

Appendix 3

Further information submitted under s.92(1) or (2)

From: "Tim Wilson" <tim@kineticenvironmental.co.nz>
Sent: Tue, 4 May 2021 13:40:27 +1200
To: "Yu Hu" <Yu.Hu@waipadc.govt.nz>; "Sam Foster" <Sam.Foster@beca.com>
Cc: "Gerne Patterson" <Gerne.Patterson@waipadc.govt.nz>; "Tony Coutts" <Tony.Coutts@waipadc.govt.nz>
Subject: External Sender: FW: Section 92 response
Attachments: 2021-5-4 - 109 TAYLOR STREET WW DESIGN v2.pdf, 2021-5-4 - 109 TAYLOR STREET SCHEME V2.pdf, 071-RC-amended sheets-210429.pdf, ECM_10577733_v1_Information Requested for Section 92 SP 0028 21.pdf

CYBER SECURITY WARNING: This email is from an external source - be careful of attachments and links. Please follow the Cybersecurity Policy and report suspicious emails to Servicedesk Hi Team,

Please see attached and email below.

Could you please have a look through the documents and let me know if you have any further questions/points of clarification.

I've also attached the s92 request.

Thanks
Tim

Tim Wilson
Senior Planner

027 766 2995
tim@kineticenvironmental.co.nz



Kinetic Environmental Consulting Limited
Level 1, 71 London Street, Hamilton 3204
PO Box 9413, Hamilton 3240
kineticenvironmental.co.nz

From: Gareth Moran <GarethM@barker.co.nz>
Sent: Tuesday, 4 May 2021 1:24 pm
To: Tim Wilson <tim@kineticenvironmental.co.nz>
Cc: Wendy Hodges <wendy@hodgee.co.nz>
Subject: Section 92 response

Hi Tim

Please find attached an information package that should hopefully satisfy your Section 92 request.

The below link will lead you to the planting plan.

<https://www.dropbox.com/s/roopix6me86hjt/Taylor%20Street%20Terrace%20Houses%20-%20Planting%20Plan.pdf?dl=0>

Any questions, sing out.

cheers

Kind regards,

Gareth Moran MNZPI

Associate

B&A

B&A

Urban & Environmental

M +6421 745 979

Kerikeri | Whangarei | Warkworth | Auckland | **Hamilton** | Napier | Christchurch

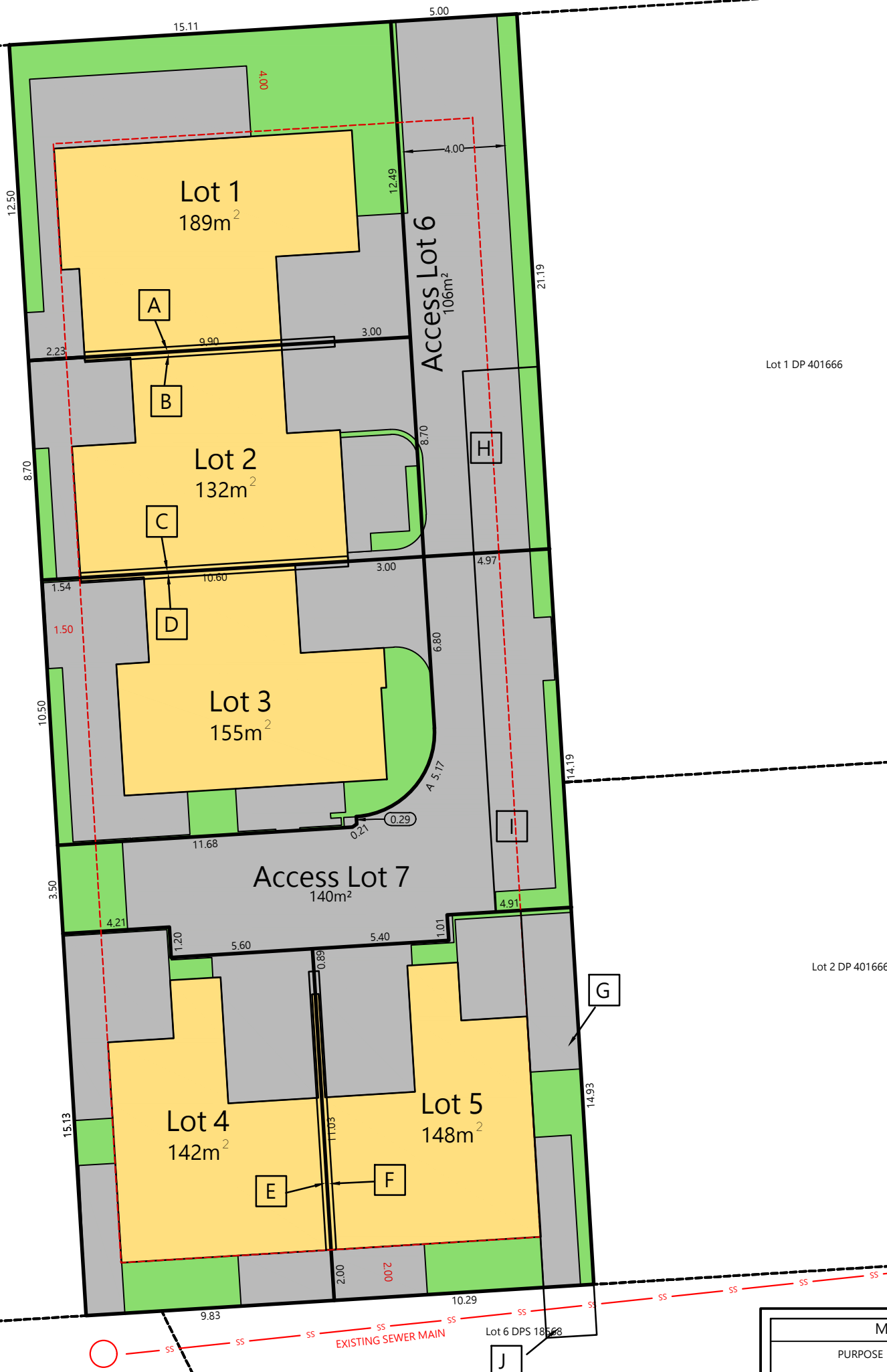
MEMORANDUM OF EASEMENTS			
PURPOSE	SERV. TENE. (BURDENED LAND)	SHOWN	DOM. TENE. (BENEFITED LAND)
RIGHT TO DRAIN SEWAGE	LOT 5	G	LOTS 1 - 4
	LOT 6	H	LOTS 1 & 2
	LOT 7	I	LOTS 1 - 4

SCHEDULE OF PROPOSED EASEMENTS IN GROSS			
PURPOSE	SERV. TENE. (BURDENED LAND)	SHOWN	GRANTEE
RIGHT TO DRAIN SEWAGE	LOT 6 DPS 18568	J	WAIPA DISTRICT COUNCIL

