

**From:** [Michael Chan](#)  
**To:** [Mark Benjamin](#); [Bradley Peens](#)  
**Cc:** [Aoife Mac Sharry](#); [Byron Smith](#)  
**Subject:** FW: BUN60427502 - 538 K Road - Groundwater  
**Date:** Monday, 16 September 2024 12:23:22 pm  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[SectionD\\_Serviceability\\_TopDown\\_SENS.pdf](#)  
[SectionE\\_Serviceability\\_TopDown\\_NoBermNoProps.pdf](#)  
[SectionF\\_Serviceability\\_Sensitivity.pdf](#)  
[SectionC\\_Serviceability\\_TopDown\\_SENS.pdf](#)  
[XSCC FEA Rev B - 20111 - Oct2023\(1.1\).pdf](#)

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Hi Mark,

For further clarity regarding cumulative effects, the measured groundwater levels were below the No. 582 basement i.e., the neighbour's basement isn't expected to be diverting groundwater.

Regards,

**Michael Chan**

Senior Geotechnical Engineer

**Mobile:** 022 043 0802

**DDI:** 09 886 8305

**Email:** [michael.chan@soilandrock.co.nz](mailto:michael.chan@soilandrock.co.nz)



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**From:** Michael Chan

**Sent:** Monday, 16 September 2024 12:12 pm

**To:** Mark Benjamin <[MarkB@mhg.co.nz](mailto:MarkB@mhg.co.nz)>; Bradley Peens <[bradley.peens@aucklandcouncil.govt.nz](mailto:bradley.peens@aucklandcouncil.govt.nz)>

**Cc:** Aoife Mac Sharry <[aoife@jkgi.co.nz](mailto:aoife@jkgi.co.nz)>; Byron Smith <[byron.smith@soilandrock.co.nz](mailto:byron.smith@soilandrock.co.nz)>

**Subject:** RE: BUN60427502 - 538 K Road - Groundwater

Hi Mark,

There are no known consented diversions for No 582 Karangahape Road and we do not expect there to be cumulative effects as the estimated drawdown profile is at lower elevations than the No. 582 Karangahape Road basement.

Please also find attached the WALLAP outputs for critical sections C through F for the sensitivity check of 70% EI reduction prior to first excavation.

If you need anything else please let me know.

Regards,

**Michael Chan**

Senior Geotechnical Engineer

**Mobile:** 022 043 0802

**DDI:** 09 886 8305

**Email:** [michael.chan@soilandrock.co.nz](mailto:michael.chan@soilandrock.co.nz)





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**From:** Mark Benjamin <[MarkB@mhg.co.nz](mailto:MarkB@mhg.co.nz)>  
**Sent:** Wednesday, 11 September 2024 12:10 pm  
**To:** Bradley Peens <[bradley.peens@aucklandcouncil.govt.nz](mailto:bradley.peens@aucklandcouncil.govt.nz)>  
**Cc:** Aoife Mac Sharry <[aoife@jkgl.co.nz](mailto:aoife@jkgl.co.nz)>; Michael Chan <[michael.chan@soilandrock.co.nz](mailto:michael.chan@soilandrock.co.nz)>; Byron Smith <[byron.smith@soilandrock.co.nz](mailto:byron.smith@soilandrock.co.nz)>  
**Subject:** RE: BUN60427502 - 538 K Road - Groundwater  
**Importance:** High

Hi Bradley,

I have reviewed the property file and there is no record of a groundwater water consent for the site next door.

Michael and Bryon – can you advise any further and comment re cumulative effects? The basement on the application site is lower than the basement on the neighbour so should be no issue?

Thanks,

Mark

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**From:** Bradley Peens <[bradley.peens@aucklandcouncil.govt.nz](mailto:bradley.peens@aucklandcouncil.govt.nz)>  
**Sent:** Tuesday, 10 September 2024 5:22 pm  
**To:** Mark Benjamin <[MarkB@mhg.co.nz](mailto:MarkB@mhg.co.nz)>  
**Cc:** Aoife Mac Sharry <[aoife@jkgl.co.nz](mailto:aoife@jkgl.co.nz)>  
**Subject:** RE: BUN60427502 - 538 K Road - Groundwater

Hi Mark,

Please below query from the GW specialist:

1. *We note that the building at 582 Karangahape Road, Newton (which is located immediately adjacent to the site) has a basement – see attached cross-section.*

