

## John Sule

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**From:** MWH Hazards Team <MWHHazardsTeam@stantec.com>  
**Sent:** Tuesday, 14 August 2018 03:23 p.m.  
**To:** John Sule; MWH Hazards Team  
**Subject:** LUC-2018-428 - 17, 17A, 25 Melrose Street

Hello John

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 for the proposed expansion of the Otago Boys Hostel by providing car parking, hardstand recreation area and an improved entrance to the facility.

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 11965 : Land Movement – Town Belt Slide Complex

### Global Setting

The underlying geology consists of Trachybasalt of the second main eruptive phase.

The site is sloping by up to 12 degrees.

### Earthworks / Excavations / Retaining Structures

The proposed works involves significant earthworks and retaining structures. The proposed volume of cut is 378m<sup>3</sup> and the volume of fill is 27m<sup>3</sup>. There are multiple retaining walls under 1.5m and one up to 2.5m in height. The proposed retaining walls are also noted as retaining a surcharge.

### Discussion

The application has provided architectural plans that indicate the extent of the retaining structures. The proposed location of the 2.5m high wall is adjacent to the eastern boundary where there is an existing retaining wall. The remaining retaining walls appear to be supporting the excavations and are minor in nature.

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.
- 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.
- 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.
- 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

- The excavations slopes shall be supported within 1 month of commencing the earthworks.

### 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.
- 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:** John Sule <[John.Sule@dcc.govt.nz](mailto:John.Sule@dcc.govt.nz)>

**Sent:** Tuesday, 31 July 2018 11:15 a.m.

**To:** Logan Copland <[Logan.Copland@dcc.govt.nz](mailto:Logan.Copland@dcc.govt.nz)>; Grant Fisher <[Grant.Fisher@dcc.govt.nz](mailto:Grant.Fisher@dcc.govt.nz)>; Chelsea McGaw <[Chelsea.McGaw@dcc.govt.nz](mailto:Chelsea.McGaw@dcc.govt.nz)>; MWH Hazards Team <[MWHHazardsTeam@stantec.com](mailto:MWHHazardsTeam@stantec.com)>; Environmental Health Administration <[healthadmin@dcc.govt.nz](mailto:healthadmin@dcc.govt.nz)>; Urban Design <[Urban.Design@dcc.govt.nz](mailto:Urban.Design@dcc.govt.nz)>

**Cc:** Shane Roberts <[shane.roberts@wsp-opus.co.nz](mailto:shane.roberts@wsp-opus.co.nz)>

**Subject:** Request for comments - LUC-2018-428 - otago boys hostel expansion



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