AMALGAMATION CONDITIONS	
THAT LOT 6 HEREON (LEGAL ACCESS) BE HELD AS TO 5 UNDIVIDED ONE-FIFTH SHARES BY THE OWNERS OF LOTS 1 - 5 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH SEE LINZ REF:..... SECTION 220(1)(b)(iv)	
THAT LOT 7 HEREON (LEGAL ACCESS) BE HELD AS TO 3 UNDIVIDED ONE-THIRD SHARES BY THE OWNERS OF LOTS 3 - 5 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH SEE LINZ REF:..... SECTION 220(1)(b)(iv)	



TAYLOR STREET



SITE COVERAGE			
LOT	AREA	BLG AREA	%
1	189	83.9	44.4
2	132	76.4	57.9
3	155	75.7	48.8
4	142	67.6	47.6
5	148	67.6	45.7

SITE IMPERMEABILITY			
LOT	AREA	IMPERM. AREA	%
1	189	138.7	73.4
2	132	125.2	94.8
3	155	133.9	86.4
4	142	127.9	90.0
5	148	128.3	86.7
ALL	1012	866.0	85.6

- NOTE:**
- 1) FINAL DIMENSIONS AND LAYOUT SUBJECT TO SURVEY AND APPROVAL FROM WAIPA DISTRICT COUNCIL
 - 2) LEGAL DESCRIPTION: - LOT 2 DPS 947
 - 3) RT: - SA62D/729
 - 4) TOTAL AREA: - 1012m²
 - 5) ZONE: - RESIDENTIAL

MEMORANDUM OF EASEMENTS			
PURPOSE	SERV. TENE. (BURDENED LAND)	SHOWN	DOM. TENE. (BENEFITED LAND)
RIGHT OF WAY RIGHT TO CONVEY WATER, ELECTRICITY, TELECOMMUNICATIONS RIGHT TO DRAIN SEWAGE AND WATER	ACCESS LOT 6	ACCESS LOT 6	LOTS 1 - 5
	ACCESS LOT 7	ACCESS LOT 7	LOTS 3 - 5
PARTY WALL EASEMENT	LOT 1	A	LOT 2
	LOT 2	B	LOT 1
	LOT 2	C	LOT 3
	LOT 3	D	LOT 4
	LOT 4	E	LOT 5
	LOT 5	F	LOT 4

RAD SURVEYING LIMITED

07 843 1587 027 411 8496
237 DIXON ROAD, HAMILTON
troy@radsurveying.co.nz

PROPOSED SCHEME PLAN
LOTS 1 - 6 BEING A SUBDIVISION OF LOT 2 DPS 947
109 TAYLOR STREET, CAMBRIDGE

Client Reference:	
20202	
Sheet:	Version:
1	2



AMALGAMATION CONDITIONS

THAT LOT 6 HEREON (LEGAL ACCESS) BE HELD AS TO 5 UNDIVIDED ONE-FIFTH SHARES BY THE OWNERS OF LOTS 1 - 5 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH
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 SEE LINZ REF: SECTION 220(1)(b)(iv)

TAYLOR STREET



Lot 1 DPS 947

Lot 1 DP 401666

Lot 5 DPS 18568

Lot 6 DPS 18568

SITE COVERAGE			
LOT	AREA	BLG AREA	%
1	189	83.9	44.4
2	132	76.4	57.9
3	155	75.7	48.8
4	142	67.6	47.6
5	148	67.6	45.7

SITE IMPERMEABILITY			
LOT	AREA	IMPERM. AREA	%
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PARTY WALL EASEMENT	LOT 1	A	LOT 2
	LOT 2	B	LOT 1
	LOT 2	C	LOT 3
	LOT 3	D	LOT 4
	LOT 4	E	LOT 5
	LOT 5	F	LOT 4



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 237 DIXON ROAD, HAMILTON
 troy@radsurveying.co.nz

**PROPOSED SCHEME PLAN
 LOTS 1 - 6 BEING A SUBDIVISION OF LOT 2 DPS 947
 109 TAYLOR STREET, CAMBRIDGE**

Client Reference:

20202

Sheet:

1A

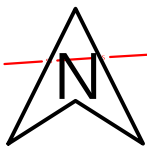
Version:

2

PREPARED FOR: HODGES PROJECTS LIMITED

SCALE: 1:200 @ A3

DATE: May 21



EDGE OF SEAL

TAYLOR STREET

ROAD CENTRELINE

KERB AND CHANNEL

FOOTPATH

RETAIN EXISTING CONNECTION FOR LOT 1

NEW FOUR TAP MANIFOLD TO BE INSTALLED

Lot 1
189m²
FFL 68.05

Lot 2
132m²
FFL 68.05

Lot 3
155m²
FFL 68.05

Lot 4
142m²
FFL 68.05

Lot 5
148m²
FFL 68.05

4 x 25mm WATER CONNECTIONS
INSTALL ED RIGHT OF WAY

Access Lot 6

Access Lot 7

SS MH 2
L.L.=67.83
I.L.=66.75

G

J

SSMH
L.L.=
I.L.= 66.48

SS MH 1
L.L.=67.97
I.L.=66.37

Lot 1 DP 401666

Lot 2 DPS 947

Lot 5 DPS 18568

Lot 6 DPS 18568

SCHEDULE OF PROPOSED EASEMENTS IN GROSS			
PURPOSE	SERV. TENE. (BURDENED LAND)	SHOWN	GRANTEE
RIGHT TO DRAIN SEWAGE	LOT 6 DPS 18568	J	WAIPA DISTRICT COUNCIL

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NOTE:

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- 4) TOTAL AREA: - 1012m²
- 5) ZONE: - RESIDENTIAL
- 6) ALL LEVELS ARE IN TERMS OF MOTURIKI CONVERTED FROM NZVD 2016

