

4 November 2022

Far Fetched Ltd
c/- Land Matters Limited
20 Addington Road
Otaki, 5581

By Email (only) to: anna@landmatters.nz

Dear Anna,

Further Information Request – Resource Consent Application

Application number(s):	RM220265
Applicant:	Far Fetched Ltd
Location:	189 Sims Road, Te Horo
Proposed activity(s):	To undertake earthworks and construct a secondary residential dwelling.

Further to my letter of 4 November, I have now reviewed your application and inspected the site.

The following further information is required to help Council better understand your proposal, including its effects on the environment and the ways any adverse effects might be mitigated.

Requested information

Engineer/Servicing

1. Please provide a revised earthworks plan for the proposed earthworks for the building platform and the driveway. The existing earthworks plan doesn't provide an indication of recommended fill batters. Please confirm the maximum fill batters proposed (height and angle of slope).
2. Please ensure the revised earthworks plan includes the driveway. While it is noted that the driveway could be constructed as a permitted activity, this area does need to be depicted on the plans as it forms part of the proposal. Confirmation is required that the proposed access can be built to be flood free.
3. The Engineering Report supplied with the application is preliminary only and no on-site investigation has been carried out. Due to the low-lying topography of the site and the

presence of a ponding flood hazard, it is difficult to determine if the assumed soakage rate for the site is appropriate and if the proposed stormwater mitigation solution will function as proposed. Please provide data based on on-site investigation to confirm the available soakage and the ground water table.

4. Please provide a detailed assessment for flood water displacement which includes the following:
 - a. The effects of the development on the flood hazard – in particular flood levels and flow; and
 - b. Whether the proposal redirects floodwater onto adjoining sites or other parts of the floodplain.

The Development Engineer has noted that they are not satisfied that the Engineering Report has adequately addressed these matters. More detail regarding the proposed fill and potential displacement effects is required.

Planning

5. Given that the lot contains an existing dwelling, is within the Rural Zone and is in close proximity to the coast, a Landscape and Visual Assessment (LVA) is required for the proposal. Please provide an LVA for the proposal and note that Council may have this peer reviewed.
6. The assessment against Rule GRUZ-R3 standard 3 notes that the proposal complies with this standard and refers to the Moller Visibility Assessment. The visibility assessment only includes an assessment for Cluster House 'A'. Please provide an assessment for proposed Cluster House 'B'. Evidence of this is required due to the proximity of the proposal to the coastal environment.
7. The application notes "*Residents will have their own living quarters which will include a private lounge space and small kitchenette facilities (a sink, bench and power points but no stove) and their main cooking will occur in a communal kitchen and living area*". Please provide an explanation as to how this will be monitored. A consent notice requiring that the additional dwelling (residential unit equivalent) is provided with one kitchen and laundry area may be appropriate and this can be worked through later in the process, however, it would be beneficial to address this at this point.
8. Please confirm whether the proposed dwelling will be used as visitor accommodation at any point? If not, please consider proposing a consent notice condition in relation to this.
9. Please provide a copy of resource consent WGN 130141. This is to ensure that it is appropriate to use cut associated with this consents as fill for the proposal.
10. Please provide additional detail for the proposed mitigation measures being:
 - a. Provision of planting of indigenous species re-establishing indigenous coastal habitats;
 - b. Provision of electric car charging ports to support residents to use electric vehicles.

In relation to point A above, a Landscape Plan will be required.

11. The Assessment of Environmental Effects (AEE) states the following:

“Council may disregard the effects of the structures and occupation of the structures in association with Option B of the cohousing residential units that each of the individual structures in Option B could be built and occupied as residential accommodation, if they were built in association with the existing dwelling. Option B involves the construction of six 30m² living modules which would meet the definition of a sleep out; and a 60m² communal kitchen which could be constructed as a minor residential unit; and a utility space which could be constructed as an accessory building.”

This assessment is incorrect as the 60m² communal kitchen does not meet the definition of a minor residential unit given that it is not “self-contained”. The communal kitchen building does not include any sleeping, bathing or toilet facilities and is therefore not a minor residential unit. Please provide an addendum to the AEE which addresses the effects associated with proposed Option B and a revised assessment against the Objectives and Policies.

12. Please provide an assessment against Policy GRUZ-P10 Rural Dunes Precinct.

Roading

13. The application includes conflicting information regarding carparks. Please confirm the number of carparks proposed. Page 16 refers to 8 carparks where page 43 refers to 7 carparks.

14. The proposed driveway is shown as permeable. Council’s Traffic Engineer has requested that this is sealed to the boundary. Please update the plans accordingly.

Providing the information

Please provide this information in writing within 15 working days¹. If you will not be able to provide the information by that date, please contact me before then to arrange an alternative timeframe. We will not work on your application any further until either you provide this information, or you state that you refuse to provide it.

Refusing to provide the information

If you refuse to provide the information, or if you do not submit the information to us within 15 days (or by another other agreed timeframe), the RMA requires that we publicly notify your application.²

If this happens, you will be required to pay the notification fee of \$4890.00 in full before we proceed with the notification of your application.³

Next steps

1 Section 92A(1) of the RMA
2 Section 95C of the RMA
3 Section 36(7) of the RMA
4 Section 88C(2) of the RMA

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

In my previous letter I described the statutory timeframe for our decision on your application, which counts (and sets limits) on the number of days we can work on consent applications.

The time for you to respond to this letter will be excluded from the timeframe⁴, and the original forecast date for our decision may now be later than I previously advised.

I will be able to give you an updated forecast on a date for this once you have provided the information requested above, or we have discussed the application again.

If you are not sure how to respond or have any questions, please contact me on 027 208 0048 or email me at olivia.neame@kapiticoast.govt.nz and quote the application number.

Yours sincerely



Olivia Neame
Consultant Planner
