

26 November 2018

Bloxham Burnett and Olliver
PO Box 9041
Hamilton 3240

Attn: Chris Dawson, Planning Project Manager

Dear Chris

**SUBJECT: REQUEST FOR FURTHER INFORMATION NOTICE
(Section 92 Resource Management Act 1991)**

Resource Consent No: 010.2018.10112.001

Description of Activity: Removal of the Municipal Pool (Category B Heritage Item)

Address: 30 Victoria Street, Hamilton

Thank you for your application received on 6 November 2018. The Planning Guidance Unit has requested that I assess the applications on their behalf.

The application is being assessed. However, pursuant to section 92 of the Resource Management Act 1991, the following information in relation to the applications is requested to enable the Council to better understand the nature of the activity, its effects on the environment, and the way any adverse effects on the environment might be mitigated:

Protected Trees

1. *Appendix G to the application describes proposals for earthworks associated with the removal of underground services and the wider site restoration (drawings L02 and C11 refer). The works are the vicinity of Protected Trees T73.1, T73.4, T7.4 and T7.5. The location and extent of these are identified indicatively. Proposed consent condition 9 refers to works within the root system and dripline of Protected Tree 7.4 and provides for the erection of a temporary fence around the dripline.*

Earthworks (for any purpose) are listed as a Restricted Discretionary activity within the Root Protection Zone of Protected Trees, pursuant to Rule 20.3j). The Root Protection Zone for any specific tree is to be determined through the definition provided within Appendix 1 of the District Plan.

Please provide further details to identify the Root Protection Zone of the potentially affected trees T73.1, T73.4, T7.4 and T7.5. Where the defined zones are affected by any proposed work, please provide further information to demonstrate that such works do not require consent. In the event that consent is required, please provide further technical assessment undertaken by a suitably qualified and experienced person to identify and assess the significance of the proposed works on the health of the tree(s). On the basis of this assessment, please provide an assessment against the relevant District Plan objectives and policies, together with any proposals in respect of an appropriate construction methodology and site management measures to ensure that the health of the trees are protected. Please also consider whether any additional material provided in

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respect of the effects on the Protected Trees will require additional commentary in respect of the Riverside Reserves Operative Management Plan 2008.

2. Existing Retaining Wall (Victoria Street)

Section 3.1 of the WSP Opus report states a new earth fill batter will be provided to buttress the existing retaining wall and this fill batter would reduce the fall height from the footpath to the top of the fill batter to less than 1m in height. The proposed landscape cross-sections however show the fill buttress finishes flush with the Victoria Street footpath. Please confirm that the proposed cross-sections are correct.

Please advise what measures will be undertaken to prevent stormwater from the Victoria Street footpath flowing onto the site once the fill batter has been constructed.

The proposed earth fill batter is to have a new subsoil drainage system installed at the base of the fill adjacent to the Victoria Street boundary. Please advise which stormwater system this subsoil drain will be connected into as the demolition plans indicate the existing stormwater reticulation adjacent to the pool complex is to be removed and/or capped.

Please confirm what measures will be required to ensure the stability of the existing Victoria Street retaining wall when the buttress fill is being placed. The undercutting that will be required at the toe of the existing wall foundation to enable a solid subgrade to be formed on which the buttress fill is to be placed may reduce the lateral strength of the existing wall.

Please confirm that the subgrade beneath the proposed 4m high earth fill batter is adequate to support the loads of the fill to be placed without undergoing long-term settlement which, if it occurs, would potentially result in settlement/cracking to the Victoria Street footpath.

3. Celebrating Age Building

A precast concrete cantilevered retaining wall structure up to 4m high is to be constructed adjacent to the southern side of the Celebrating Age Building to support the fill batter, as detailed in Section 3.2 of the WSP Opus report. Please confirm the proposed 4m high surcharge load from the fill batter will not have an impact on the piles supporting the building or will result in settlement of the soils beneath the building floor slab.

Please advise whether, under static and earthquake loading, the proposed cantilevered retaining wall will require a foundation key to prevent sliding.

Please provide details of any liquefaction assessment undertaken to confirm whether the proposed cantilevered retaining wall will be at risk of settlement and/or rotation in an earthquake. If liquefaction settlement to the retaining wall does occur, please advise what impact will this have on the adjacent Celebrating Age Building.

4. Demolition

In Section 3.3 of the WSP Opus report it is proposed to retain and fill the existing in-ground tank between the 25m pool and the Victoria Street retaining wall. Please confirm whether subsoil drainage from this buried tank structure is to be provided.

Please confirm that the subgrade beneath the in-ground tank that will remain is adequate to support the loads of the fill to be placed above the tank without undergoing long-term settlement.

5. Site Stormwater

Rainwater falling on the pool complex is currently collected and piped to the existing reticulation on the eastern side of the pool. Once the pool complex has been removed and the site re-contoured, rainwater falling on the site will drain as overland flow towards the river. Please

confirm that the proposed fill material will be sufficiently free-draining to ensure rainwater can soak into the fill and not exit the site only as overland sheet flow.

Please provide this information within **15 working days** of the date of this letter. If you agree to provide the information but cannot provide it during that period, or refuse to provide the information at all, you must notify Council of your intentions in written form within that same period. If you agree to provide the information but cannot provide it within that same period, Council will set a reasonable time in which you must provide the information and notify you of this new date in written form.

If you do not provide the information by that new date, do not respond by that new date, or refuse to provide the information at all; and Council considers that it has insufficient information to enable it to grant the consent, Council may decline the application.

In accordance with the RMA 1991, the statutory working days will not apply until either the information or a notice of your intentions is received.

Please note that if you are dealing directly with other Units of Council in regard to the further information, a copy of the further information must still be sent to the Planning Guidance Unit, as this is where your application is being processed, and the statutory working days need to be re-started.

If you have any queries regarding this request, please do not hesitate to contact me direct on 07 838 5672 or via email at ian.johnson@mitchelldaysh.co.nz

Yours faithfully

Fraser McNutt
Planning Guidance Manager

Per: 

Ian Johnson
PROCESSING PLANNER