

19 June 2026

Classic Developments Rangiuru Road Limited
C/- Align Limited
By email to: gwang@align.net.nz

Dear Qiuhan,

Further Information Assessment and advice with respect to assessment under section 95 of the Resource Consent Management Act 1991

Application number(s):	260006
Applicant:	Classic Developments Rangiuru Road Limited
Location:	234 Rangiuru Road, Otaki
Proposed activity(s):	To undertake a 43-lot subdivision including public road, private ways & infrastructure and associated earthworks in residential zone and a boundary adjustment with 236 Rangiuru Road

I write with respect to the Request for Further Information related to the above application and which was dated 9th February 2026 and also in reference to your letter of 12th May 2026.

For our mutual assistance, I have included the original request item and the assessment of the current status of each item below each item.

Resource Management

1. *Please provide further information with respect to the existing easements and whether these are to be surrendered, or if resulting allotments will be subject to these easements.*

This is necessary to ensure that lots to vest are free from easements and what impact there may be on adjoining properties.

Comment: The various Partition Orders have been received as requested – **this item is now satisfied.**

2. *The application assesses the vehicle movement non-compliance as a restricted discretionary; however, no travel plan as required by TR-R10 has been submitted. Please submit a Travel Plan, as per the definitions of the Operative District Plan 2021 with respect to the construction traffic vehicle movement non-compliance.*

This information is necessary to ensure that construction traffic, including vehicle movements associated with workers vehicles is suitably managed to avoid more than minor effects on other users of the transport network and to align with the safe and efficient functioning requirements as detailed in the relevant transport policies of the District Plan.

Comment: I have now received advice from our Roothing Team who advise that they agree that a travel plan is not required and that a construction traffic management plan (CTMP) would be more appropriate to address construction traffic effects. The intent of requiring a travel plan under the district plan is typically more relevant for proposed activities that will result in a set number of staff working from a site on an ongoing basis.

It is accepted that the provision of a CTMP at this time is impractical for the reasons you provided in your letter of 12th May 2026. As a result, I anticipate that this matter is likely to be the subject of a condition, should consent be granted to this proposal. **I can advise that this item has been satisfied.**

3. *RM250028 has been granted for a 47-lot residential subdivision at 255 Rangiora Road. The Transport Assessment acknowledges this is being processed; however, as the consent has been granted, it forms part of the receiving environment and should be considered not only in relation to transport effects but the wider effects of the proposal.*

Please provide updated assessments to reflect the receiving environment so that the full scope of effects can be understood.

Comment: I have now received the following advice from our Rounding Team with respect to this item: *"The response from Envelope is noted regarding cumulative traffic effects on Rangiora Rd. The cumulative increase in development traffic onto the network and through the Rangiora Rd/Main St intersection would likely result in LOS crease from an A to a B at peak times. Overall, I agree this will be negligible in terms of being noticeable on the immediate road network."* **I can advise that this item has now been satisfied.**

4. *Please confirm, and provide an effects assessment if necessary, if consent is required in respect of Rule TR-R16 Permanent parking (i.e. more than two times in any one week) for more than 12 consecutive hours of any registered heavy trade vehicle within the Residential Zones, Waikanae North Development Area, Ngārara Development Areas, or within 40 metres of a habitable building.*

Heavy Trade Vehicle means a motor vehicle that:

- a. is of Vehicle Class MD3, MD4, ME, NB, NC, TC or TD (as defined by the New Zealand Transport Agency); or*
- b. has a gross vehicle mass that exceeds 3500 kg.*

Comment: Thank you for your confirmation in this regard that no consent is required or being sought. **This item has now been satisfied.**

5. *Please provide the necessary sections 106 and 106A of the RMA assessments which are relevant to subdivision and land use consents where sites are subject to natural hazards.*

Comment: Thank you for your comments in your letter of 12th May 2026. **This item has now been satisfied.**

6. *Please provide an assessment of the proposal against the National Policy Statement for Natural Hazards and Indigenous Biodiversity.*

Comment: Thank you for your comments and assessment in your letter of 12th May 2026. **This item has now been satisfied.**

7. *The Engineering Report seeks consent for a non-compliance with INF-MENU-R28 in respect of water demand management tanks albeit incorrectly identifying the SDPR as the relevant document when this should be the Land Development Minimum Requirements. This is not mentioned elsewhere in the application, including Appendix A where the relevant District Plan rules are identified and assessed.*

Please confirm whether or not consent is sought for a water demand management non-compliance and provide an assessment against the policy INF-MENU-P19.

