

15 July 2022

[Redacted]

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Request for Official Information responded to under the Local Government and Official Information and Meetings Act 1987 (LGOIMA) (the Act) – reference: OIR 2122-305

I refer to your information request we received on 27 June 2022 for the following:

I understand that the proposed housing development at 240 Kapiti Road is currently awaiting additional information from the developer in regard to a request from Kapiti Coast District Council.

I would like to request a schedule of the additional information that the Council has sought from the developer.

Council response regarding your request

Please find attached a copy of the further information letter in relation to resource consent RM220070. This provides details on what information Council officers require to fully assess the application.

Ngā mihi



James Jefferson
Group Manager Regulatory Services
Te Kaihautū Ratonga Whakaritenga

7 April 2022

Gresham Trust
C/- Cuttriss Consultants Limited
PO Box 386
Paraparaumu 5254

By Email to: emma.mclean@cuttriss.co.nz

Dear Emma,

Further Information Request s92(1) and (2) – Resource Consent Application

Application number(s):	RM220070
Applicant:	Gresham Trust
Location:	240 Kapiti Road, Paraparaumu
Proposed activity(s):	A 311- lot subdivision and a 139 unit residential/medium density development and associated earthworks exceeding the permitted activity standards.

Thank you for your application. I am seeking further information pursuant to s92(1) and commissioning 2 peer reviews pursuant to section 92(2). These are set out under two headings below.

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 s92(1)

1. Please provide details to address the comments identified in the Mana Whenua Assessment dated 15 March 2022. This could include incorporating measures into the application or proffering conditions to address the remaining requirements.
2. Please provide scaled Elevations of the units, for the purposes of assessment perspective view is not sufficient. This should be per block/facade or other logical grouping.

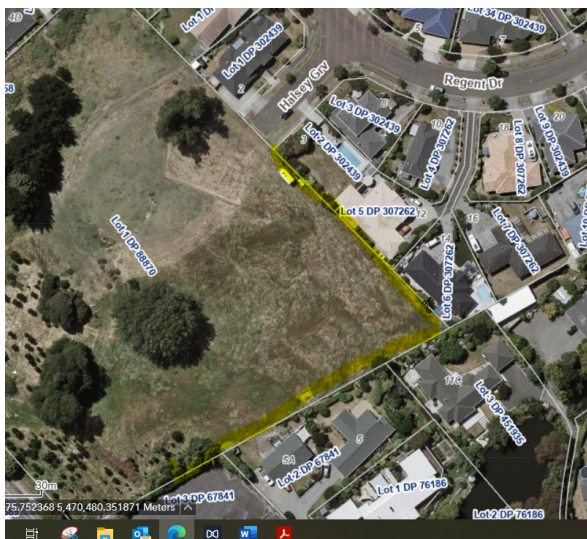
Engineering

3. It is a Council requirement (INF-MENU-R35) that outdoor tap(s) cannot be connected to the council reticulated potable water supply system. Please clarify how this going to be managed on site. And how the proposed units going to comply with building code regarding outdoor supply.
4. Please provide an assessment from suitable qualified person that, development will permanently reduce water demand associated with the residential unit(s) by at least 30% from Household 2007 summer average water use. Also how will any outdoor water use will be managed for each units.

5. There will be around 1 - 3 meter deep cut along the neighbouring boundary highlighted as below. The Engeo Geotechnical report supplied doesn't address the effects on the neighbouring land due to the proposed activities and no recommendation is supplied to mitigate these effects. Geo-professional shall review the final earthwork plans supplied with RC application and provide and recommendation/ mitigation measures.
6. Geo-tech report concludes that site sandy soil can only be used as fill as long as it meets the standards and requires lab testing prior to using it as fill on site. Please confirm for lab testing - provide evidence that the site cut soil can be used as fill as this might have impact on total material import/export to and from site and expected traffic movement.
7. No recommendation is provided for proposed retaining wall. Geo-professional/ suitable qualified person to review the earthworks plan and provide construction methodology of proposed retaining wall (specially along the highlighted boundary below) to ensure there will be reduced impacts on the neighbouring land.

The statement "however lateral spreading poses a plausible hazard to the easternmost corner of the site under ULS Condition. It is likely that ground improvement works required to mitigate the vertical settlements described above will also control lateral displacements, but further assessment will be required at Building Consent stage".

8. Geo-professional needs to confirm the effects of lateral spreading will be no problem to the new build as well as neighbouring land due to proposed earthworks(cut) by reviewing the final earthworks and any field investigation if required.



Three Waters

9. Please clarify about the post-development time to concentration, this seems to be based on ~130m of flat, densely grassed flow path, but post development would have more roads, rooves and pipes along the way. The time to concentration is likely to be

shorter. This may not affect the soakpit storage volume, but may have an impact on the pipe sizes used in the design.

10. Please clarify regarding the soakage base - the soakage pit will be taking road and surface run-off, so some means of ensuring the soakage base does not become clogged is required. This could be at network entry-point or as consolidated pre-treatment at the soakage device. The precautions should include sediment and floatables removal to a suitable industry standard.
Note: The applicant is to submit a maintenance plan for the Soakpit at Engineering Approval stage.
11. Please provide confirmation of the outcome of the existing culvert at Cedar drive. Will there be a termination man-hole or will it be capped off?
12. In relation to Water Re-use (pg39) - The applicant proposes to forego water reuse tanks as the lots are small and gardens minimal and introduction of meters will provide incentive to reduce water. Meters won't actively reduce consumption (and are required regardless), and the reduced garden area is replaced with increased occupancy density. The reuse tanks, or some other method of consumption reduction, is still required. Overall, the population of the site is increasing from 2.5 people to 3 plus, so there WILL be an impact on water supply consumption. Also, around 29% of the site will still be grass/garden so there will presumably be some tending to these. BUT the standard 10,000L tank may potentially be oversized for a ~40m² roof and concessions may be considered based on a supported hydrological argument.
13. Please clarify regarding water supply compliance (the concept is acceptable) as the network will be private, care should be taken to comply with the firefighting access requirements from the NZBC which can be different from NZS4404, has this been taken into account?
14. The drawings show WW mains running along the back of properties. Can the applicant confirm that there is enough access room for future maintenance and repair along the main?
15. Instead of having two WW pipes along Halsey Gr into manhole KWWN004687, is it possible to replace the existing pipe (KWWP004554) and have one inlet into manhole KWWN004687?

Requested information s92(2) - (to determine the level of effect)

- Independent Peer Review - Traffic by Tonkin & Taylor
The cost of this review is estimated to be approximately \$8400.00 excluding disbursements/mileage. Comments regarding FIR within 5 days.
- Independent Peer Review - Landscape and Visual Assessment & Urban Design to be undertaken by Emma McRae, Boffa Miskell.
The cost of this review is estimated to be approximately \$7,750.00 +gst excluding disbursements/mileage. If confirmed can be undertaken by 5 May.

If you refuse to agree to the commissioning of the peer review, or you do not respond within 15 working days, the RMA requires that we publicly notify your application.¹

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

Providing the information s92(1)

Please provide this information in writing within 15 working days³ 28 April 2022. 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 s92(1)

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.⁴

If this happens, you will be required to pay the notification fee in full taking into account your deposit before we proceed with the notification of your application.⁵

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 timeframe⁶, 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 (04) 296 4618 or email me at sarah.banks@kapiticoast.govt.nz and quote the application number.

³ Section 92A(1) of the RMA

⁴ Section 95C of the RMA

⁵ Section 36(7) of the RMA

⁴ Section 88C(2) of the RMA

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Yours sincerely



Sarah Banks
Senior Resource Consents Planner