

26 July 2021

Richard & Alistair Mansell
C/- Chris Hansen
220 Ross Road
RD 7
Whakamarama 3179

By email to: chris@rmaexpert.co.nz

Dear Chris

Further Information Request – Resource Consent Application

Application number(s):	210147
Applicant:	Richard & Alistair Mansell
Location:	48 Tieko Street, Paraparaumu
Proposed activity(s):	Undertake a 49- lot subdivision consisting of 22 rural life-style lots in the northern area of the site, and 27 residential lots in the southern area of the site including earthworks, construction of roads, installation of services and the identification of a notional 20m building circle area on the rural life-style lots

Further to my letter of 6 July 2021, I 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. Given the intended use of proposed Lots 23-49 for dwellings, can you please comment on the usability of the Lots with respect to the bulk and location permitted activity standards for the Rural Residential Zone and the standards relating to accessory buildings, minor flats (minor dwellings in the Operative District Plan 2021) and the location of sensitive activities within 300m of a building or enclosure containing a lawfully established farming activity or within 300m of a lawfully established extractive industry.

2. Ātiawa ki Whakarongotai Charitable Trust (the Trust) have reviewed the application and advised that consultation is ongoing with the Applicants. Please provide a conclusion to this consultation that includes final comments from the Trust that includes whether or not the application is supported.
3. Two consent notices (Land Information New Zealand references B663195.2 and 5269965.3) are referenced on the Records of Title provided with the application, please provide copies of these and comment on their ongoing applicability.
4. Please provide detail of Lots 1 and 3 DP 303764 in respect to the registered interests on the Record of Title with respect to section 241(2) and 242(1) of the Resource Management Act 1991.

Roading

5. Applicant to provide up to date turning counts at Tieko Street including pedestrian and cyclist counts at Otaihanga Road (passing Tieko Street and on the shared path/road passing the proposed intersection with Otaihanga Road). Also include an adjustment for potential summer flows of peds/cyclists and assess the impact of increased traffic flows in respect of road safety.
6. Applicant to provide a scale drawing with dimensions indicating how the sightlines could be improved at the intersection of Tieko Street/Otaihanga Road - show both options put forward - vegetation trimming and road marking alterations.
7. Provide details of the vertical alignment for on the proposed roadside approach to the proposed intersection with Otaihanga Road. We want to understand crossfall for pedestrians/cyclists crossing the road and also how the level of the side road affects sightlines (object height view.)
8. Applicant to address the CPTED issues in NZS 4404:2010 with regard to path connections, points a), b), c), e) and f) to be addressed (see below) – lighting is required for the entire length especially given the length of the shared path and the potential use by cyclists and pedestrians and motor vehicles:

NZS 4404:2010

3.3.11.1 Footpaths and accessways

Footpaths shall be a minimum of 1.5 m wide surfaced over their full width. The crossfall should be no greater than 2%. Wider footpaths or areas of local widening will often be required by the TA where higher use or other needs dictate such widening.

Accessways should be provided at no-exit roads or where necessary to improve connectivity. They shall be designed for user safety using crime prevention through environmental design (CPTED) principles and should:

- (a) Be direct and no greater than two properties long;
- (b) Have good sight lines for passive surveillance with fences a maximum height of 1.2 m for 10 m from the road frontage, or no fencing;
- (c) Be sited to ensure high levels of community use;
- (d) Be amenity landscaped without compromising safety;
- (e) Have provision for the disposal of stormwater;
- (f) Be provided with pedestrian level **lighting**; and
- (g) Have a legal width not less than 5.5 m.

9. Footpaths are required to be provided on both sides of the roads. Applicant to provide amended plans to show this. Especially given that there is potential for through movement of pedestrians and cyclists between both roads both by existing residents and future residents in the area.
10. We do not agree that the number of truck movements detailed in the traffic assessment can be safely accommodated on Tieko Street in its current form and are not comparable to the development traffic flows when complete bearing in mind that these will be predominantly passenger cars. Applicant to address this issue in proposing mitigation measures to limit the conflict between all vehicle movements on Tieko Street and also what controls are proposed to mitigate potential road damage by heavy vehicles.
11. The Applicant states that a 2m shared path is proposed, Council minimum standards for shared paths is a minimum of 2.5m width. Applicant to provide amended plans to show this.
12. Vehicular access over Lot 104 - We have road safety concerns regarding the mixing of traffic and pedestrians/cyclists on a shared path/ROW. Our preference would be to access these lots via access legs to the proposed roads not via the shared path connection. Also, notwithstanding the comments above, the right of way layout raises questions over width, waste collection and delivery vehicle access along with vehicle turning facilities (turning head) and street lighting. Can the Applicant please respond to these issues.
13. All ROW's need to be a minimum of 3.5m wide in accordance with the Operative District Plan 2021.
14. Can the Applicant confirm that passing bays confirm with NZS 4404:2010.
15. Applicant to set out cycling routes to Paraparaumu town centre and confirm, with further justification, if these routes are viable from a distance and travel time perspective.
16. Proposed Right Turn Lane and Intersection with Otaihanga Road, Applicant to provide the following information:
 - a. Dimensioned plan and cross section showing lane widths, shoulder widths, length of storage bay and tapers. Confirmation of compliance with Austroads and MOTSAM standards.
 - b. Confirmation of what the tighter curve radius is, being created by alterations to create the turn lane and intersection, and whether this complies with Austroads geometric design standards for a road with a 60km/h design speed.
 - c. Street lighting needs to be shown on the proposed plans for the intersection and new roads.
 - d. A sidra model and assessment is required for the proposed intersection with Otaihanga Road covering the am and pm peak periods.
 - e. Details of tactile paving at the intersection of Otaihanga Road and the proposed subdivision road.
 - f. Details of curve warning signage proposed and confirm if there are any effects on the existing curve warning signage in terms of type of signs, positioning and layout.
 - g. Confirmation that land over which splays are provided will be levelled to create flat grass berm areas that are easy to maintain and under the ownership of the Applicant or vested to Council as road.
17. Stormwater crates are not permitted to be within the road carriageway and must be located within the berm. Please provide updated plans showing this that also show the required setbacks from structures.

