role I held for 12 years prior to retiring from Fletcher to establish my own business.
4. My professional qualifications are:
  - Fellow of the New Zealand Institute of Building
  - Past President of the New Zealand Institute of Building
  - Fellow of the Chartered Institute of Building (UK)
  - Chartered Builder
  - Chartered Construction Manager
5. A growing part of my consultancy work has been assisting clients in the early stages of projects prior to a construction company being engaged.
6. In respect of my experience in writing Demolition Management Plans I have been previously engaged by a wide variety of clients, including Wellington City Council to write demolition management plans for projects within their City Housing, Housing Upgrade Project including two recent projects at Marshall Court, Miramar and Regent Park, Newtown. This has included attention to Health & Safety on projects and working with project teams to assist in the determination of staging plans, methodology and construction programming.

### **Code of Conduct**

7. I confirm that I have read the Code of Conduct for expert witnesses in the Environment Court Practice Note 2014 and that I have complied with it when preparing this evidence. Other than when I state that I am relying on the advice of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

### **Scope of Evidence**

8. I have been asked by Victoria University of Wellington (VUW) to provide this statement of evidence covering:
  - (a) How the effects of demolishing the Gordon Wilson Flats can be managed by way of a Demolition Management Plan;
  - (b) Responses to issues raised by submitters relevant to demolition of the Gordon Wilson Flats.

### **DEMOLITION MANAGEMENT**

9. I am aware that Plan Change 81 proposes that the demolition of Gordon Wilson Flats is a Controlled Activity which will enable the Council to control how the demolition of Gordon Wilson Flats is undertaken. I support this.
10. The proposed rule (Rule 9.2.3) proposes the use of a Demolition Management Plan.
11. The purpose of a Demolition Management Plan is twofold. Its primary purpose is to provide information on how the physical activity of demolition is proposed to proceed, who is likely to be affected, and how any concerns relating to environmental effects, well-being, and Health & Safety of neighbours and the general public have been considered and addressed.
12. A Demolition Management Plan also provides a substantial basis for the procurement of contractors who will undertake the work and sets the requirements of VUW of its contractors undertaking the work. This includes implementing an effective communication strategy for

informing neighbours of planned activities in advance and for the receiving and responding to concerns or complaints.

13. VUW commissioned me to prepare a draft Demolition Management Plan for Gordon Wilson Flats. This is contained in Appendix 9 of Plan Change 81. It indicates how I consider that demolition of Gordon Wilson Flats should be managed so that demolition proceeds effectively, effectively and safely and with the temporary adverse effects of demolition being appropriately managed so that they are avoided, remedied or mitigated as required by the RMA.
14. Also contained in Appendix 9 is a demolition noise review prepared by Marshall Day Acoustics Ltd. This reinforces the need for effective liaison with nearby residents, a matter I endorse and have reflected in the draft Demolition Management Plan.

## **MATTERS RAISED IN SUBMISSIONS**

### **Response to Submission 22 by Mr Ken Mitchell –Safe Removal of Asbestos**

15. Mr Mitchell raises a concern related to the safe removal of asbestos from the building to be demolished. He asks for current best-practice mitigation techniques for its safe removal and transparency related to the monitoring and verification of removal methods and practice.
16. Asbestos has long been identified as being harmful to health where it is present in friable form and in concentrations exceeding the Work Safe NZ and Ministry of Health Guidelines related to numbers of fibres to volume of air.
17. Gordon Wilson Flats does have Asbestos Containing Material (ACM's) which will be removed during the demolition project.
18. The safe removal of ACM's is today subject to a stricter regime of compliance than ever before and this has been encapsulated in the new Health & Safety at Work Legislation (to come into force on 4 April 2016) and the revised Asbestos Regulations 2015. The draft Demolition Management Plan I have prepared is consistent with these regulations and are listed under Section 6.0 Safety Measures.

19. As detailed in the draft Demolition Management Plan the following processes are required to be undertaken [Section 6 of the draft Demolition Management Plan]:
- (a) An Independent Asbestos Assessor will survey the building and create a document known as the 'Asbestos Removal Plan (ARP)'
  - (b) This ARP is a detailed plan that specifies the safe removal process, temporary protection measures to enclose the hazardous environment and H&S decontamination measures for asbestos workers.
  - (c) The work can only be let to an Asbestos Removalist Specialist who uses the ARP as the methodology to be employed
  - (d) Before any ACM is removed the work has to be notified to Work Safe NZ who have the responsibility to confirm the credentials of the Asbestos Assessor and the Asbestos Removalist Specialist (both have to be Work Safe NZ approved and licensed in their particular asbestos removal roles)
  - (e) All friable asbestos and any ACM that can produce friable fibres is removed in a purpose built air pressure sealed removal zone that is also equipped with decontamination equipment.
  - (f) Asbestos materials are removed from site in sealed bags or bins and the outer layer decontaminated prior to dispatch to an approved asbestos waste site.
  - (g) Flat sheet ACM is generally not a health hazard except where water damage or breakages have created a friable edge that creates dust when moved and where this occurs the ACM is required to be removed in the manner described above
  - (h) Prior to any air sealed removal zone being dismantled the Independent Asbestos Assessor inspects the work zone to confirm that all ACM has been removed

- (i) It is not uncommon under the new regime for the Asbestos Assessor to require further vacuuming of each surface if they suspect ACM dust is still present
  - (j) Once the Independent Assessor verifies the air is free from ACM fibres the work zone is handed back to the demolition contractor and internal strip demolition work in that zone can begin
  - (k) This is repeated across the site until all asbestos is removed and the building declared free from asbestos by the Independent Assessor after which deconstruction of the building can commence
20. Since the publication of the first draft of the Asbestos Regulations 2015, all reputable demolition and asbestos removal companies have adopted the new standard and its provisions and the casual disregard of Health & Safety where asbestos is concerned has been replaced by a professional layer of competency and enforcement both from the industry and the regulators.
21. Accordingly, I am satisfied that the removal of asbestos from the Gordon Wilson Flats will be appropriately managed by the proposed provision in Plan Change 81. This provides for the control of demolition by using the application for resource consent process and specifically an appropriate Demolition Management Plan to avoid, remedy or mitigate the temporary adverse effects.

**Response to Submission 33 by Fernhill Body Corporate at 324 The Terrace**

22. Fernhill Body Corporate's submission states that the draft Demolition Management Plan provides for consultation with Housing NZ and Wellington Electricity Ltd but "*no consultation with south boundary neighbours has been noted*". Fernhill Body Corporate is an adjoining neighbour to the site.
23. In response, the Demolition Management Plan refers in various places to consultation and communication with adjoining neighbours, including:

- (a) With the neighbour at 300A/B The Terrace (p6 and p9 of the DMP).
- (b) With all neighbours regarding a Communication Plan (p16 of the DMP).
- (c) With neighbours affected by particularly noisy work (p22 of the DMP) including specifically 324 The Terrace (p23 of the DMP) which is Fernhill Body Corporate's property.
- (d) With neighbours including Fernhill Body Corporate regarding protection measures along the respective boundary and Health and Safety, including a meeting to discuss and address concerns (p24 of the DMP).

24. I therefore consider that the draft Demolition Management Plan provides for appropriate consultation and communication with affected neighbours.

#### **OFFICERS' REPORT**

25. For completeness, I record that I have reviewed those parts of the Officers' Report that relate to Demolition Management, and in particular Appendix D; and note that these recommend the same approach towards Demolition Management as I support.

**BOB HALL**  
1 December 2015