

From: "Marne Cole" <marnec@barker.co.nz>
Sent: Thu, 21 Sep 2023 13:15:21 +1300
To: "Layla Gruebner" <Layla.Gruebner@waipadc.govt.nz>
Cc: "Gareth Moran" <GarethM@barker.co.nz>
Subject: External Sender: s92 Response Kelly Road
Attachments: s92 Response.pdf, Attachment 1.pdf, Attachment 2.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

Hey Layla,

Please consider this our formal response.

Ngā mihi | Kind regards,

MARNE COLE
Planner
022 405 1399
marnec@barker.co.nz

PO Box 9342,
Waikato Mail Centre, Hamilton 3240
Level 1
47 Alpha St
Cambridge 3434

barker.co.nz



Urban & Environmental

Kerikeri, Whangārei, Warkworth,
Auckland, **Hamilton, Cambridge,**
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

21 September 2023

Waipa District Council
Attn: Layla Gruebner
Via email Layla.Gruebner@waipadc.govt.nz

Tēnā koe Layla,

Further Information Response for 3 Kelly Road (LU/0125/23)

Thank you for your letter dated 17 August 2023 which set out a further information request arising from your review of the above application. Our response is provided in the table below and is supported by the following attachments:

- Attachment 1: Revised Land Use Plans
- Attachment 2: Examples of Developments with Reduced Access Widths

Table 1: Further information response.

Section 92 Item	Response
1	<p>Please provide updated manoeuvring plans in accordance with AS/NZ 2890.1:2004 99.8 percentile car.</p> <p>Please see Attachment 1 with the revised parking & manoeuvring.</p> <p>It is noted that we disagree with the Council engineer's opinion that providing manoeuvring for an 85th-percentile car is not appropriate for residential development. An 85th percentile car is 4.9m long, which is the same as a 2020 Audi A6, a Bentley Continental GT, a Mazda 6 and a Jeep Wrangler. A 99th percentile car is 5.2m long, the same as a Mercedes-Benz 7-seater SUV, a Mitsubishi L200 pickup truck, and a BMW X7 7-seater SUV. A 85th percentile car is consistent with the RITS standards, and is acceptable for a compact housing development.</p>
2	<p>Please provide an updated site plan showing an access leg with a minimum width of 6m.</p> <p>Although 6m is the required full width of a 5-10 unit private way, 4.8m is required to service the actual vehicle access, with the remainder to be berms.</p> <p>This development proposes a 4m width at the narrowest, which increases to 5m where there is no landscaping. It has been demonstrated that vehicles on site are able to maneuver safely. The functionality of the access width is not compromised by the slightly reduced width.</p> <p>One carpark per dwelling, with all carparks per unit has ready access to the transport corridor at any time down the common</p>

		<p>accessway or individual crossings. Cars can maneuver on site to enter and exit the site in a forward manner from the shared access. As a residential development, most associated traffic movements will be tidal (morning departures and evening arrivals) which will reduce the number of potential conflict movements. The turnover of traffic is also expected to be relatively low, with commuter traffic tending to be two movements per vehicle (out and in). The right of way is sufficiently wide to avoid conflict between vehicles and pedestrian users.</p> <p>In order to further demonstrate the acceptability of the car parking arrangement we have attached some examples of recent developments in Hamilton (approved under HCC whom follow the same RITS standards) which have been successfully developed with access widths less than 6m, in Attachment 2.</p>
3	Please provide water modelling to ensure there is suitable capacity within the surrounding water supply network.	As a Restricted Discretionary Activity, in our view this is not a matter that council is able to request as part of this consenting process. It is our understanding that this position is also supported by Council's Consents Team leader. If this information is required then it can be provided at building consent stage if necessary.
4	Please provide wastewater modelling to ensure there is suitable capacity within the surrounding wastewater network.	This is not a resource consent/District Plan matter and can be provided at building consent stage.
5	Please provide stormwater modelling to ensure there is suitable capacity within the surrounding stormwater network to cater for the secondary runoff.	It was confirmed by Council that this request was supposed to be for a Stormwater Management Plan, of which Council agreed this can be a consent condition and provided at building consent.
6	Plan RC-6 refers to a 1.8m high close-boarded fence (FT1) along the road boundary, please amend to be visually permeable and 1.2m high.	FT1 is the 1.2m permeable fence, which is along the road boundary. The images were mixed up in the original plans, this has been resolved as per Attachment 1.