ORIGIN MARK - IT I DPS 61897 (F38F) RL= 67.39 NZVD
RL 67.69 MOTURIKI DATUM



07 843 1587 027 411 8496
444 TRISTRAM STREET, HAMILTON
troy@radsurveying.co.nz

INDICATIVE ENGINEERING PLANS WASTEWATER AND WATER LAYOUT 109 TAYLOR STREET, CAMBRIDGE

Client Reference:
20202

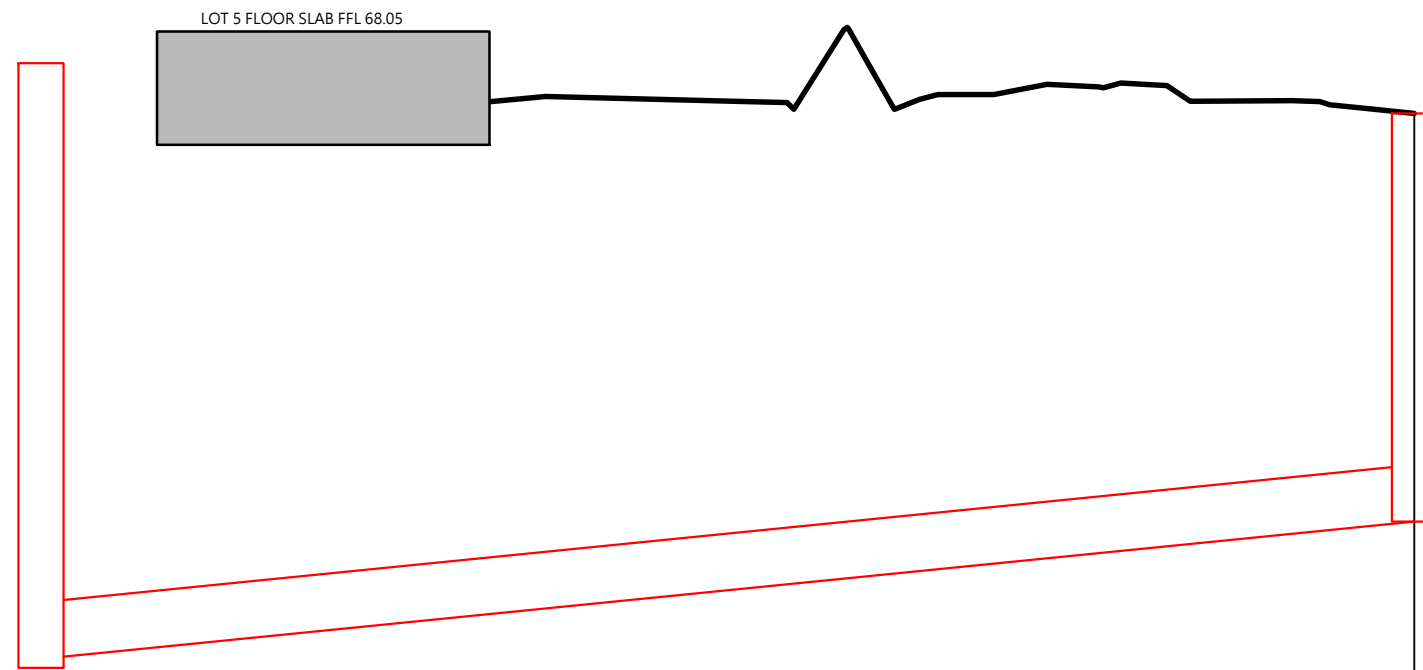
Sheet: 2 Version: 2

PREPARED FOR: HODGES PROJECTS LIMITED

SCALE: 1:200 @ A3

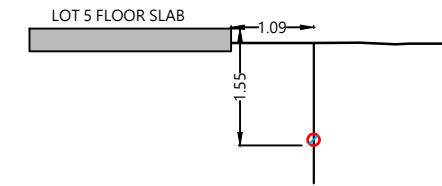
DATE: May 21

SCALE: HZ: 1:200 VT: 1:20 @A3

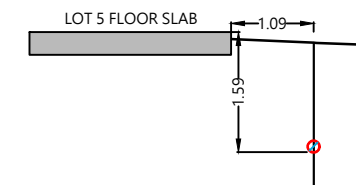


WW MH 1 - MH 2
DATUM: 66.00

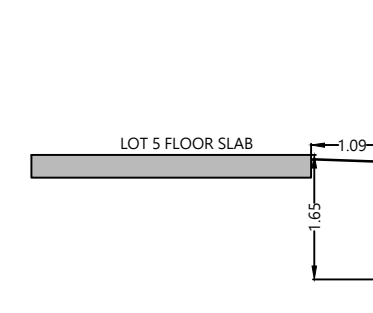
DESIGN SURFACE	???	67.83
DEPTH TO INVERT	1.60	66.75
INVERT LEVEL	66.39	66.75
CHAINAGE	0.00	36.33
PIPE SIZE & GRADIENT	150mm SN16 uPVC 36.33m @-1:100.00	



WW MH 1 - MH 2: CH 11.34



WW MH 1 - MH 2: CH 7.60



WW MH 1 - MH 2: CH 3.31

FOUNDATIONS FOR LOT 5
TO COMPLY WITH RITS 5.2.9
- TO BE ADDRESSED AT THE
TIME OF BUILDING
CONSENT

SCALE: 1:100@A3



07 843 1587 027 411 8496
444 TRISTRAM STREET, HAMILTON
troy@radsurveying.co.nz

INDICATIVE WASTEWATER DESIGN
LONGSECTION & CROSS SECTION OF NEW WASTEWATER MAIN
109 TAYLOR STREET CAMBRIDGE

Client Reference:	
20202	
Sheet:	Version:
3	1

PREPARED FOR: HODGES PROJECTS LIMITED

SCALE: SEE ABOVE

DATE: May 21

Site Information

Address:	109 Taylor Street Cambridge
Legal description:	Lot 2 DPS 947
Site area:	1,012m ²



North

Development Information

District Plan Zone:	Residential Zone
District Plan Overlay:	Compact Housing
Permeable surface:	40% min.
Site (building) coverage:	40% max.
Front yard setback:	4m
Side yard setbacks:	2m typically (1 at 1.5m)
Maximum building height:	9m
Height control plane:	2.7m + 45° (28° at south boundary)

Site Summary

Total site area:	1,012 m ²
Total roof/building coverage:	449 m ² 44%
Driveway	251
Other paving	166 m ²
Total impermeable area:	866 m² 86%
Permeable grass, garden, etc.	146 m ²
Total permeable area:	146 m² 14%



Site Location



Christopher Beer Architect Limited
32 Victoria Street (rear), Cambridge
+64 (0)7 827 9944
studio@christopherbeerarchitect.com

Concept Design Drawing Set - For INFORMATION

Warren & Wendy Hodges
Taylor Street Terrace Houses
109 Taylor Street, Cambridge

This drawing is for information and consent purposes only. Read in conjunction with other consultants' documentation. The copyright to this drawing and all parts thereof remain the property of Christopher Beer Architect Limited.

