

Lianne Darby

From: MWH Hazards Team <MWHHazardsTeam@stantec.com>
Sent: Thursday, 14 September 2017 08:45 a.m.
To: Lianne Darby
Cc: MWH Hazards Team
Subject: LUC-2017-418 401 - 403 High Street

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 re-establishment of residential activity on the ground floor of the existing building on 402 High Street, and to construct a new building for community support activity at the rear of 403 High Street.

Site reports have been provided from Terramark including site assessment by GeoSolve.

Conceptual plans for the proposal are provided within the application.

Hazards

None identified for this property.

Global Setting

The underlying geology consists of Olivine basalt in a flat area (slopes less than 12 degrees)

Earthworks / Excavations / Retaining Structures

The proposed development is for the construction of a 2 storey dwelling. Only conceptual designs have been provided.

Earthworks and retaining walls are anticipated to be part of the development however there is no indication of the extent.

Discussion

The application has provided conceptual plans for the development. There is no details on the extent of earthworks or heights of retaining structures.

The applicant has received specific advice regarding the ground conditions by engaging GeoSolve.

There are no general potential instabilities of concern

The proposal will not create or exacerbate instabilities on this or adjacent properties if the applicant adheres to the recommendations provided by GeoSolve and below.

Advice

We recommend that advice be made to the effect:-

- No earthworks may be undertaken until building consent has been granted.
- 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
- 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 filled steeper than 2h:1v (27°) without specific engineering design and construction
- All conclusions and recommendations provided by GeoSolve in Section 7 of their report be attached as conditions to the application.

Kind Regards

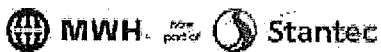
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From: Lianne Darby [<mailto:Lianne.Darby@dcc.govt.nz>]

Sent: Tuesday, 29 August 2017 12:19 p.m.

To: Resource Consents WWS-BC Comments <resconsent.wwsbc-comments@dcc.govt.nz>; Grant Fisher <Grant.Fisher@dcc.govt.nz>; 'lee.m.paterson@nz.mwhglobal.com' <lee.m.paterson@nz.mwhglobal.com>; MWH Hazards Team <MWHHazardsTeam@stantec.com>; Urban Design <Urban.Design@dcc.govt.nz>; Carlo Bell <Carlo.Bell@dcc.govt.nz>; Nic Jepson <Nic.Jepson@dcc.govt.nz>

Cc: Heveldt, Paul <Paul.Heveldt@stantec.com>

Subject: community support at 401 - 403 High Street

Hi Everyone

This proposal is for the shuffling about of an existing community support activity and a new building.

Lee – it involves contaminated soils, so can you forward it to Paul please. Can you also do the earthworks assessment and any natural hazards matters as well.

Crystal – there is an urban design element and a heritage element.

Regards

Lianne

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