

Lianne Darby

From: MWH Hazards Team <MWHHazardsTeam@stantec.com>
Sent: Wednesday, 8 August 2018 01:46 p.m.
To: Lianne Darby; MWH Hazards Team
Subject: SUB-2018-84, LUC-2018-419 - 35 & 35A Musselburgh Rise

Hello Lianne

We have assessed the application in relation to the hazard register, street files and available aerial photography. We have not visited the site.

We have the following comments to make regarding the application.

Proposal

The proposed activity is to subdivide 35 and 35A Musselburgh Rise into three residential allotments and establishment of residential activity on the third allotment.

Site investigation reports have not been provided.

Plans for the proposal are provided within the application.

Hazards

From the Hazard Register, street files, and previously sent emails ; for both this title and nearby properties

- Hazard ID 11454 : Coastal Inundation – Projected Sea Level Rise

This hazard is only present towards the northern boundary of the property.

Global Setting

The underlying geology consist of Cossyritic Photolite, Logan Pt., Orakanui of the second main eruptive phase.

The site is generally sloping by less than 12 degrees.

Earthworks / Excavations / Retaining Structures

Minor earthworks are proposed as part of this application, primarily for the purposes of service trenching and a small internal retaining wall under 1m height under the proposed bedroom.

Discussion

The application appears to have sought the appropriate advice regarding the proposed development.

We recommend that the application not be declined on the ground of known natural hazards.

There are no general potential instabilities of concern

The proposal will not create or exacerbate instabilities on this or adjacent properties.

Conditions

We recommend that the following conditions be required:-

- All walls retaining over 1.5m, or a surcharge / slope, including terracing, require design, specification and supervision by appropriately qualified person/s
- Where the long-term stability of other's land or structures may rely upon the continued stability of retaining works, the designer must confirm that the retaining structure can be safely demolished following a complete design life without creating hazards for neighbouring properties.
- Any earth fill over 0.6m thick supporting foundations must be specified and supervised by a suitably qualified person in accordance with NZS 4431-1989 Code of Practice for Earthfill for Residential Development
- Slopes may not be cut steeper than 1:1 (45°) without specific engineering design and construction
- Slopes may not be filled steeper than 2h:1v (27°) without specific engineering design and construction

Regards,

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From: Lianne Darby <Lianne.Darby@dcc.govt.nz>

Sent: Friday, 27 July 2018 3:16 p.m.

To: Resource Consents WWS-BC Comments <resconsent.wwsbc-comments@dcc.govt.nz>; Grant Fisher <Grant.Fisher@dcc.govt.nz>; Paterson, Lee <Lee.Paterson@stantec.com>; MWH Hazards Team <MWHHazardsTeam@stantec.com>

Subject: 35 & 35A Musselburgh Rise

Hi All

Not sure what to do about this one. The density is non-compliant, and the argument has merits but perhaps doesn't really stand up to close scrutiny.

Let me know what you think.

L.



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