7	A small portion of the roof breaches the recession plane as per Rule 2.4.2.11 of the District Plan. Please provide an assessment of effects on this.	Guttering (shown at GT in the plans to be Colorsteel Gutter) is excluded from HIRB as per the Definitions section of the District Plan.
8	Provide an assessment on policies 2.3.3.4 and 2.3.3.5.	<p>2.3.3.4 Policy - Outdoor living area</p> <p><i>Each dwelling on a site shall have a usable and easily accessible outdoor living area, that is positioned to receive sun throughout the year, and is accessed from a living area of the dwelling, <u>provided that this policy does not apply to compact housing and retirement village accommodation.</u></i></p> <p>As above, this policy is not a relevant consideration.</p> <p>2.3.3.5 Policy - Maximum building length</p> <p><i>Long building lines are not consistent with residential character and should be avoided. Buildings that are well-modulated with architectural detail shall be preferred.</i></p> <p>The proposed building design has been comprehensively designed by Sekta Architects, of which the building façade is stepped, modulated and uses a range of materials and finishes. When considering the shape of the site, a long building design was the only suitable option, therefore the terraced typography was a preferred approach. The proposal is considered to be consistent with this policy.</p>
9	Demonstrate that the car can fit in each of the garages without overlapping the laundry area and enough space for the garage to close.	Please see Attachment 1.
10	Clarify how the rubbish and recycling bins will be brought out for collection.	As this is a small compact housing development, a communal space for refuse and recycling is not provided. It is a reasonable solution that bins will be taken out to the kerb on the applicable day. Cambridge Hire Bins have also confirmed their standard 240L residential wheelie bins are 59cm wide and can easily fit through a standard door and beside the car inside the garage, therefore residents are able to take the rubbish out through the garage. The rear glazed doors are a minimum of 80cm wide.

11	Provide details on how the proposal complies with rule 2.4.2.44(k) requiring truck access for rubbish and recycling.	As above, this is a small development and it is considered appropriate for bins to be taken out to the road. Therefore, trucks do not need to come onto the site and can pick up bins from Kelly Road.
----	--	--

We trust that the above addresses your queries, however, please do not hesitate to contact me should you require any further information.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited



