

24 April 2020

Housing New Zealand Limited
C/- WSP Opus
PO Box 12 003
Thorndon, Wellington
Attn: Mat Marois

By Email to: Mat.Marois@wsp.com

Dear Mat Marois

Further Information Request – Resource Consent Application

Application number(s):	190125
Applicant:	Housing New Zealand Limited
Location:	35 Kaitawa Crescent, Paraparaumu
Proposed activity(s):	To undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks

Following the close of submissions on Friday 17 April, the three submissions received have been reviewed.

Submitters raised a number of issues about the proposal which are of particular interest to us. Following my review of the submissions I am requesting the following further information from you. This is to help me better understand your proposed activity, its effect on the environment, and the ways any adverse effects on the environment might be mitigated.

Requested information

1. Details of the water pumps proposed to be used including a noise assessment demonstrating whether the permitted activity standards of the Proposed District Plan Appeals Version 2018 are met or not;

2. Model and function details of the pumps to be used particularly for stormwater disposal around the ability of the pumps to fail and the mechanisms in place to alert the dwelling occupiers the pump is failing.

Planner's section 42A report

First, I will need to make a full assessment of your proposal in my report. The purpose of the report is to help them make a decision on your application. Without complete information about your proposal, I am may not be able to support it. The question of whether requested information has been made available is also a matter that regard is required to be given to when a decision is made and consents can be refused in cases where there is inadequate information.

My report must be completed and made available to you, to all submitters who wish to be heard, and the council/commissioners on or before date (which is 15 working days before the scheduled date for the hearing). If you intend to provide the requested information, I will need to receive it in sufficient time to act on it in my report.

Deadline for the provision of information before the hearing

Second, the RMA requires that any information requested of applicants be made available to us no later than 10 days before the hearing.

Deadline for circulation of evidence before the hearing

Third, you will be required to make all your evidence available to us, so we can make it available to submitters and the hearings panel/commissioners, 10 days before the hearing.

Requesting more time

We will not be suspending your application or waiving or extending our processing timeframes while you prepare and supply this information. This means that the above dates for the hearing and provision of information and evidence still hold.

However, if you decide that you will require more time, you can suspend processing. As a consequence of suspending processing, the dates for the hearing and prior exchange of evidence will most likely be delayed. If you consider it will be helpful to suspend the process, please make a request to me in writing.

Next steps

Once you have provided the further information, I will review what you have provided to make sure it adequately addresses all of the points of my request.

As you will be aware, the hearing for your application is scheduled to be held on date.

Timeframes that will need to be met by both you and Council leading up to the hearing are:

- At least 15 working days before the hearing we will send you a copy of the planning officer's recommendation report, as well as any other expert evidence.
- At least 10 working days before the hearing you must provide us with all the briefs of evidence, including legal submissions, that you intend to present to support your application at the hearing.
- At least five working days before the hearing submitters must provide to us briefs of any expert evidence they are calling.

Please contact me if you have any questions about your application or the information I have requested.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Rydon'.

Marnie Rydon
Principal Resource Consents Planner