

Appendix 2 Request for Further Information

Barker & Associates Ltd (Cambridge)
5/47 Alpha Street
Cambridge 3434

Digitally Delivered

Dear Marne

Resource Consent Application – Further information request

Application number: LU/0125/23
Applicant: Kelly Road Investments Limited
Address: 3 Kelly Road Cambridge 3434
Proposed activity(s): Six unit compact housing development in C2 Structure Plan Area within the Residential Zone breaching maximum building length, impermeable surface area, roof pitch and several compact housing requirements

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:

1. It has been noted on the Site Plan (Project No: 22002, SC REF: SC10) prepared by Sekta Architects (Doc set: 11056987 Page 49) that suitable vehicle manoeuvring has not been provided. Please provide updated manoeuvring plans in accordance with AS/NZ 2890.1:2004 99.8 percentile car. *Please note, vehicles should be able to exit the garage before beginning the manoeuvre.*
2. It has also been noted on the Site Plan (Project No: 22002, SC REF: SC10) prepared by Sekta Architects (Doc set: 11056987 Page 49) that the proposed access leg is not suitable. Please provide an updated site plan showing a access leg with a minimum width of 6m. *As this access leg will be servicing 6 household units RITS D3.1.6.*
3. Please provide water modelling to ensure there is suitable capacity within the surrounding water supply network. *As the density of the proposed compact development exceeds 45 persons per hectare.*
4. Please provide wastewater modelling to ensure there is suitable capacity within the surrounding wastewater network. *As the density of the proposed compact development exceeds 45 persons per hectare.*
5. Please provide stormwater modelling to ensure there is suitable capacity within the surrounding stormwater network to cater for the secondary runoff. *As there is a significant*

increase in impermeable surfaces.

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.
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.
8. Provide an assessment on policies 2.3.3.4 and 2.3.3.5.
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.
10. Clarify how the rubbish and recycling bins will be brought out for collection (i.e. through the garage – and will the fit through the garage?).
11. Provide details on how the proposal complies with rule 2.4.2.44(k) requiring truck access for rubbish and recycling.

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: 6 September 2023

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

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.

If you do not provide, or refuse to provide the information, council is required to notify your application under section 95(C) RMA. If this happens, you will be required to pay the notification fee in full before we proceed with the notification of your application.

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.

Please note that if you are dealing directly with other departments in Council in regard to the further information, the further information must still be sent to me.

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

Date Created

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Layla' followed by a stylized flourish.

Layla Gruebner
Planner