Marne Cole

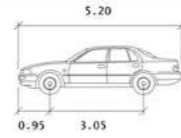
Planner

0224051399 | marnec@barker.co.nz

Gareth Moran

Senior Associate

021745979 | garethm@barker.co.nz



B99

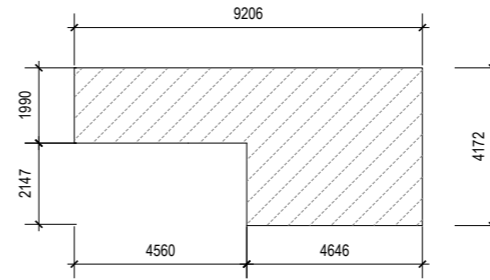
Meters

width : 1.94

Track : 1.84

Lock to Lock Time : 6.0 s

steering Angle : 33.9 deg



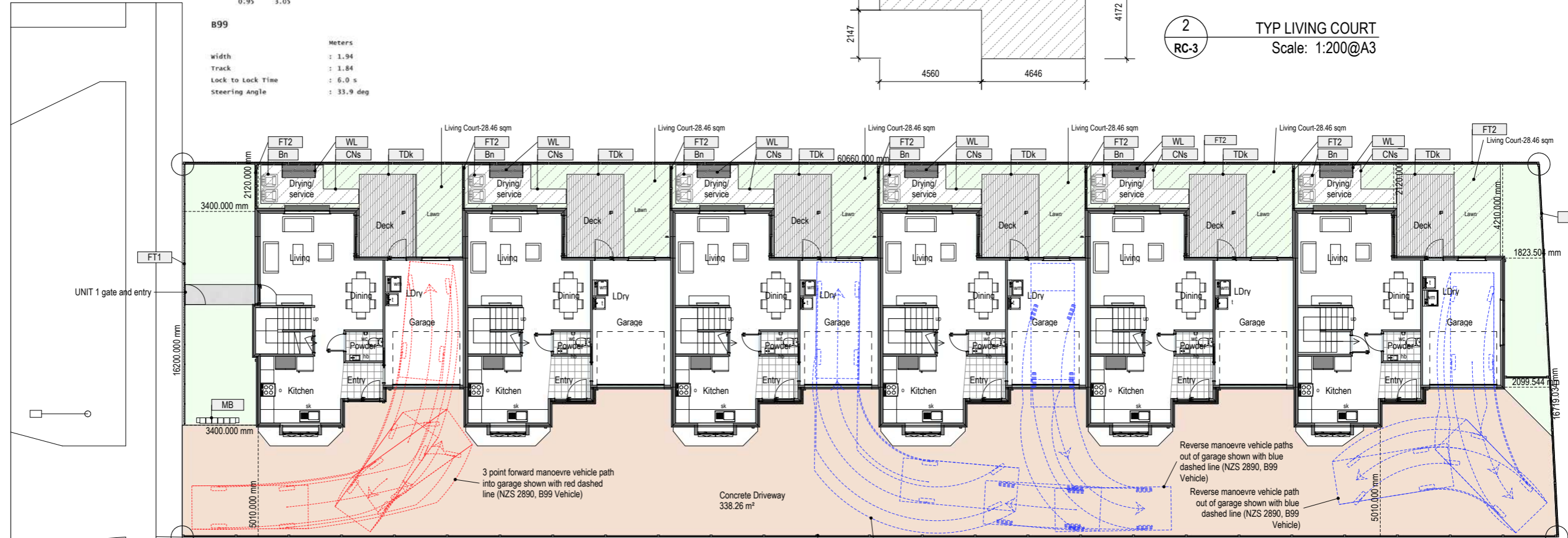
2

RC-3

TYP LIVING COURT

Scale: 1:200@A3

Kelly Road



General Notes-Site

Site Area 1019 sqm

Site Address 3 Kelly Road, Cambridge

Legal Description LOT 5 Deposited Plan South Auckland 1176

EXISTING GFA ON SITE

Existing House 144

Existing Sheds 58

Concrete Driveway 169

Total Existing GFA on Site 371

NEW BUILDING

Unit 1

GFA GL 73.12

GFA L1 66.16

Unit 2

GFA GL 73.12

GFA L1 66.24

Unit 3

GFA GL 73.12

GFA L1 66.24

Unit 4

GFA GL 73.12

GFA L1 66.24

Unit 5

GFA GL 73.12

GFA L1 66.24

Unit 6

GFA GL 73.12

GFA L1 66.24

Total GFA 836.08

Territorial Authority Waipa District Council

Wind Zone Zone A

Earthquake Zone Zone 1

Climatic Zone Zone 2

Exposure Zone Zone B

Boundary Information Survey and site info shown on architectural drawings is for information only.

Landscaping Refer Landscaping Plan

Site Plan External Finishes.

LWn Hydroseeded lawn.

GDn Garden bed with black bark

DKg Timber Deck

CNs Concrete slab / footpath

Cnd Concrete driveway slab

FT1 Fence type 1-1200mm high powdercoated pool type fence with intermediate recycled hardwood railway sleepers posts.

FT2 Fence type 2-1800mm high close boarded timber fence painted.

Bn Rubbish Bins

MB Mail Boxes

WL Washing line

FSp 350sq concrete flagstone paver.

EL-p Existing Light Pole

EP-p Existing Power Pole.

GB1 GB1-Hedging-Griselinia littoralis over black bark bed at 500mm Centres

GB2- Native ground covers and flaxes. Mixture of Phormium cookianum-Little Cracker, Phormium cookianum-Evening glow, Phormium cookianum-Emerald Gem and Black Mondo Grass on black Bark.