Comment: Your response of 12th May did not seem to satisfactorily clarify whether or not the reduced tank size capacity (4,000 litres is proposed) was to meet the greywater recycling option for water demand management as provided for at Rule INF-MENU-R28, Standard 1b.

Your response indicated that greywater systems seemed to be part of the proposed development, yet your response also indicated that consent is being sought under Rule INF-MENU-R35 and then goes on to provide some comments which seem to partly

support a request for a reduction in the storage capacity. The last sentence in your response appears to support the use of re-use systems, which did not provide clarity.

If greywater reuse systems in accord with Standard 1b of Rule INF-MENU-R28 are to be part of the proposed development, you may need to proffer a condition which can then be incorporated into a Consent Notice to ensure that future owners are required to meet this standard as Council cannot otherwise lawfully impose a condition requiring compliance with a permitted activity provision in the plan.

Please clarify the intent of the developer in this regard. **This item remains outstanding at this time.**

8. *The current proposal is for a discretionary activity meaning all actual and potential effects can be considered. The application does not provide a comprehensive assessment of cultural effects and Ngā Hapū o Ōtaki remain concerned about the proposal as per the attached email. Please provide times that the applicant is available to meet with Ngā Hapū o Ōtaki in order to discuss the outstanding concerns and how these may be resolved.*

Following this meeting, the applicant will need to confirm any design changes and provide a final set of correspondence with Ngā Hapū o Ōtaki that identifies areas of agreement and disagreement and why in order to assist Council in making a notification decision.

This will not relate to cycle parking as the proposal is not for a multi-unit residential development or any of the other identified activities that require cycle parking under the District Plan.

Comment: Thank you for your response which has assisted in understanding the situation from the developer's perspective. Our request for final correspondence with Ngā Hapū o Ōtaki has not been met at this time although there are strong indications that support for the proposed development and the engineering solution for stormwater management remains unacceptable for Cultural reasons. It is noted that ongoing discussions on this matter are continuing. I await a final response in this regard. **This item remains outstanding.**

Traffic

9. *Please confirm if any of the residential allotment accesses will have restrictions that mean a consent notice condition will be required, if consent is granted.*

This information is necessary to ensure that future landowners are aware of any site restrictions.

Comment: Your proffered solution with the imposition of conditions with continuing effect via a Consent Notice to be registered on the records of title to issue for Lots 6, 10, 17, 18, 19, 20, 24, 25, 32, 34 and 38 restricting construction to the sole suitable location for a vehicle crossing is noted. In addition, your offer of a condition with continuing effect requiring a minimum separation for any vehicle crossing for Lots 2 and 42 from the intersection with Rangiora Road is noted. Although the potential restrictions registered in this way effectively transfer the obligation for monitoring and therefore the ongoing costs of enforcement to Council, I can advise that **this item has now been satisfied.**

Ecology

10. *What compensatory planting is proposed to replace the 4 mahoe trees being removed? This does not need to be like for like; however, is considered necessary. Please provide a plan for the proposed mitigation measures to offset the biodiversity loss that achieves a net gain.*

Offsetting is considered necessary given the applicable objectives and policies of the District Plan, this would be a requirement even if the overall activity status of the proposal was restricted discretionary.

