

From: [MWH Hazards Team](#)
To: [Lorna Jackson](#); [MWH Hazards Team](#)
Cc: [Robert Buxton](#)
Subject: RE: 43 Cargill Street LUC-2018-679 - Memo to specialists for comments - following close of submissions
Date: Friday, 21 August 2020 10:41:58 a.m.
Attachments: [image001.png](#)
[image002.png](#)

Hi Robert,

Apologies for the delay.

Further to our discussion, we have reviewed our original response and the neighbors' complaints. We have the following comments to make:

- Our original comments were geared toward temporary stability concerns with the proposal
- We still stand by all of our original comments and would like to reiterate some of them in response to the neighbor's concerns.
- To reiterate the comments in our original response:

"The proposed building and associated earthworks are likely to directly affect the neighbouring properties and structures" "Best practice earthworks methodologies may be insufficient to deal with potential temporary stability hazards associated with the proposed works. Professional earthworks methodology advice and geotechnical design considerations are required to ensure the proposed works does not negatively affect the neighbouring lots. This may involve controls such as survey monitoring of adjacent lots and structures."

- The following conditions were proposed to control the hazards to neighbouring property:

"Monitoring of nearby structures and property for movement using survey targets or other methods (such as a photographic condition survey) during the construction process is required. This monitoring system should be recommended/ designed by a suitably qualified engineer.

Prior to undertaking the work, a professional must assess the potential for instability on adjacent properties, as a result of the works.

We recommend that appropriate third party liability insurances are in place which identify nearby structures prior to undertaking any excavation that might affect others' land

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 property or structures.

A suitably qualified geotechnical engineer should be engaged to provide earthworks advice and earthworks supervision to ensure no temporary instabilities are created which may affect neighbouring properties"

Based on the comments and conditions originally provided, we consider that our original assessment was adequately clear about the strict requirements for the developer to ensure no instability is created on the neighbouring land. We understand that the neighbours may still be concerned and that the earthworks may breach other rules of the district plan. However, from *purely* a hazards perspective, we consider that the hazards associated with these earthworks are related to temporary stability and will be engineerable with the correct advice and design by appropriately qualified engineers. The cost associated with ensuring temporary stability of the site may be inhibitive, but that is a decision for the developer. Whether it goes ahead due to all the other rule breaches – is another matter again.

I hope this has addressed some of the concerns regarding stability of earthworks and retaining walls on the site. The developer has full responsibility to ensure that no neighbouring land or structures are affected, and is fully liable for any damages and reinstatement. Use of neighbouring land to access and aid construction is possibly up to the neighbours discretion.

I will speak with Lee regarding this application on Monday when he returns from leave and ensure he is able to attend the hearing.

Please let me know if there is any further information required.

Regards,

Edward Guerreiro

BEng Civil
Civil Engineer

Mobile: +64 21 866 028

Email: edward.guerreiro@stantec.com

Stantec New Zealand
134a Gorge Road,
Queenstown 9300, New Zealand

PO Box 13052,
Christchurch 8141, New Zealand



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorisation. If you are not the intended recipient, please delete all copies and notify us immediately.

 Please consider the environment before printing this email.

From: Lorna Jackson <Lorna.Jackson@dcc.govt.nz>

Sent: 6 August, 2020 3:12 PM

To: City Development - Consent Comments <citydevelopmentconsentcomments@dcc.govt.nz>; Transport <Transport@dcc.govt.nz>; Resource Consents WWS-BC Comments <resconsent.wwsbc-comments@dcc.govt.nz>; Resource Management (RMA) Consultation <rma.consultation@dcc.govt.nz>; MWH Hazards Team <MWHHazardsTeam@stantec.com>; Health Complaints <kbase.healthcomplaints@dcc.govt.nz>

Cc: 'robert@buxtonwalker.co.nz' <robert@buxtonwalker.co.nz>; Campbell Thomson <Campbell.Thomson@dcc.govt.nz>; Laura Mulder <Laura.Mulder@dcc.govt.nz>

Subject: FW: 43 Cargill Street LUC-2018-679 - Memo to specialists for comments - following close of submissions

Good afternoon,

Please refer to Robert's email below and to the attached documents and respond with your comments to Robert Buxton by

- **preferably by Friday 14 August**
- **no later than Tuesday 18 August.**

Kind regards

Lorna Jackson

Planning Administrator

CITY PLANNING

[DCC Main Page](#)



If this message is not intended for you please delete it and notify us immediately; you are warned that any further use, dissemination, distribution or reproduction of this material by you is prohibited..

From: Robert Buxton <robert@buxtonwalker.co.nz>

Sent: Thursday, 6 August 2020 11:53 a.m.

To: Lorna Jackson <Lorna.Jackson@dcc.govt.nz>; Laura Mulder <Laura.Mulder@dcc.govt.nz>

Cc: Campbell Thomson <Campbell.Thomson@dcc.govt.nz>; Wendy Collard
<Wendy.Collard@dcc.govt.nz>

Subject: 43 Cargill Street LUC-2018-679 - Memo to specialists - following close of submissions

Hi Lorna or Laura

Could one of you please send the attached memo and updated AEE and details of plans to the following:

1. Urban Design – Luke McKinlay
2. Transport - Logan Copland
3. 3 Waters – original comments were from Logan Boyd, but assume it will need to be someone else.
4. Stantec Hazards – Edward Guerreiro commented but he is in Queenstown, so maybe send to Lee Paterson.
5. Environmental Health – wasn't asked to comment originally, but submissions have raised concerns about noise and dust.

