

John Sule

From: Nigel Bryce <nigelb@4sight.co.nz>
Sent: Monday, 27 May 2019 03:34 p.m.
To: John Sule
Subject: FW: LUC-2018-555 - 15 Russell Street

From: MWH Hazards Team <MWHHazardsTeam@stantec.com>
Sent: Thursday, 25 October 2018 7:11 PM
To: Lorna Jackson <Lorna.Jackson@dcc.govt.nz>; MWH Hazards Team <MWHHazardsTeam@stantec.com>
Cc: Emily McEwan <emilym@4sight.co.nz>
Subject: LUC-2018-555 - 15 Russell Street

Hello Emily

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 construct a residential unit and associated earthworks and retaining works.

Site investigation reports have not been provided.

Plans for the proposal are provided within the application

Hazards

There are no hazards identified for this property or adjacent properties within the Hazard Register

Global Setting

The underlying geology consists of Subophitic olivine dolerite of the second main eruptive phase and is sloping by 12 to 15 degrees across the site.

Earthworks / Excavations / Retaining Structures

The proposed earthworks consist of 171m³ of excavated material to accommodate the carport and will result in 3.6m retained cuts.

Discussion

The proposed development poses significant excavations close to the property boundary and the adjacent dwelling. As such, temporary stability will be a significant issue and an appropriate level of design and inspection will be required during construction to ensure the stability of the site is not adversely affected.

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

Advice

We recommend that advice be made to the effect:-

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.
- 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

Conditions

We recommend that the following conditions be required:-

- 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.
- The excavations slopes shall be supported within 1 month of commencing the earthworks.
- Prior to undertaking the work, a professional must assess the potential for instability on adjacent properties, as a result of the works.
- 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,

Edward Guerreiro

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Civil Engineer

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

Sent: Tuesday, 23 October 2018 9:39 a.m.

To: MWH Hazards Team <MWHHazardsTeam@stantec.com>

Cc: emilym@4sight.co.nz; Campbell Thomson <Campbell.Thomson@dcc.govt.nz>

Subject: FW LUC-2018-555 - 15 Russell Street - Request for comments due by 26 October 2018

Hi

Please refer to attached memo and application and supply your comments directly to Emily by 26 October 2018.

Kind regards

Lorna Jackson
Planning Administrator
City Planning

From: Emily McEwan [<mailto:emilym@4sight.co.nz>]
Sent: Friday, 19 October 2018 3:04 p.m.
To: Planning
Cc: Campbell Thomson
Subject: Request for comments - LUC-2018-555

Good afternoon,

Can you please forward the attached request for comments relating to the property at 15 Russell Street to Stantec Engineering.

Kind regards,

Emily McEwan
Planning and Policy Consultant

Mobile: 027 278 7780



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