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PLAN: Site

SK.02(E)

Sheet number (revision):

Drawing issued: 29/04/21

Drawing scale: 1:1000, 1:200, 1:1.6667

Site Information

Address:	109 Taylor Street Cambridge
Legal description:	Lot 2 DPS 947
Site area:	1,012m ²



North

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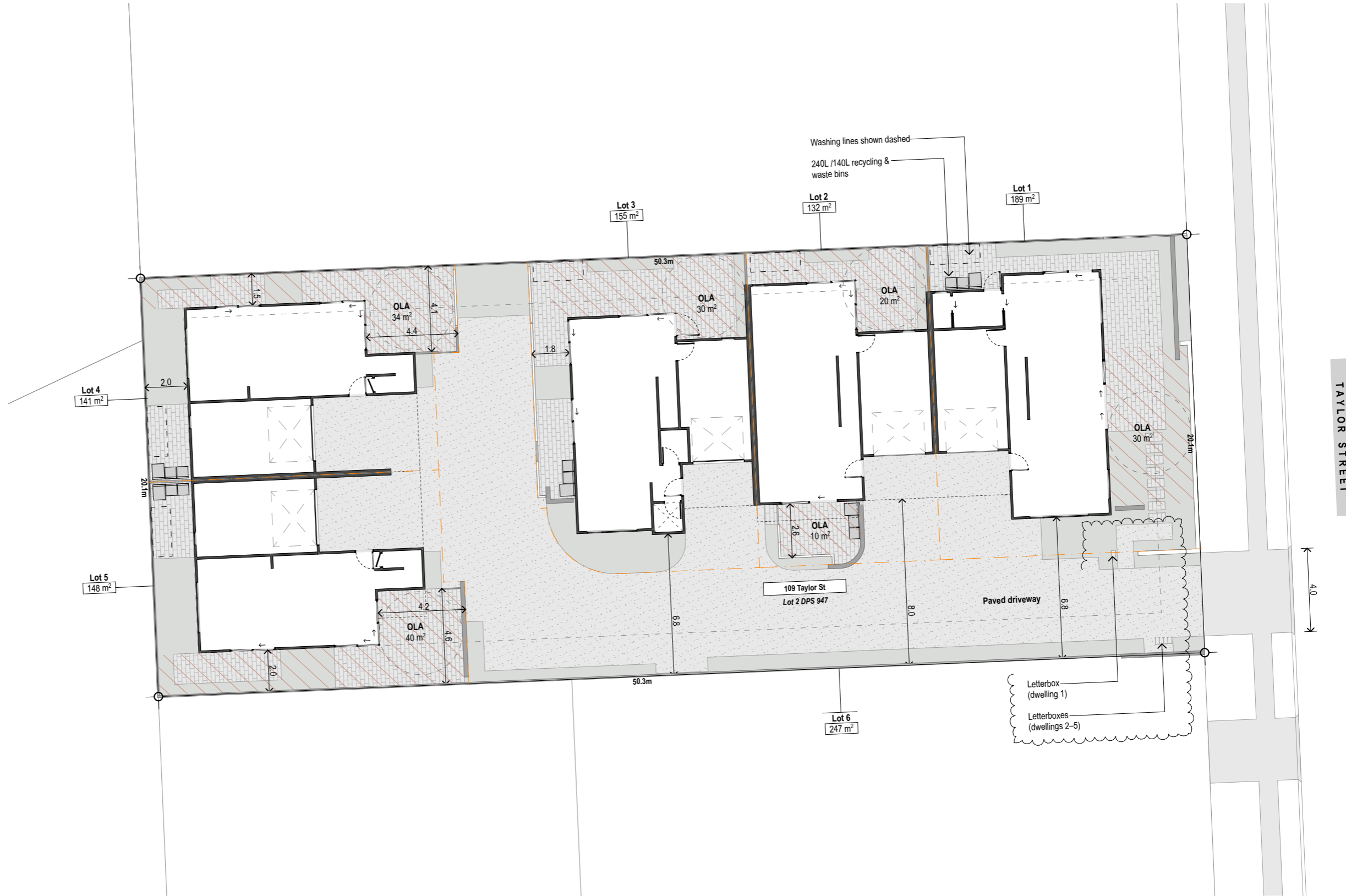
Buildings Summary - Floor Areas (m²)

Dwelling / Lot	Site	GF GFA	FF GFA	Unit GFA
1	189	84	81	165
2	132	76	74	150
3	155	76	80	156
4	141	67	50	117
5	148	67	58	125
6	247	-	-	-
TOTAL	1,012	0	370	713

Buildings Summary - Permeability, Coverage, OLA (m²)

Dwelling / Lot	Site	Permeable	Coverage	OLA
1	189	47	39.8%	30
2	132	6	48.0%	30
3	155	21	42.6%	30
4	141	17	46.7%	34
5	148	20	46.1%	40
6	247	35	-	-
TOTAL	1,012	146	449	-

Note: coverage percentage includes 1/5 (49.4m²) of Lot 6 (shared driveway)



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PLAN: Site Compliance & Outdoor Living Areas

SK.03(E)

Sheet number (revision):

Drawing issued: 29/04/21
Drawing scale: 1:200, 1:1.6667

Site Information

Address:	109 Taylor Street Cambridge
Legal description:	Lot 2 DPS 947
Site area:	1,012m ²