*Please confirm whether or not there is an existing dewatering or groundwater diversion consent i.e. a Water Permit on the Council Property File for 582 Karangahape Road. If there is, please undertake an assessment of cumulative effects of the proposed activity, however if there is no Water Permit on the Council Property File for 582 Karangahape Road, please confirm that there will be no cumulative effects on the adjacent site as a result of the proposed activity*

Ngā mihi | Kind regards,

Bradley Peens | Senior Planner  
Division of Planning & Resource Consents | City Centre Team  
Mobile: 027 220 9138  
135 Albert Street, Auckland Central

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**From:** Bradley Peens  
**Sent:** Tuesday, September 10, 2024 12:39 PM  
**To:** 'Mark Benjamin' <[MarkB@mhg.co.nz](mailto:MarkB@mhg.co.nz)>  
**Cc:** 'Aoife Mac Sharry' <[aoife@jkgl.co.nz](mailto:aoife@jkgl.co.nz)>  
**Subject:** RE: BUN60427502 - 538 K Road - Groundwater

Hi Mark,

The draft conditions were for my information... so please ignore those as they were not ready for release, to avoid multiple reviews please ignore those conditions. I will send through a draft set in due course.

Thanks.

Ngā mihi | Kind regards,

Bradley Peens | Senior Planner  
Division of Planning & Resource Consents | City Centre Team  
Mobile: 027 220 9138  
135 Albert Street, Auckland Central

---

**From:** Bradley Peens  
**Sent:** Tuesday, September 10, 2024 12:12 PM  
**To:** Mark Benjamin <[MarkB@mhg.co.nz](mailto:MarkB@mhg.co.nz)>  
**Cc:** Aoife Mac Sharry <[aoife@jkgl.co.nz](mailto:aoife@jkgl.co.nz)>  
**Subject:** RE: BUN60427502 - 538 K Road - Groundwater

Hi Mark,

Please see below from GW specialist.

All GE matters are resolved except for Query 1.

The original query is: *We note that WALLAP analysis only adopts reduced wall stiffness values after bulk excavation has been completed. CIRIA C760 (see Section 4.2.3, page 85 which is attached to this email) indicates that a reduced stiffness value of 0.7EI should be adopted during the construction case, i.e. from beginning of bulk excavation. Please revise the WALLAP in accordance with CIRIA 760 and, where necessary, update the assessment of effects (i.e. Query 1).*

The specialist has provided the following response to the information provided for this query:

Query 1 – The response is partially satisfactory.

We note that S&RC have undertaken sensitivity checks for their WALLAP analysis using reduced wall stiffness values as recommended, however the WALLAP output has not been provided. Please provide the results of the sensitivity checks to support the S & RC statement that : “... the stiffness reduction prior to any excavation does not change the critical deflections or settlement analysis.”

Please see attached draft GW conditions recommended by the specialist.

Ngā mihi | Kind regards,

Bradley Peens | Senior Planner  
Division of Planning & Resource Consents | City Centre Team  
Mobile: 027 220 9138  
135 Albert Street, Auckland Central

---

**From:** Mark Benjamin <[MarkB@mhg.co.nz](mailto:MarkB@mhg.co.nz)>  
**Sent:** Tuesday, September 10, 2024 8:50 AM  
**To:** Bradley Peens <[bradley.peens@aucklandcouncil.govt.nz](mailto:bradley.peens@aucklandcouncil.govt.nz)>  
**Cc:** Aoife Mac Sharry <[aoife@jkgl.co.nz](mailto:aoife@jkgl.co.nz)>; Karen Long <[Karen.Long@aucklandcouncil.govt.nz](mailto:Karen.Long@aucklandcouncil.govt.nz)>  
**Subject:** RE: BUN60427502 - 538 K Road

Hi

We have asked the wind experts to come back to us urgently so we can close out these final matters asap.

Will also follow up re the pc79 matters and get that to you today.

**Subject:** RE: BUN60427502 - 538 K Road - Groundwater Response

Hi Mark and Aoife,

Thanks for the information.

We will move ahead in getting the date.. likely 3<sup>rd</sup> / 4<sup>th</sup> week of Nov 2024.

Mark as discussed if you could please let me know how the responses to how the wind questions are going?

Thanks.