1

RC-3

SITE PLAN GL PLAN

Scale: 1:200@A3

2

RC-3

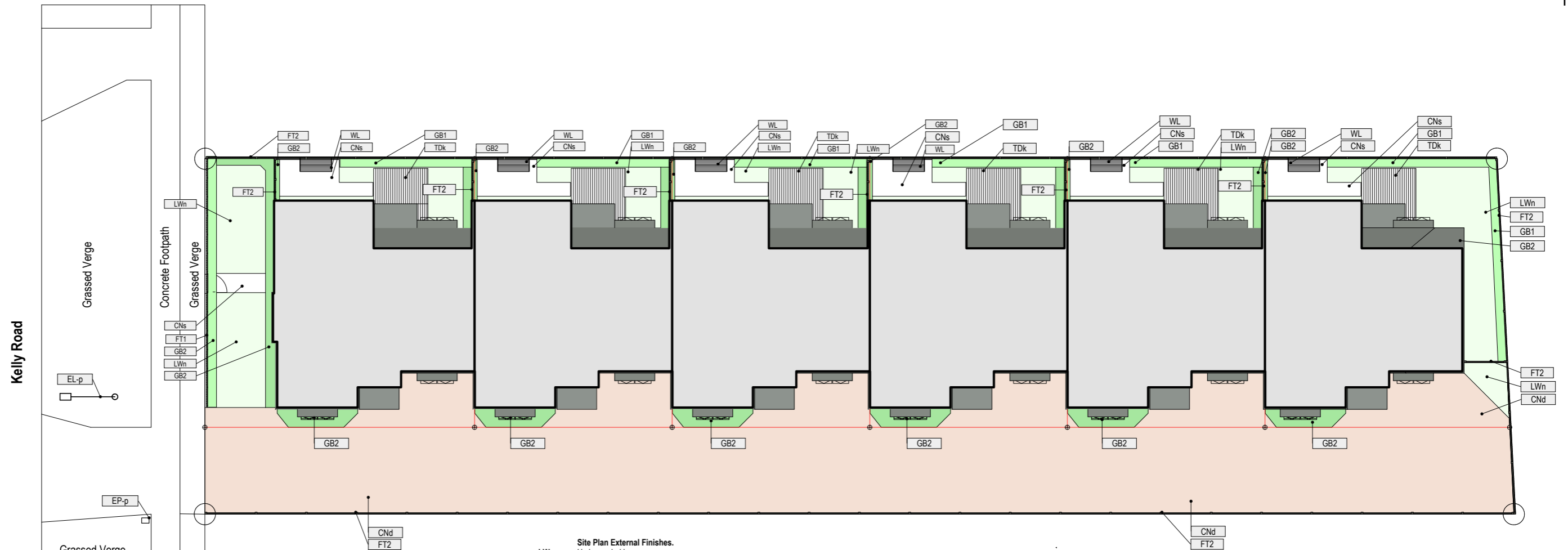
SITE LOCALITY PLAN

Scale: 1:3500@A3



Project	Client	Documentation	Drawing Information	Project No	This drawing is confidential and shall only be used for the purposes of this project. © Copyright SEKTA Architects Ltd, 2012.	P	+64 7 853 2204
PROPOSED MULTI RESIDENTIAL DEVELOPMENT	SLOANE STREET LTD	Documentation Date August 30, 2023	Approved Stan K Checked SK	22002		F	+64 7 853 2201
3 KELLY ROAD CAMBRIDGE		Documentation Phase Concept Design	Dwg Scale as shown	SC REF Drawing	M	www.sekta.co.nz	PO Box 12029 Chartwell Ham.
		Date Wednesday, August 30, 2023	Revision 1	Revision Description FOR REVIEW	Phase RC		Drawing No RC-3





- Site Plan External Finishes.**
- LWn Hydroseeded lawn.
 - GDn Garden bed with black bark
 - DKg Timber Deck
 - CNs Concrete slab / footpath
 - CNd Concrete driveway slab
 - FT1 Fence type 1-1200mm high powdercoated pool type fence with intermediate recycled hardwood railway sleeper posts.
 - FT2 Fence type 2-1800mm high close boarded timber fence painted.
 - Bn Rubbish Bins
 - MB Mail Boxes
 - WL Washing line
 - FSp 350sq concrete flagstone paver.
 - EL-p Existing Light Pole
 - EP-p Existing Power Pole.
 - GB1 GB1-Hedging-Griselinia littoralis over black bark bed at 500mm Centres
 - GB2 GB2-Native ground covers and flaxes.Mixture of Phormium cookianum-Little Cracker, Phormium cookianum-Evening glow, Phormium cookianum-Emerald Gem and Black Mondo Grass on black Bark.

1
RC-6 LANDSCAPE PLAN
Scale: 1:200@A3



FT2-1800h painted closed boarded fence



FT1-1200h Black powder coated pool type fence



GB1-Hedging-Griselinia littoralis over black bark bed at 500mm Centres



Magnolia Grandiflora-Teddy bear



Pyrus Calleryana-Ornamental Pear



GB2-Native ground covers and flaxes.Mixture of Phormium cookianum-Little Cracker, Phormium cookianum-Evening glow, Phormium cookianum-Emerald Gem and Black Mondo Grass on black Bark.



Phormium cookianum-Little Cracker



Phormium cookianum-Evening glow



Phormium cookianum-Emerald Gem



Black Mondo Grass

Project PROPOSED MULTI RESIDENTIAL DEVELOPMENT 3 KELLY ROAD CAMBRIDGE		Client SLOANE STREET LTD		Documentation Documentation Date: August 30, 2023 Documentation Phase: Concept Design		Drawing Information Approved: Stan K Checked: SK Dwg Scale: as shown Drawn: SK		Project No 22002		This drawing is confidential and shall only be used for the purposes of this project. © Copyright SEKTA Architects Ltd, 2012.		P: +64 7 853 2204 F: +64 7 853 2201 W: www.sekta.co.nz M: PO Box 12029 Chartwell Ham.	
Date: Wednesday, August 30, 2023				Revision: 1		Revision Description: Resource Consent Issue		SC REF: SC11		Drawing: LANDSCAPE PLAN		Phase: RC	
										Drawing No: RC-6			



**For the best experience, open this PDF portfolio in
Acrobat X or Adobe Reader X, or later.**

[Get Adobe Reader Now!](#)