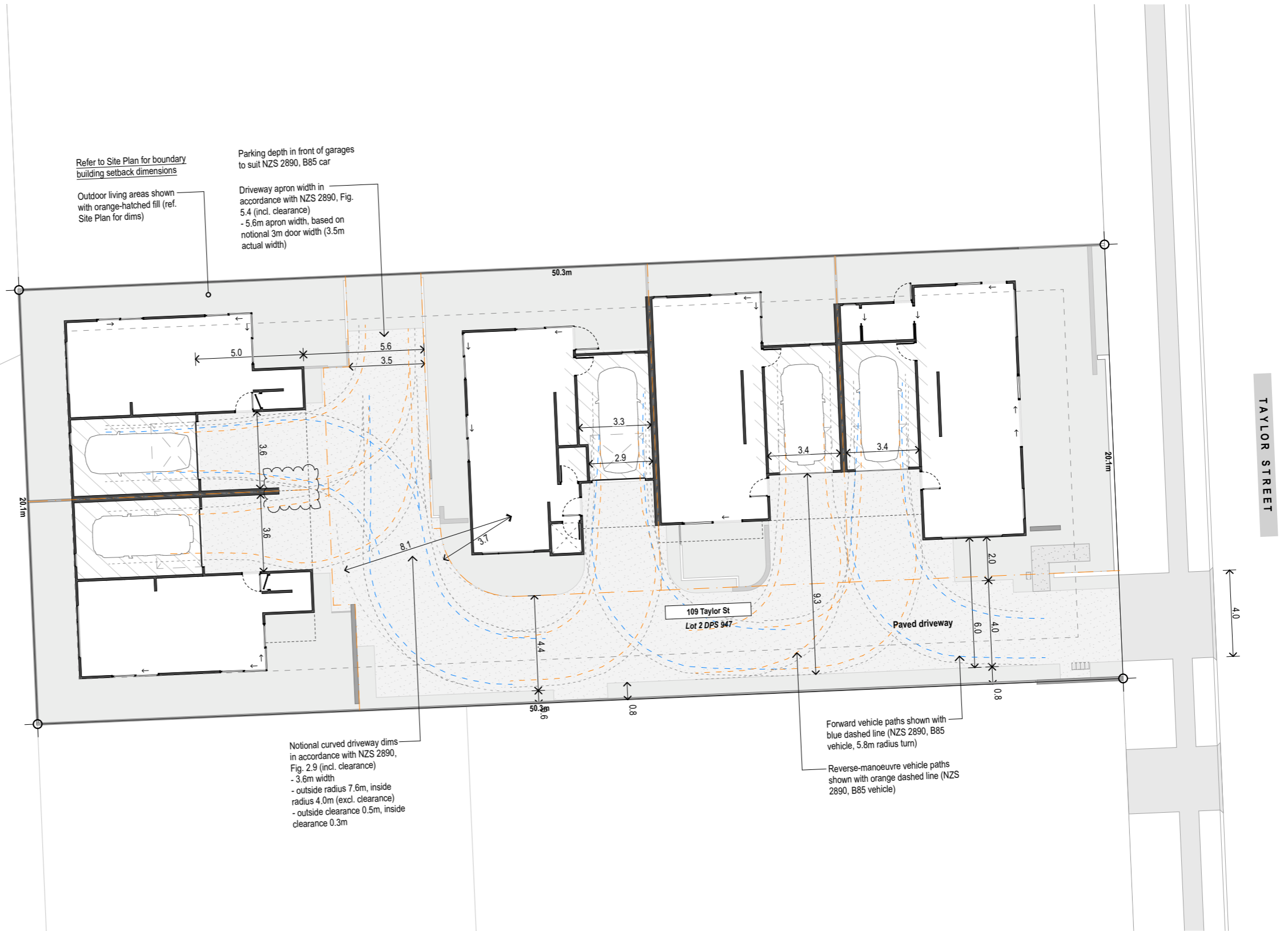
North

Development Information

District Plan Zone:	Residential Zone
District Plan Overlay:	Compact Housing
Permeable surface:	40% min.
Site (building) coverage:	40% max.
Front yard setback:	4m
Side yard setbacks:	2m typically (1 at 1.5m)
Maximum building height:	9m
Height control plane:	2.7m + 45° (28° at south boundary)

Note

1. Refer to Site Plan for boundary building setback dimensions
2. Vehicle tracking and vehicle dimensions are in accordance with AS/NZS 2890.1:2004, for B85 Vehicle. Driveway dimensions & parking dimensions are in accordance with AS/NZS 2890.1:2004 for Domestic Driveways, except where noted otherwise.



Site Information

Address:	109 Taylor Street Cambridge
Legal description:	Lot 2 DPS 947
Site area:	1,012m ²



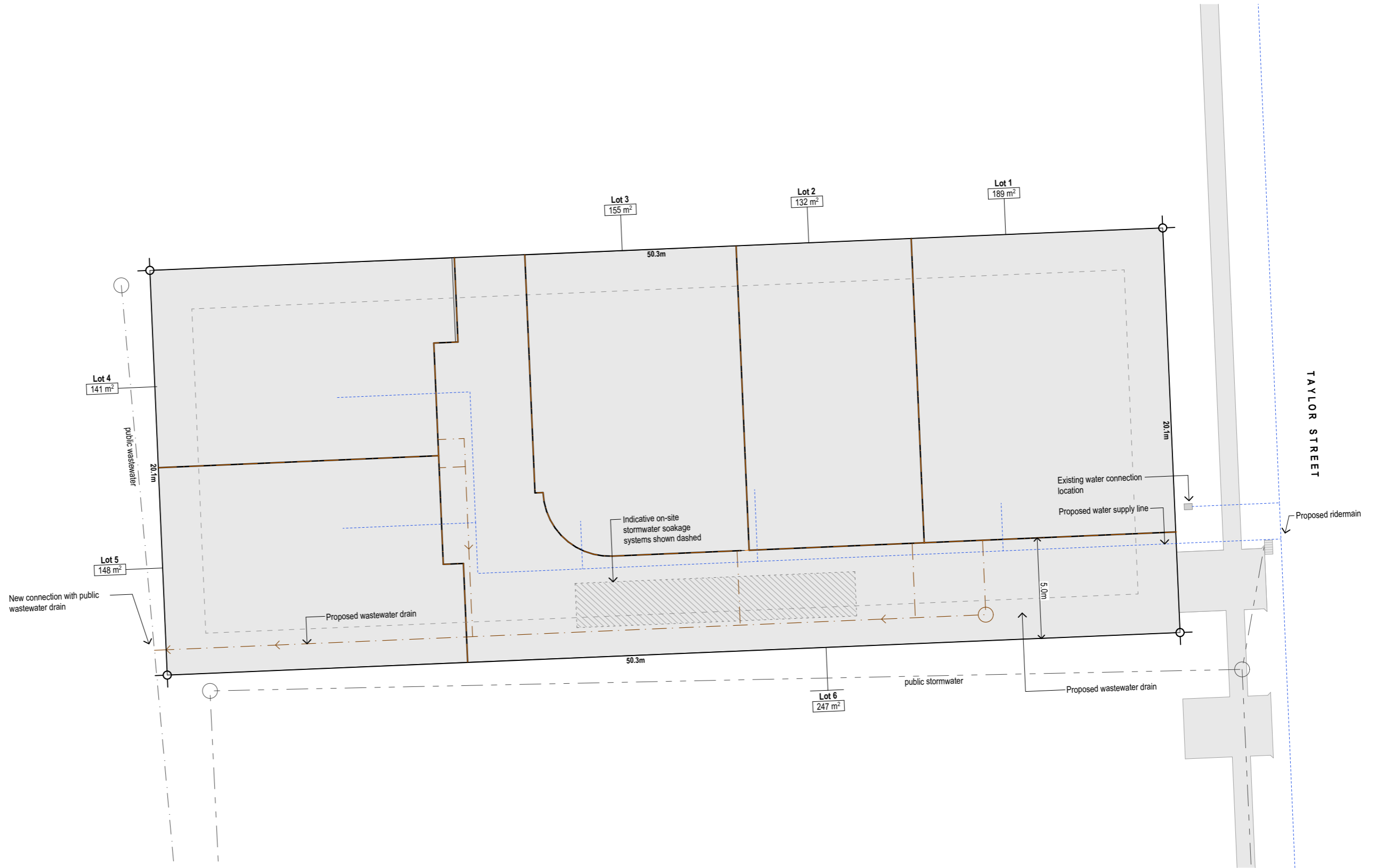
North

Development Information

District Plan Zone:	Residential Zone
District Plan Overlay:	Compact Housing
Permeable surface:	40% min.
Site (building) coverage:	40% max.
Front yard setback:	4m
Side yard setbacks:	2m typically (1 at 1.5m)
Maximum building height:	9m
Height control plane:	2.7m + 45° (28° at south boundary)

Note

1. Site boundary information and coordinates are approximate & subject to survey
2. Proposed lot boundaries & subdivision information is shown for coordination purposes; property is to be surveyed & boundaries, easements, etc. proposed & confirmed by Licensed Surveyor



Site Information

Address:	109 Taylor Street Cambridge
Legal description:	Lot 2 DPS 947
Site area:	1,012m ²



North

Buildings Summary - Floor Areas (m²)

Dwelling / Lot	Site	GF GFA	FF GFA	Unit GFA
1	189	84	81	165
2	132	76	74	150
3	155	76	80	156
4	141	67	50	117
5	148	67	58	125
6	247	-	-	-
TOTAL	1,012	0	370	713