18. Details of the reinstatement of the access to Lot 105 and what the treatment is for the shared path on the Otaihanga Road frontage at this point.

Open Space/Biodiversity

19. As there is currently no Open Space within 400m walking distance the Reserve Lot 105 would be required in order for the development to meet DP policy DW10.

Section 5.1 of the CHC Report states “The proposed recreation reserve (Lot 105) fronting Otaihanga Road will assist with retaining an open character” (p25) and “The proposed recreation reserve (Lot 105) fronting Otaihanga Road will assist with retaining an open character in the southern area” (p26).

These statements are repeated in the DCM Urban Landscape and Visual Impact Assessment.

It is therefore reasonable to conclude that the inclusion of Lot 105 in the scheme plan is both a means of responding to the effects of the development in terms of Open Space provision under DW10, but is also integral to the design response and mitigation for the landscape and visual effects of the development as a whole. The provision of Lot 105 should therefore be included in the list of mitigations in the Landscape and Visual Assessment and Application Reports. Please provide acknowledgement and acceptance of this in your response. Correspondingly, for valuation purposes, alternate scenarios for the development of Lot 105, such as for private residential lots should be agreed as not feasible by the applicant.

20. The Landscape Visual Assessment needs to be updated to include before and after simulations in accordance with NZILA best practice guide 10.2 ‘Visual Simulations’ (2010) to more accurately describe the effects and support conclusions. Following this the Assessment should be peer-reviewed by a NZILA Registered Landscape Architect with expertise in Landscape and Visual Assessment.
21. Page 74 of the application states “Lot 105 has been identified as an area KCDC wishes to have vested as a local purpose reserve”. For clarification it should be stated that prior to this development proposal being brought forward, Council did not anticipate the formation of new open space in this area as it is currently zoned rural. The creation of Lot 105 should more correctly be described as a requirement under Policy DW10 should development receive resource consent. Please provide acknowledgement of this in your response.
22. The Landscape Concept Plan needs to be updated to show active areas, access, and planting proposed for Lot 105, acknowledging that this will be worked through in detail if the consent is granted.

Development Control

23. The proposed earth fill elevations show the finished ground level on some of the proposed allotments. The plans prepared by Cuttriss Consultants Limited refer to it as a pad level on the lots. Can AWA please confirm that any future dwellings on these lots can be constructed outside of the flood areas and provide minimum build levels for the allotments.
24. Cuttriss Consultants Limited’s plan 22208 SCH1 sheet 3 shows areas within proposed Lots 11, 21 and 30 for the disposal of unsuitable fill. The unsuitable fill does not appear to be mentioned in the application for within the geotechnical report provided with respect to the kind of fill that will be placed in these areas. Please comment on the type of fill that is being located in these areas, if there are any ongoing hazards created and if these areas need to be no-build areas.

25. The AWA report doesn't appear to mention any buffer areas within proposed Lots 5, 14-18 and 20 along the wetland as no build or earthwork zone. Can AWA please confirm this wetland shown on Cuttriss Consultants Limited's plan 22208 SCH1 sheet 3 are not part of SW modelling. If not, is there any offset requirements from this wetland for any proposed future development.
26. Can the Applicant provide more information on the 3m geotechnical setback requirement shown on Cuttriss Consultants Limited's plan 22208 SCH1 sheet 3, there does not appear to be any corresponding information within the application itself.

Providing the information

Please provide this information in writing within 15 working days¹ 16 August 2021. 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

Next steps

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 timeframe³, 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 027 326 5344 or email me at marnie@incite.co.nz and quote the application number.

Yours sincerely



Marnie Rydon
Consultant Planner

¹ Section 92A(1) of the RMA

² Section 95C of the RMA