Wendy – Could you please add Environmental Health to the invitees to the hearing, thanks.

[Robert Buxton](#)

[Buxton & Walker Ltd](#)

[Ph: 03 476 0411](#)

[Mob: 027 800 7452](#)

From: [MWH Hazards Team](#)
To: [Gabi McFarlane](#); [MWH Hazards Team](#)
Cc: [Robert Buxton](#)
Subject: RE: LUC-2018-469 - Request for Comment - 43 Cargill Street, Dunedin
Date: Monday, 21 October 2019 03:46:30 p.m.
Attachments: [image001.png](#)
[image002.png](#)

Hello Gabi,

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 erect a three story building for 8 residential units.

Site investigation reports have not been provided.

Plans for the proposal are provided within the application.

Hazards

No hazards were identified in the hazard register for this lot or adjacent lots.

Global Setting

The underlying geology consists of second main eruptive phase volcanics and is sloping by up to 15 degrees.

Earthworks / Excavations / Retaining Structures

The proposed earthworks involve large scale excavations and retaining walls close to neighbouring boundaries.

The quantity of cut is approximately 1760m³ and up to 6.1m in depth. Retaining structures are proposed to retain the full height of cut within 1m of neighbouring boundary.

Approximately 140m³ of fill is proposed.

Discussion

The proposed building and associated earthworks are likely to directly affect the neighbouring properties and structures. There is a proposed 2m high retaining wall less than 1 metre from the boundary and 1.5 metres from an adjacent structure. Another location has a 6m cut within 1m of the boundary. Best practice earthworks methodologies may be insufficient to deal with potential temporary stability hazards associated with the proposed works. Professional earthworks methodology advice and geotechnical design considerations are required to ensure the proposed works does not negatively affect the neighbouring lots. This may involve controls such as survey monitoring of adjacent lots and structures.

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

There are potential instabilities of concern regarding temporary stability.

Controls are required to ensure the proposed works does not affect the stability of neighbouring properties.

Advice

The proposed activity includes significant earthworks on a contained property, with other land

and dwellings relatively close to the proposed works:

- Temporary stability may be a concern on this project, and remains the responsibility of the developer.
- The works are close to the boundary, and the planner may wish to consider whether the neighbour is affected by the proposal.

Conditions

We recommend that the following conditions be required regarding damage to nearby structures:-

- Monitoring of nearby structures and property for movement using survey targets or other methods (such as a photographic condition survey) during the construction process is required. This monitoring system should be recommended/ designed by a suitably qualified engineer.
- Prior to undertaking the work, a professional must assess the potential for instability on adjacent properties, as a result of the works.
- All temporary slopes shall be inspected and signed off by a suitably qualified individual.
- No earthworks may be undertaken until building consent has been granted.
- Confirmation should be made of foundation depths for existing structures in relation to the proposed earthworks.
- We recommend that appropriate third party liability insurances are in place which identify nearby structures prior to undertaking any excavation that might affect others' land
- 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 property or structures.
- A suitably qualified geotechnical engineer should be engaged to provide earthworks advice and earthworks supervision to ensure no temporary instabilities are created which may affect neighbouring properties.

Regards,

Edward Guerreiro

BEng Civil (Hons)
Civil Engineer

Mobile: +64 21 866 028

Email: edward.guerreiro@stantec.com

Stantec New Zealand
134a Gorge Road,
Queenstown 9300, New Zealand
PO Box 13052,
Christchurch 8141, New Zealand



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorisation. If you are not the intended recipient, please delete all copies and notify us immediately.

 Please consider the environment before printing this email.

From: Gabi McFarlane <Gabi.McFarlane@dcc.govt.nz>
Sent: Wednesday, October 9, 2019 9:02 AM
To: MWH Hazards Team <MWHHazardsTeam@stantec.com>; Resource Consents WWS-BC Comments <resconsent.wwsbc-comments@dcc.govt.nz>; Transport <Transport@dcc.govt.nz>; City Development - Consent Comments <citydevelopmentconsentcomments@dcc.govt.nz>
Cc: Robert Buxton <robert@buxtonwalker.co.nz>
Subject: LUC-2018-469 - Request for Comment - 43 Cargill Street, Dunedin

Good Morning,

Please find attached a Memo Request for comments relating to LUC-2018-469 – 43 Cargill Street, Dunedin.

This memo is to go to:

- Stantec Hazards
- 3 Waters
- Transport
- Urban Design

Could Requests for Further Information please be in by *14 October* and comments please be in by **Friday 18 October 2019** at the latest.

You can find the application on ECM.

Kind Regards,

Gabi McFarlane

PLANNING TECHNICIAN

CITY PLANNING

P 03 477 4000 | **E** gabi.mcfarlane@dcc.govt.nz

Dunedin City Council, 50 The Octagon, Dunedin

PO Box 5045, Dunedin 9054

New Zealand

www.dunedin.govt.nz

[DCC Main Page](#)



If this message is not intended for you please delete it and notify us immediately; you are warned that any further use, dissemination, distribution or reproduction of this material by you is prohibited..