Buildings Summary - Permeability, Coverage, OLA (m²)

Dwelling / Lot	Site	Permeable	Coverage	OLA
1	189	47	95 39.8%	30
2	132	6	87 48.0%	30
3	155	21	87 42.6%	30
4	141	17	89 46.7%	34
5	148	20	91 46.1%	40
6	247	35	-	-
TOTAL	1,012	146	449	-

Note: coverage percentage includes 1/5 (49.4m²) of Lot 6 (shared driveway)



TAYLOR STREET

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109 Taylor Street, Cambridge

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PLAN: Ground Floor 1:200

SK.06(D)

Sheet number (revision):

Drawing issued: 29/04/21
Drawing scale: 1:200, 1:1.6667

Site Information

Address:	109 Taylor Street Cambridge
Legal description:	Lot 2 DPS 947
Site area:	1,012m ²



North

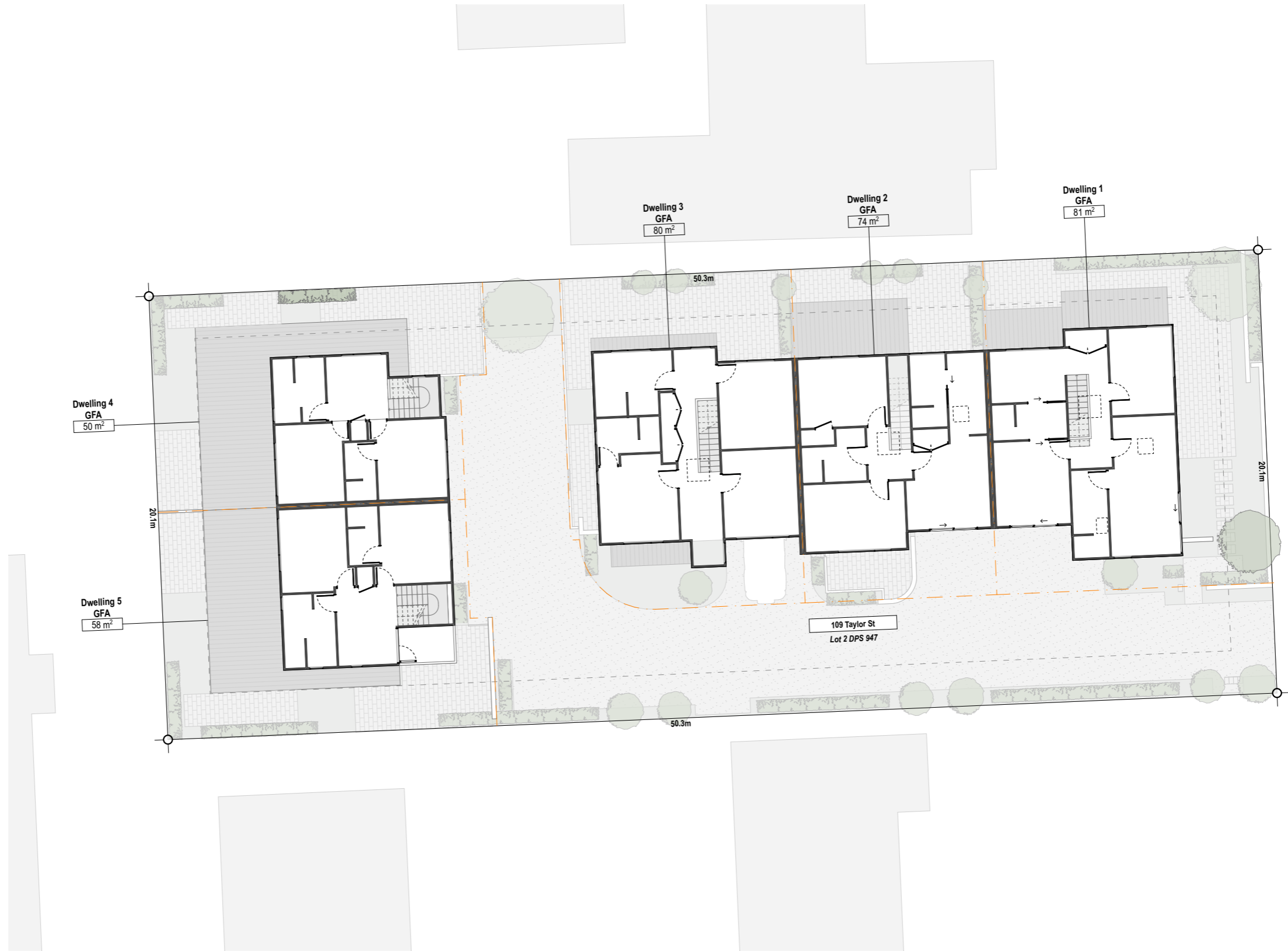
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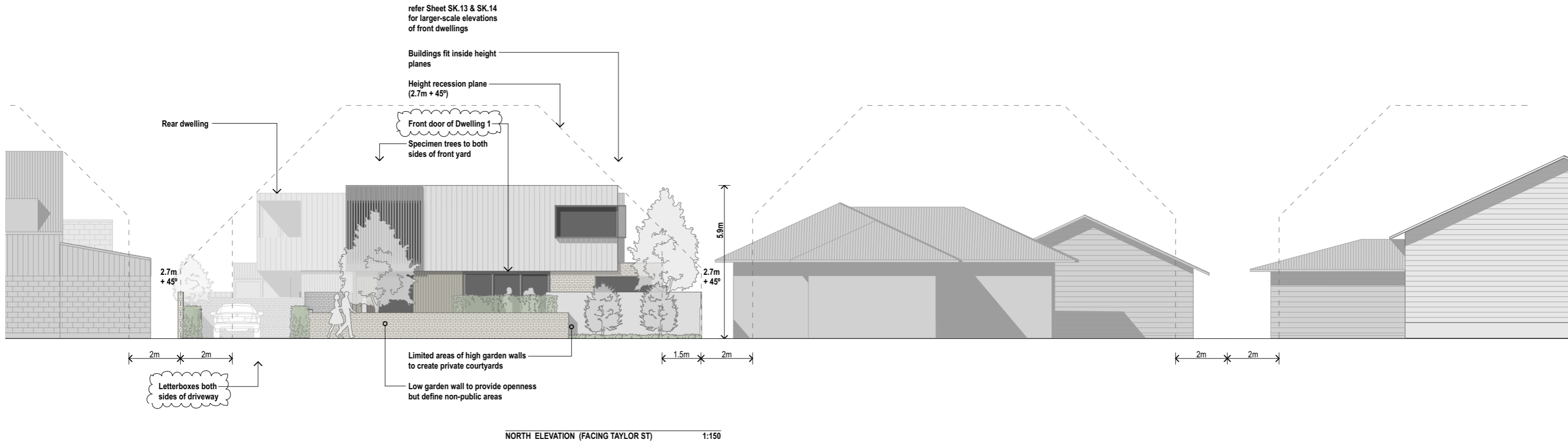
PLAN: First Floor 1:200

