

9 February 2026

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

Dear Qiuhan,

Further Information Request - Resource Consent application

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

Further to our letter dated 27 January 2026, we have now reviewed your application and inspected the site.

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

Requested information

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.

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.

3. RM250028 has been granted for a 47-lot residential subdivision at 255 Rangiuru 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.

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.*
5. Please provide the necessary sections 106 and 106 of the RMA assessments which are relevant to subdivision and land use consents where sites are subject to natural hazards.
6. Please provide an assessment of the proposal against the National Policy Statement for Natural Hazards and Indigenous Biodiversity.

These are missing from the application and are considered to be relevant national direction to be considered with respect to s104 of the RMA.

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.

Further to this, Council's Water team have undertaken a survey of water use and developments where a reduction has been sought in tank size vs. use. This is set out in the table below and relates to total lot size, inclusive of access.

Council is unlikely to support a reduction in tank size for allotments over 400m².

Property_Area-band	Count Connection_ID	of Average of Usage band	Storage per Unit
100	1	50.0	600
200	5	0.0	1000
300	40	114.8	2000
400	270	138.6	5000
500	732	137.3	10000
600	1633	149.1	10000
700	1895	156.5	10000
800	1446	168.4	10000
900	4479	166.8	10000
1000	1059	172.0	10000

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.

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.

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.

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.
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.
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.

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.
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.

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

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.
17. Who will own, manage and maintain the raingardens going forward? Can applicant propose alternatives that will work considering the design parameters?
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.
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.
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?
21. Please provide detail on the water treatments that would have been included in the GWRC resource consent application.
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.
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.
24. Provide the following cross sections:

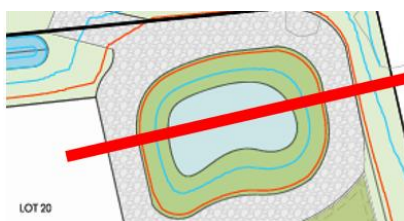


Fig.1: Cross section 3m into Lot 20 boundary and through pond in adjacent allotment.

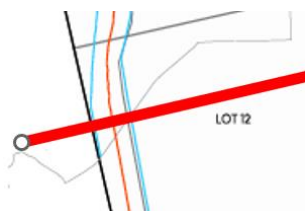


Fig. 2: Typical western boundary

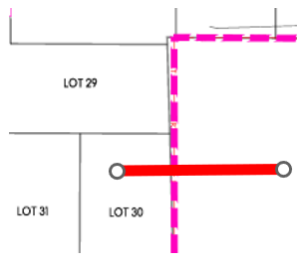


Fig. 3: Typical Cross section through from new earthworked allotment through to existing property boundary

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.

The above information is necessary in order to determine consistency with the LDMR as well as relevant objectives and policies of the District Plan.

Providing the information

Please provide this information in writing within 15 working days¹ (2 March 2026). If you will not be able to provide the information by that date, please contact us 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 in full before we proceed with the notification of your application.³

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.

In our previous letter we 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 we previously advised.

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

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 027 326 5344 or by email to marnie.rydon@kapiticoast.govt.nz, quoting application 260006.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Rydon', written over the printed name.

Marnie Rydon
Consultant Planner