Comment: Thank you for the updated landscape plan and your comments with respect to the landscaping and planting which is proposed. **This item has now been satisfied.**

Development Engineering

Earthworks:

5. *Can you please clarify:*

- a. *How finished levels transition to existing ground without creating localised bunding or ponding.*
- b. *Spot levels along site boundaries to confirm no adverse effects on neighbouring land.*

Comment: Thank you for the information provided in the Envelope Engineering plans – the Development Engineer has confirmed that **this item has now been satisfied.**

6. *Please provide:*

- a. *Confirmation that the overland flow path is maintained post-earthworks.*
- b. *Supporting spot levels and/or flow arrows showing major flow conveyance during the 1% AEP event.*
- c. *Confirmation that no unintended diversion of overland flow onto private lots will occur.*

Comment: Thank you for the information provided by Envelope Engineering plans – the Development Engineer has confirmed that **this item has now been satisfied.**

7. *Please confirm:*

- a. *Maximum cut and fill depths across the site.*
- b. *Batter slopes proposed where fill meets existing ground.*
- c. *Whether any retaining is required to achieve the proposed levels, and if so, provide details.*

Comment: Thank you for the confirmation with respect to the above information – the Development Engineer has confirmed that **this item has now been satisfied.**

8. *Please provide:*

- a. *Finished surface levels, side slopes, and batter details for the ponds and swale.*
- b. *Inlet and outlet invert levels.*
- c. *Details of erosion protection at inlets and outlets, including material specifications.*

Comment: The Development Engineer comments that the proposed arrangement appears to be workable in principle, however a firm engineering conclusion cannot be reached until evidence is supplied with respect to hydraulic adequacy erosion performance, geotechnical stability maintainability, design levels, outlet details and batter to boundary offsets are provided. Confirmation is, therefore, sought that all of these details will be supplied at the detailed design stage. **This item is, therefore partially satisfied, pending confirmation that appropriate details will be supplied as set out in this response.**

9. *Please confirm that finished lot grading provides:*

- a. *Positive drainage to the approved minor stormwater system.*
- b. *No trapped low points within lots, driveways, or between lot boundaries.*
- c. *No overland flow directed toward building platforms.*
- d. *Supporting spot levels or sections are requested where necessary.*

The above information is necessary as it relates to understanding effects of the proposal, consistency with the LDMR and District Plan rules, standards, objectives and policies.

Comment: See the above comments with respect to item 8, above. **This item is, therefore partially satisfied, pending confirmation that appropriate details will be supplied before the Resource Consent assessment can be completed.**

Stormwater

10. *Please clarify how hydraulic neutrality will be achieved for each lot. The statement 'Lot Runoff (10% AEP): Stormwater from residential lots will be collected via roof downpipes and directed into individual rainwater reuse tanks. Overflow from these tanks will discharge into the underground piped network through lot-specific laterals' (Section 5.1 General RCA) implies conveyance of stormwater instead of attenuation.*

- a. *Will the reuse tanks also attenuate each individual lots stormwater to the 1% AEP as per the LDMR or are the ponds the way hydraulic neutrality will be achieved for this site?*

Note: If the ponds are there to also facilitate each allotments hydraulic neutrality then future maintenance of the ponds and all the associated stormwater assets should be by the future landowners as a collective.

Comment: Thank you for confirmation that no on-lot attenuation is proposed and that the attenuation ponds will be within land to be vested as drainage reserve. **This item has now been satisfied.**

11. *The proposal is in a high-water table area which also has a silt layer and will have additional earthworks that will further reduce infiltration. Provide a pre- and post-development runoff volume comparison for the 100-year event including climate change and demonstrate how volume neutrality is achieved.*

Comment: Thanks for your highlight of section 5 of the Infrastructure Report which provided details in this respect. **This item has now been satisfied.**

12. *Provide hydraulic modelling of the proposed stormwater pipe network including pipe sizes, sump capture and bypass, surcharge, and HGL relative to ground levels for the 10% AEP event (with CC).*

Comment: Thanks for your highlight of section 5 of the Infrastructure Report which provided details in this respect. **This item has now been satisfied.**

13. *Provide major event (1% AEP) overland flow depth and flow path plans demonstrating safe conveyance to the attenuation ponds and confirming no flooding of lots or buildings.*

Comment: Thanks for your response, the solution provided by Envelope Engineering on the amended 4000 series plans is noted. However, as there is no scope for on site soakage, the details of the overflow path(s) and hence the grading of the site to achieve appropriate falls needs to be more considered. The drawing provided alludes to the ultimate destination of the on site stormwater flow but does not provide information how it reliably gets there across each lot.