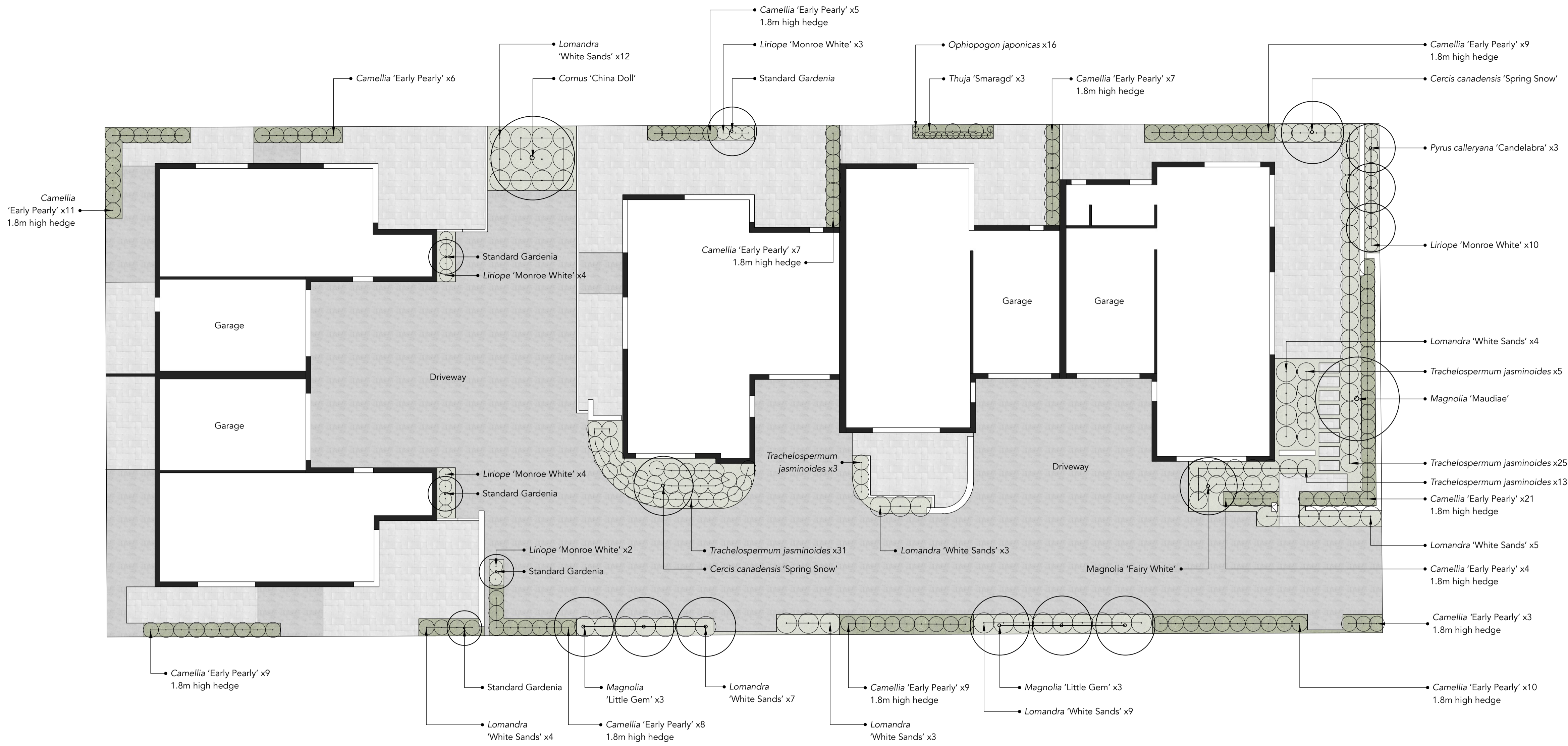
SK.07(B)

Sheet number (revision):

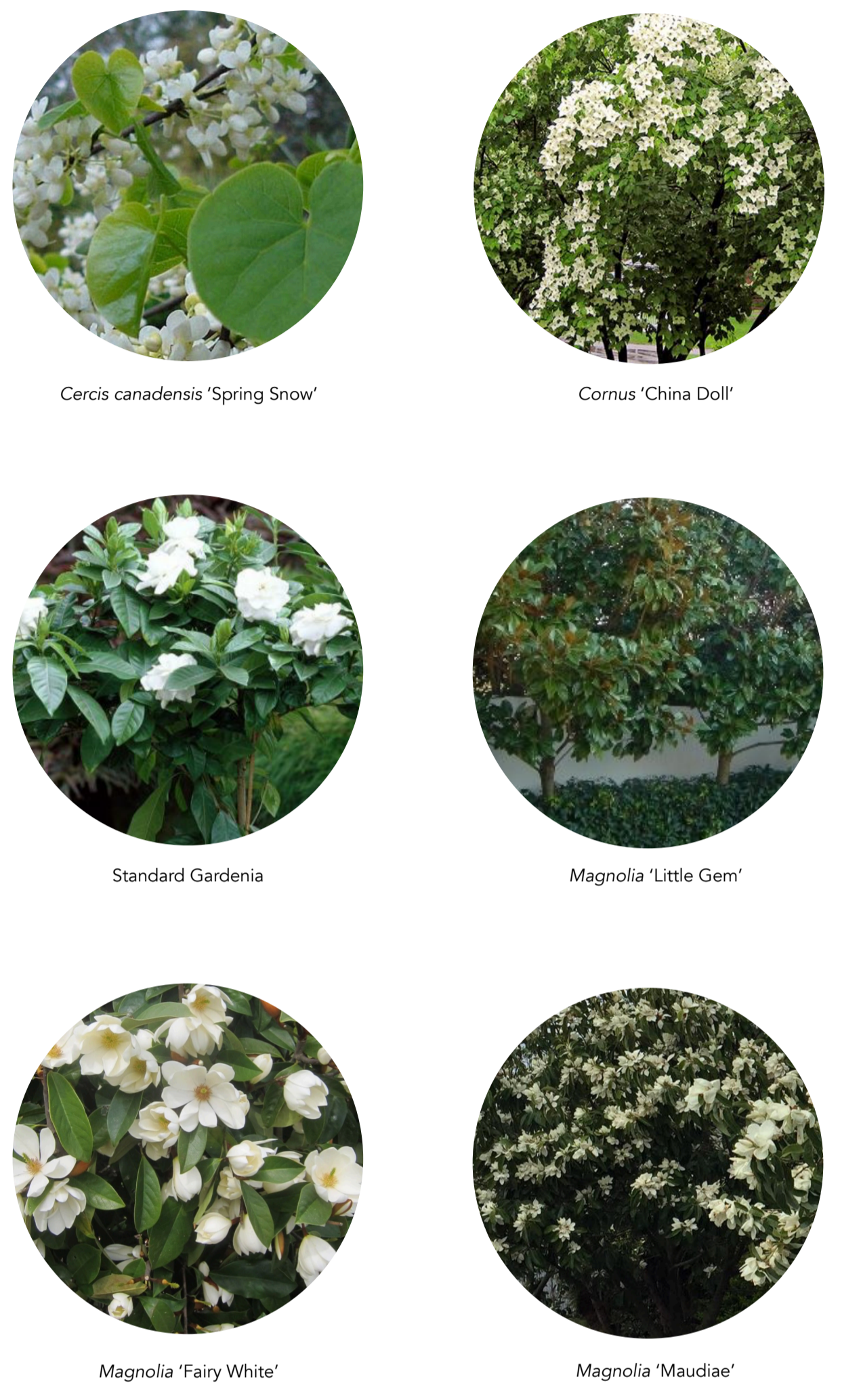
Drawing issued: 29/04/21
Drawing scale: 1:200, 1:1.6667