Ngā mihi | Kind regards,

Bradley Peens | Senior Planner  
Division of Planning & Resource Consents | City Centre Team  
Mobile: 027 220 9138  
135 Albert Street, Auckland Central

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**From:** Mark Benjamin <[MarkB@mhg.co.nz](mailto:MarkB@mhg.co.nz)>  
**Sent:** Monday, September 9, 2024 10:26 AM  
**To:** Bradley Peens <[bradley.peens@aucklandcouncil.govt.nz](mailto:bradley.peens@aucklandcouncil.govt.nz)>  
**Cc:** Aoife Mac Sharry <[aoife@jkg.co.nz](mailto:aoife@jkg.co.nz)>  
**Subject:** FW: BUN60427502 - 538 K Road - Groundwater Response  
**Importance:** High

Hi Bradley,

As per Richards emails last week please see below and attached the groundwater / Geotech information that Richard reviewed.

I understand that his memo is complete and he has draft conditions for us to review.

Can you please share those with us and I will get the team to provide any comments.

Thanks.

Mark

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**From:** Michael Chan <[michael.chan@soilandrock.co.nz](mailto:michael.chan@soilandrock.co.nz)>  
**Sent:** Wednesday, 28 August 2024 3:53 pm  
**To:** [rsimonds@ftl.co.nz](mailto:rsimonds@ftl.co.nz)  
**Cc:** Byron Smith <[byron.smith@soilandrock.co.nz](mailto:byron.smith@soilandrock.co.nz)>; Mark Benjamin <[MarkB@mhg.co.nz](mailto:MarkB@mhg.co.nz)>  
**Subject:** FW: BUN60427502 - 538 K Road - Groundwater Response

Hi Richard,

I hope you're well.

I would like to discuss with you directly regarding our RFI response to the further groundwater specialist RFI queries you have raised with a view to iron out any further issues and/or provide further clarity before formalising to the Council Planner for final Document Control.

Could you please review our below response and give me a call and/or return email so we can provide clarity or discuss any further queries you may have about our assessment?

I appreciate your help with this and look forward to hearing from you.

We attach the relevant documents:

1. S&RC GWDSR Rev E, dated August 2024
2. S&RC GSMCP Revision Draft-B, dated August 2024
3. Enovate W1 section (Figure 2 of our RFI response letter), Sheet No. S312, Revision A.
4. No. 582 Karangahape Road Cross Section drawn by RTA Studio, Sheet No. A(00)350, ref no. 07110, dated 13 December 2007

### Observations

*Please note that we did not raise query 30 and we suggest that you forward the response to the DE for their review.*

*We consider that the [response to query 36 is not satisfactory](#).*

*We note that Figure 1: titled “582 Karangahape Road Southeast-Northwest” in the letter report is illegible and a clear copy should be provided and annotated with relevant information. In relation to Section C the response states: “The retained height has been amended to 7.4m” We note that the WALLAP analysis appears to have been undertaken for a wall with approx. 7.4m retained height, however the retained height given in Table 8 in the GDSA is 5.8m, please clarify. In addition, please update Figure 2 in the letter report to include the excavation level of the proposed basement.*

#### S&RC Response:

*A clear copy of the property file document which Figure 1 of our RFI Response Letter was sourced from is attached. The pertinent information from this drawing is included on the attached Enovate W1 section, Sheet No. S312, Revision A.*

*The retained height of 5.8m is a typo in our GWDSA Rev D. The retained height of 7.4m was conservatively adopted for the WALLAP analysis and Table 8 now reads 7.4m as per our GWDSR Rev E.*

*We consider that the [responses to queries 37 to 43 are satisfactory](#)*

*We have the following additional queries:*

1. *We note that WALLAP analysis only adopts reduced wall stiffness values after bulk excavation has been completed. CIRIA C760 (see Section 4.2.3, page 85 which is attached to this email) indicates that a reduced stiffness value of 0.7EI should be adopted during the construction case, i.e. from beginning of bulk excavation. Please revise the WALLAP in accordance with CIRIA 760 and, where necessary, update the assessment of effects.*

#### S&RC Response:

The reduced stiffness value has been carefully considered to be adopted during construction, not before construction: i.e. following first excavation. This is when we expect the earliest significant section cracking to occur and in turn, reduction in stiffness. The application of changing the pile stiffness at this stage better represents the real-life situation where the stiffness of the wall will be at its maximum at installation of the pile and first excavation, and reducing as the excavation proceeds. Analysing in this order also allows assessment of higher structural load demands for the pile and temporary propping at the time of first excavation, which is considered the worst case.

For Council's peace of mind, we have run sensitivity checks on all of our models with wall stiffness at 70% prior to excavation and the stiffness reduction prior to any excavation does not change the critical deflections or settlement analysis.