The Stormwater Team has commented that the pipes are designed well but the ground above them needs direction. As a result, the following should be provided:

- Spot levels, finished ground levels and driveway grades. This means that contractors who often 'make it work' on site will be working to more specific parameters. As it stands, with the tight layout configuration and no defined micro-grading, the risks will include:
 - Low spots between houses
 - Backyard ponding and
 - Flow trapped between building platforms.
- Flow direction per lot should be locked in and arrows showing:
 - Rear to front flow and
 - Side to driveway flow.

Any localised high and low points must also be identified

- General site constraints like 'minimum fall direction notes (e.g. lots to fall a minimum of 1.5% toward frontage)' and/or 'Prohibit internal ponding areas' must be added.

The above information is important to be indicated at the Resource Consent stage to ensure that the essential elements of the design can be protected and provided for in the ultimate design and appropriate measures included in any decision to ensure that the detailed design will incorporate those aspects. Please also update the Stormwater Management Plan to include the above.

This item remains outstanding at this time.

14. *Please provide calculations demonstrating existing floodplain storage displacement due to earthworks and how the proposed ponds provide the stated 70m³ offset.*

Comment: Thanks for your response, highlighting the information provided in the Infrastructure Report. Thanks for your highlight of section 5 of the Infrastructure Report which provided details in this respect. **This item has now been satisfied.**

15. *ENGEO's Site investigation states that 'Groundwater was encountered in ten of the twelve test pits (not in TP01 and TP02) and in BH01 between 1.5 m and 2.1 m. In each case groundwater was encountered at or just below the base of the silt layer.'*

- a. *How will the required groundwater separation guidelines be met considering that Auckland Council GD01, WRC, Wellington Water standards ALL require a minimum 0.5 to 1.0m separation between rain garden inverts and seasonal high groundwater. This site's parameters implies a separation of 0.5 to 1.1m at best and less in the winter / seasonal peak period, which is barely compliant. It is also noted that groundwater sits at or just below the base of the silt layer. Silty horizons typically have low permeability, poor drainage, minimal infiltration capability and a high risk of clogging. The silt makes the site unsuitable if it relies on infiltration.*

Comment: Thanks for your response. **This item has been satisfied by the explanation.**

16. *Please clarify whether raingardens are assumed to provide detention or treatment only and confirm how underdrains, overflow structures, and clogging have been accounted for the subdivision.*

Comment: Thanks for your response. **This item has been satisfied by the explanation.**

17. *Who will own, manage and maintain the raingardens going forward? Can applicant propose alternatives that will work considering the design parameters?*

Comment: Thanks for your response. **This item has been satisfied by the explanation.**

18. *Viability of overall design must be checked against the 'Updated 10% AEP Flood model maps' as well. KCDC will provide Updated 10% AEP Flood maps against which applicant will overlay proposal and confirm that design parameters are still applicable.*

Comment: Thanks for your response. **This item has been satisfied by the explanation.**

19. *Confirm proposed design ground water separation distance from base level (RL 4.10) of the proposed pond during seasonal peak .i.e. ensure that the groundwater stays greater than or equal to 0.5m below RL 4.10 during winter peaks. This is because if groundwater rises above this, the base may remain damp thereby reducing the functionality of the dry pond.*

- a. *Also state how construction-phase groundwater management will be addressed.*

Comment: Thanks for your response. **This item has been satisfied by the explanation.**