TAYLOR STREET





TREES IMAGES



TREES - PLANT SCHEDULE

BOTANICAL NAME	QTY	BAG SIZE	NOTES
<i>Cercis canadensis 'Spring Snow'</i>	2	PB95	
<i>Cornus 'China Doll'</i>	1	PB95	
<i>Standard Gardenia</i>	3	PB95	Maintain round shape
<i>Magnolia 'Little Gem'</i>	6	PB95	2400mm spacings
<i>Magnolia 'Fairy White'</i>	1	PB95	
<i>Magnolia 'Maudiae'</i>	1	PB95	
<i>Pyrus calleryana 'Candelabra'</i>	3	PB95	2000mm spacings

SHRUBS - PLANT SCHEDULE

BOTANICAL NAME	QTY	BAG SIZE	NOTES
<i>Camellia 'Early Pearly'</i>	109	2L	600m spacings
<i>Liriope 'Monroe White'</i>	23	2L	500mm spacings
<i>Lomandra 'White Sands'</i>	44	2L	800mm spacings
<i>Thuja 'Smaragd'</i>	3	2L	1000mm spacings
<i>Trachelospermum jasminoides</i>	77	2L	700mm spacings
<i>Ophiopogon japonicas</i>	16	2L	200mm spacings



Additional Planting Notes:
 Planting should take place between 1st April and 30th September (Unless a water system is in place)

SHRUBS IMAGES



LYNLEY FIFE
 [mb] 027 293 0351
 [p] 07 827 3898
 [e] lynley@lineanddesign.co.nz
 [w] www.lineanddesign.co.nz

DWG NAME Planting Plan	
CLIENT Wendy & Warren Hodges	NO.
ADDRESS 109 Taylor Street, Cambridge	
DRAWN BY HT	SHEET 1
SCALE 1:100 @ A1	DATE 6.4.21

Contractors to check all dimensions, levels and council by-laws etc. prior to any construction. IF IN DOUBT, ASK





24 March 2021

Barker & Associates (Hamilton)
PO Box 9342
Waikato Mail Centre
Hamilton 3240
Attention: Gareth Moran

Digitally Delivered

Dear Gareth,

Resource Consent Application – Further information request

Application number: SP/0028/21
Applicant: Wendy Diane Hodges
Warren James Hodges
Address: 109 Taylor Street Cambridge 3434
Proposed activity(s): Subdivide one lot into five with shared access lot in conjunction with LU/0040/21 to construct five terraced houses

In accordance with section 92 of the Resource Management Act 1991 (RMA), the following information is requested to enable me to make an accurate and informed assessment.

The following information is requested:

Engineering

1. The proposed on-site stormwater soakage system is calculated under a proposed roof area of 370sq.m and concrete area of 496sq.m, while on the plan SK.02 & 03(C), roof coverage is 449sq.m. and there are two different numbers in terms of driveway and other paving area. Please clarify the driveway and other paving areas and amend the calculation. Please also note that the 'impermeable surfaces' means *a surface which does not allow natural percolation of water into the ground at a rate that avoids ponding or runoff; and includes roofs, paving, decking, gobi-blocks, grasscrete, metalled DRIVEWAYS, highly compacted soil, hard surfaced materials, and other similar materials but excludes wooden decks with spacing between boards of 4mm or more, where water is allowed to drain through to a PERMEABLE surface below the deck, as per the District Plan.*
2. The proposed wastewater drain will require an extra manhole at the connection to the Council's wastewater infrastructure. Building adjacent to pipe standards are to be referred to

RITS 5.2.9. Council will need access to manholes for maintenance and easements are appropriate to protect this. Please provide updated plans showing the wastewater connection and easements as appropriate.

3. At present, Lot 5 doesn't provide a width appropriate for a standard public wastewater easement (min.3m). Please provide further details and information to demonstrate the depth of the designed wastewater system at this point to ensure the zone of influence of the pipe is not affected.
4. Council suggests keeping the existing water meter for Lot 1 and have another separate water connection for Lots 2 to 5. Please provide details to support the water connection arrangement as proposed, alternatively, please provide updated plans showing the arrangement as suggested.

It is noted that the proposed vehicle tracking shown on SK.04(C) is tight especially for Lot 4 and 5. An option to consider (but not required) is to shorten the separating wall between the two lots to provide more space.

Urban Design

5. To provide more certainty of the outcome proposed, a landscape plan that identifies the type, scale and location of the proposed planting, is required. Ensuring the right plants are chosen and planted at the most appropriate size/time will enable planting to establish as quickly as possible, achieving the 'soften the boundaries' of the site as described in the application.
6. Rule 3.4.2.43 of the District Plan provides a range of requirements for compact housing developments within the compact housing area overlay. On review of the design, an area for letterboxes (matter (j)) is not shown on the plans. Please provide an updated set of plans addressing this matter.

In relation to Rule 3.4.2.43(l), the application confirms that the dwelling facing Taylor Street (Lot 1) does not provide a front door that faces the road. It is suggested that this dwelling is redesigned to provide for this requirement.

Next Steps

Within 15 working days from the date of this request you must either:

1. Provide the information requested, or
2. Advise Council in writing of the alternative date that you will provide the information by, or
3. Advise council in writing that you refuse to provide the information requested.

A response is due from you no later than: 19 April 2021.

Please be advised that the statutory timeframes for processing your application have been put on hold until the further information requested has been received.

Date Created

When all of the information requested has been provided, I will review it to make sure it adequately addresses all of the points of this request. Please note that if council has to seek clarification on matters in the further information you provide, then this will be considered as information required under this letter. As such the application will remain on hold.

Once all the information requested is received and assessed a determination will be made on whether the application will be processed on a notified or non-notified basis.

If you are not sure how to respond, please call me on 027 766 2995 and we can discuss your options.

Yours Sincerely



Tim Wilson
Consultant Senior Planner