2. *Table 7 of the GDSA indicates that temporary ground floor bracing of Section C is required to achieve the limiting settlement criteria. Please clarify the how the temporary bracing will be provided and update the proposed construction methodology accordingly.*

S&RC Response:

Temporary ground floor propping would be installed in the form of temporary bracing, diagonally spanning across the capping beams of the southwestern and northwestern walls. For the purpose of this (RC) assessment, we assume this would take the form of UB bracing. This is reiterated as per our GWDSR Rev E.

3. *The retaining wall design parameters, provided in Table 7 of the GIR and adopted for use in the WALLAP analysis, appear to be high based on the borehole logs provided. Please provide justification for the retaining wall design parameters adopted.*

S&RC Response:

The material comprises generally very stiff to hard residual soils of the Waitemata Group underlain from relatively shallow depth by transitional material comprising intermixed soils and rock with SPT 'N' values similar to the underlying siltstones and sandstones. The parameters adopted for our retaining wall analyses are consistent with other previous (successfully completed) projects of a similar nature and are considered appropriate and consistent with these projects. It should be noted that the Young's modulus of rock was conservatively halved from 300MPa (given in our GIR) to 150MPa.

4. *No groundwater drawdown is predicted along Section E-E', however drawdown is presented for Section E-E in Table 3 of The GDSA. Please provide clarification.*

S&RC Response:

*This is a typo in our GDSA Rev D. Table 3 now reads F-F' as per our GWDSR Rev E.*

5. *Please plot the 50mm diameter PE gas main located at 2m from the edge of the excavation (as described in Table 11 in the GDSA) on the Settlement profile for Section D.*

S&RC Response:

*This gas pipe is now shown on the Section D settlement graph as per our GWDSR Rev E.*

6. *Please plot the 200mm diameter cast iron water pipe located immediately adjacent to the southern edge of the excavation (as described in Table 12 in the GDSA) on the settlement profile for Section E.*

S&RC Response:

*This water pipe is already presented on Section E settlement profile at 0.0m horizontal distance from wall. Please refer to the legend ('Water Pipe 200 CI'). Notwithstanding, it is presented again in our GWDSR Rev E.*

7. *Table 10 in the GDSA indicates that the predicted maximum differential settlement is 1 : 1,000, however the settlement profile for Section C indicates that the predicted maximum differential settlement is 1 : 1,100,*

*please provide clarification.*

S&RC Response:

*This is a typo in our GDSA Rev D. Table 10 now reads 1:1100 as per our GDSA Rev E.*

8. *Table 11 and the settlement profile for Section D in The GDSA indicate that the predicted maximum differential settlement is 1 : 870, however the letter report indicates that the maximum differential settlement at Section D is 1: 909, please provide clarification.*

S&RC Response:

*This is a typo in the GDSA. Table 11 now correctly reads 1:909 as per our GDSA Rev E.*

9. *The reports referenced in the draft GSMCP should be updated to the current reports.*

S&RC Response:

*Corrected in Draft(B) of our GSMCP.*

10. *We note that the proposed alert and alarm trigger levels for marker RWAA-1 presented in Schedule A in the draft GSMCP are 8mm and 6mm , whereas the alert and alarm trigger levels for RWAA-2 and RWAA-3 are 11mm and 15mm, please clarify and update the draft GSMCP as necessary.*

S&RC Response:

*Corrected in Draft(B) of our GSMCP.*

11. *Please update the monitoring plan to include wall verticality measurements using mini-prisms / tilt meters attached to the unreinforced concrete masonry wall at 582 Karangahape Road to detect outwards rotation of the wall. Alert and alarm trigger levels for these verticality measurements should be provided by a Structural Engineer and included in the draft GSMCP.*

S&RC Response:

*Corrected in Draft(B) of our GSMCP. In accordance with the recommendations of the Structural Engineer, a slope of 1:500 has been adopted as the Alarm level, equating to a 0.2% inclination which can be measured vertically between markers on the wall.*

12. *Please remove PZ04 and PZ06 from the Monitoring Plan as these are destroyed.*

S&RC Response:

*Corrected in Draft(B) of our GSMCP.*

13. *Section 8 in the draft GSMCP indicates that structures / buildings that require inspections or detailed condition survey are shown on S & R Drawing 20111/301 i.e. The Monitoring Plan – however this information is not shown, please update the Monitoring Plan accordingly*

S&RC Response:

*Corrected in Draft(B) of our GSMCP.*

14. *Please provide clarification as to how the 200mm diameter cast iron water pipe located immediately adjacent to the southern edge of the excavation will be monitored for damage /leaks.*

S&RC Response:

*Added in Draft(B) of our GSMCP. Given the close proximity, minimal settlement, and negligible effects expected, we consider visual assessment of the exposed excavation for evidence of leaks to be sufficient to detect damage/leaks to this line.*

We trust this information clarifies. If you require further information, please do not hesitate to contact the undersigned.