20. *If tanks are to be used for stormwater management, how will the stormwater for the individual driveways and ROWs for individual properties be managed?*

Comment: Thank you for your response, noting that management of stormwater will be undertaken through the piped network and the attenuation pond and discharge system which is proposed. **This item has now been satisfied in the context in which it was requested.**

21. *Please provide detail on the water treatments that would have been included in the GWRC resource consent application.*

Comment: Thanks for your comments, noting that treatment is intended to be primarily provided by the proposed rain gardens. **This item has now been satisfied in the context in which it was requested.**

22. *Provide the appropriate ecological information (from a suitably qualified practitioner) - including the size, configuration, edge, slope, plant material, management and maintenance of any water body / wetland to be utilised for stormwater management including for road water management.*

Comment: Thanks for your response, your comments about acceptance of appropriate conditions with respect to Landscape solutions are noted. **This item has now been satisfied.**

23. *Include property boundary lines on Dwg No. 4601 i.e. sections 01 to 04. Also, confirm consent condition on Lots 16 to Lot 20 to include statement that - no earthworks to be carried out that level area 'sloping into the Swale' Or similar.*

Comment: Thanks for your response, **this item has now been satisfied.**

24. *Provide the following cross sections:*

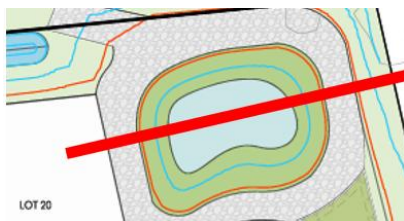


Fig.1: Cross section 3m into Lot 20 boundary and through pond in adjacent allotment.

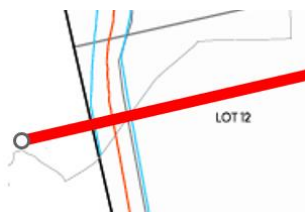


Fig. 2: Typical western boundary

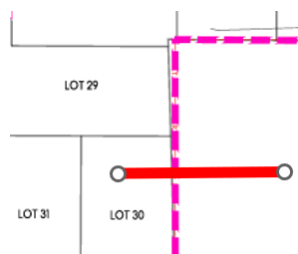


Fig. 3: Typical Cross section through from new earthworked allotment through to existing property boundary

Note:

- Cross sections at boundaries should include and or show the grade, interface, retaining walls requirements and design, and if any drainage is required. The exit point of the drain should be shown and how the stormwater will be managed.
- Upstream and downstream water surface flow and how sediment movement will be managed. What mitigation measures will be in place.
- Basically, stormwater and sediment controls at the boundaries and ownership models should be discussed and clarified at the RCA stage and not the engineering drawing or building stage.

Comment: Thanks for your response, it is noted that Envelope Engineering has advised that subsoil and free drainage material will be installed. As for the response in relation to item 13 above the details of this aspect of the project need to be included for consideration in the consideration of the Resource Consent application. The extent of any proposed retaining wall and the proposed drainage system associated with it must be shown with the drawings showing the intent, which is currently not shown. The details as set out in the first bullet point array in our comments related to item 13 also apply with respect to the detail which is being requested.

This item remains outstanding.

Providing the information

Please provide the remaining outstanding information before we will be enabled to recommence consideration of the proposal.

Refusing to provide the information

If you refuse to provide the information, or if you do not submit the information to us the RMA requires that we publicly notify your application.¹

If this happens, you will be required to pay the notification fee in full before we proceed with the notification of your application.²

Next steps

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

The time for you to respond to this letter will be excluded from the timeframe³, and the original forecast date for our decision may now be later than we previously advised.

We 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 us on 022 466 2074 or by email to wayne.gair1@kapiticoast.govt.nz, quoting application RM260006.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Wayne Gair', with a stylized flourish extending from the bottom.

Wayne Gair
Consultant Planner

¹ Section 95C of the RMA

² Section 36(7) of the RMA

⁴ Section 88C(2) of the RMA