**Michael Chan**

Senior Geotechnical Engineer

**Mobile:** 022 043 0802

**DDI:** 09 886 8305

**Email:** [michael.chan@soilandrock.co.nz](mailto:michael.chan@soilandrock.co.nz)



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---

**From:** Mark Benjamin <[MarkB@mhg.co.nz](mailto:MarkB@mhg.co.nz)>

**Sent:** Wednesday, August 7, 2024 4:26 PM

**To:** Michael Chan <[michael.chan@soilandrock.co.nz](mailto:michael.chan@soilandrock.co.nz)>; Byron Smith <[byron.smith@soilandrock.co.nz](mailto:byron.smith@soilandrock.co.nz)>

**Cc:** Aoife Mac Sharry <[aoife@jkg.co.nz](mailto:aoife@jkg.co.nz)>

**Subject:** FW: BUN60427502 - 538 K Road - Groundwater Response

**Importance:** High

Hi guys

Please see below additional queries - can you please review and confirm a timeframe for an urgent response?

Thanks

Mark

---

**From:** Bradley Peens <[bradley.peens@aucklandcouncil.govt.nz](mailto:bradley.peens@aucklandcouncil.govt.nz)>

**Sent:** Wednesday, August 7, 2024 4:20 PM

**To:** Mark Benjamin <[MarkB@mhg.co.nz](mailto:MarkB@mhg.co.nz)>

**Cc:** Aoife Mac Sharry <[aoife@jkg.co.nz](mailto:aoife@jkg.co.nz)>

**Subject:** RE: BUN60427502 - 538 K Road - Groundwater Response

Hi Mark,

Sorry for missing your call earlier. I was in training.

I have received feedback from the groundwater specialists. Please see below.

*We have undertaken a review of the following documents:*

- A letter report titled "Request for Information Response for Proposed Commercial Development 538 Karangahape Road Auckland City – BUN60427502", prepared by Soil and Rock Consultants (S & RC), dated



25 July 2024 , Job No. 20111.

- A report titled “Groundwater Drawdown and Settlement Assessment at 538 Karangahape Road, Auckland City”, prepared by S & RC, dated 24 July 2024, Job No. 20111, rev. D, referred to as “The GDSA” below.
- A report titled “Groundwater & Settlement Monitoring & Contingency Plan - 538 Karangahape Road, Auckland City”, prepared by S & RC, dated 24 July 2024, Job No. 20111, draft A.

### Observations

Please note that we did not raise query 30 and we suggest that you forward the response to the DE for their review.

We consider that the response to query 36 is not satisfactory.

We note that Figure 1: titled “582 Karangahape Road Southeast-Northwest” in the letter report is illegible and a clear copy should be provided and annotated with relevant information. In relation to Section C the response states: “The retained height has been amended to 7.4m” We note that the WALLAP analysis appears to have been undertaken for a wall with approx. 7.4m retained height, however the retained height given in Table 8 in the GDSA is 5.8m, please clarify. In addition, please update Figure 2 in the letter report to include the excavation level of the proposed basement.

We consider that the responses to queries 37 to 43 are satisfactory

We have the following additional queries:

1. We note that WALLAP analysis only adopts reduced wall stiffness values after bulk excavation has been completed. CIRIA C760 (see Section 4.2.3, page 85 which is attached to this email) indicates that a reduced stiffness value of  $0.7EI$  should be adopted during the construction case, i.e. from beginning of bulk excavation. Please revise the WALLAP in accordance with CIRIA 760 and, where necessary, update the assessment of effects.
2. Table 7 of the GDSA indicates that temporary ground floor bracing of Section C is required to achieve the limiting settlement criteria. Please clarify the how the temporary bracing will be provided and update the proposed construction methodology accordingly.
3. The retaining wall design parameters, provided in Table 7 of the GIR and adopted for use in the WALLAP analysis, appear to be high based on the borehole logs provided. Please provide justification for the retaining wall design parameters adopted.
4. No groundwater drawdown is predicted along Section E-E', however drawdown is presented for Section E-E in Table 3 of The GDSA. Please provide clarification.
5. Please plot the 50mm diameter PE gas main located at 2m from the edge of the excavation (as described in Table 11 in the GDSA) on the Settlement profile for Section D.
6. Please plot the 200mm diameter cast iron water pipe located immediately adjacent to the southern edge of the excavation (as described in Table 12 in the GDSA) on the settlement profile for Section E.
7. Table 10 in the GDSA indicates that the predicted maximum differential settlement is 1 : 1,000, however the settlement profile for Section C indicates that the predicted maximum differential settlement is 1 : 1,100, please provide clarification.
8. Table 11 and the settlement profile for Section D in The GDSA indicate that the predicted maximum differential settlement is 1 : 870, however the letter report indicates that the maximum differential settlement at Section D is 1: 909, please provide clarification.
9. The reports referenced in the draft GSMCP should be updated to the current reports.
10. We note that the proposed alert and alarm trigger levels for marker RWAA-1 presented in Schedule A in the draft GSMCP are 8mm and 6mm , whereas the alert and alarm trigger levels for RWAA-2 and RWAA-3 are 11mm and 15mm, please clarify and update the draft GSMCP as necessary.
11. Please update the monitoring plan to include wall verticality measurements using mini-prisms / tilt meters attached to the unreinforced concrete masonry wall at 582 Karangahape Road to detect outwards rotation of the wall. Alert and alarm trigger levels for these verticality measurements should be provided by a Structural Engineer and included in the draft GSMCP.

12. Please remove PZ04 and PZ06 from the Monitoring Plan as these are destroyed.
13. Section 8 in the draft GSMCP indicates that structures / buildings that require inspections or detailed condition survey are shown on S & R Drawing 20111/301 i.e. The Monitoring Plan – however this information is not shown, please update the Monitoring Plan accordingly
14. Please provide clarification as to how the 200mm diameter cast iron water pipe located immediately adjacent to the southern edge of the excavation will be monitored for damage /leaks.

Please may you indicate when the information / response will be provided.

Ngā mihi | Kind regards,

Bradley Peens | Senior Planner  
Division of Planning & Resource Consents | City Centre Team  
Mobile: 027 220 9138  
135 Albert Street, Auckland Central

---

**From:** Bradley Peens  
**Sent:** Thursday, August 1, 2024 7:31 AM  
**To:** Mark Benjamin <[MarkB@mhg.co.nz](mailto:MarkB@mhg.co.nz)>  
**Cc:** Aoife Mac Sharry <[aoife@jkgi.co.nz](mailto:aoife@jkgi.co.nz)>  
**Subject:** RE: BUN60427502 - 538 K Road - revised design information and specialist reports

Hi Mark,

Comments below from the Traffic Engineer.

The traffic engineer has requested that a revised traffic assessment report / update memo be provided that covers at least the following in regard to changes of the proposal:

1. **Confirmation of updated GFA parameters for individual land-use activities** within the development, insofar as they relate to key transportation assessment parameters of Chapter E27 of the Unitary Plan.
2. **Updated Assessment of vehicle access arrangements**, including:
  - a. A non-compliance assessment for new vehicle crossing onto Gundry Street, which now exceeds the AUP maximum width of 6.0 metres for a two-way crossing
  - b. An updated assessment for the vehicle-pedestrian intervisibility splay at the site exit onto Gundry Street considering the vehicle crossing width has changed.
3. **Updated Assessment of Car Parking provisions and dimensions**, as the number of parking spaces appears to have increased to 49, in addition there are a number of changes to parking and manoeuvring spaces. Please also provide **updated vehicle tracking** for parking spaces. The traffic engineer considers that the same selection of parking spaces used in their previous vehicle tracking would provide an appropriate starting point for updated tracking.
4. **Updated Assessment of bicycle parking provisions**, as the number of bicycle parking spaces between the 2 basement levels appears to have been reduced to 36, which based on the proposal's original GFA parameters would constitute a non-compliance against AUP requirements. If the new bicycle parking provisions are non-complying based on updated GFAs, this needs to be assessed as a non-compliance, which would also trigger AT engagement.

Let me know if you want to discuss.

Ngā mihi | Kind regards,

Bradley Peens | Senior Planner  
Division of Planning & Resource Consents | City Centre Team  
Mobile: 027 220 9138