

3rd July 2019

Housing New Zealand Limited  
C/- WSP Opus  
PO Box 12 003  
Thorndon, Wellington  
Attn: Hannah Payne-Harker

By Email to: hannah.payne-harker@wps.com

Dear Hannah,

### **Further Information Request – Resource Consent Application**

Application number(s):	190125
Applicant:	Housing New Zealand Limited
Location:	35 Kaitawa Crescent, Paraparaumu
Proposed activity(s):	To undertake a two lot residential subdivision that cannot meet the minimum lot size requirements and shape factor as well as land use consent for two dwellings that cannot meet water demand management requirements, parking space requirements and yard setback requirements.

Further to my letter of 18<sup>th</sup> June 2019, I have now reviewed your application and inspected the site.

The following further information is needed to help myself, Council's Development Engineer and Council's Roading Network Planner better understand your proposal, including its effect on the environment and the ways any adverse effects might be mitigated.

### **Requested information**

#### Planning

1. Please can the applicants supply the following amended plans (A3 to scale):
  - a) An elevations plan with Height In Relation to Boundary indicating that includes water tanks and accessory buildings for the proposed lots and
  - b) An amended site plan indicating the location of the water tanks with setbacks from the adjoining properties.
2. Please can the applicant amend the site plan to show compliance with the outdoor living court pursuant to 5A.1.6 (10) that stipulates that the outdoor living court is to have direct access to an internal habitable room in the primary residential building.
3. Please can the applicant supply a site plan to indicate the shape factor for both proposed lots pursuant to 5A.3.3(3). If the proposed lots are unable to meet this standard can this area of non-compliance please be included as part of an amended Assessment of Environmental Effects and be assessed against the relevant objectives and policies.

4. Can the applicant please confirm whether the dwelling will be established prior to subdivision certification and if so can the applicant please include this as part of the application.

#### Transport

5. Please can the applicant provide reasoned justification why the proposed dwellings cannot comply with the permitted activity standard 11P.1.2(1) which relates to the provision of two parking spaces per dwelling.

On street parking cannot be relied upon to make up for the shortfall noted on site. Due to the size of the property and the establishment of two proposed dwellings there appears to be sufficient area to provide two parking spaces per lot and meet standards 11P.1.2(1) noted above and reduce the areas of non-compliance for the proposed activity.

If the applicant chooses to continue with one car park can the applicant please supply a traffic safety assessment by a suitably qualified person assessing the assessing the relevant safety and transport objectives and policies of the Proposed District Plan relating to proposal and non-compliance of only providing one parking space per dwelling rather than the required two spaces. With this can the applicant also provide an amended Assessment of Environmental Effect assessing all relevant objectives and policies relating to the shortfall of parking spaces.

6. Please can the applicant provide comment on compliance with the sight lines and visibility standards pursuant to 11E.1.3(9)

#### Development engineers

7. Please can the applicant provide an updated services site plan showing how each lot will provided an individual connection (one for drainage & one for water supply) to the Council's drainage system and sewerage system, pursuant to SDPR:2012 Part 3F (i) & Part 3G (i).

**Note:** Sewer shall be minimum sized DN150 for connection servicing more than 1 dwelling unit, pursuant to NZS4404:2010 Table 5.3.

**Note:** Any rights-of-way and utility services serving an allotment within the subdivision, where contained within another allotment of this subdivision, must have appropriate easements duly granted or reserved.

Once we have received the above information, and determined it to be complete, we will make a determination as to whether there are any adversely affected parties and inform you of that decision. At this point in time it would appear likely that the owners of 37 Kaitawa Crescent will be considered affected parties due to the water tanks encroaching the required 1m yard setback and the owners of 7 Kaitawa Crescent due to the works required to connect to the sewer main.

#### **Providing the information**

Please provide this information in writing within 15 working days<sup>1</sup> (24<sup>th</sup> July 2019). 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.<sup>2</sup>

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<sup>1</sup> Section 92A(1) of the RMA

<sup>2</sup> Section 95C of the RMA



If this happens, you will be required to pay the notification fee in full before we proceed with the notification of your application.<sup>3</sup>

**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 timeframe<sup>4</sup>, 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 4700 or 0800 486 486 or email me at [amy.camilleri@kapiticoast.govt.nz](mailto:amy.camilleri@kapiticoast.govt.nz) and quote the application number.

Yours sincerely



Amy Camilleri  
**Resource Consents Planner**

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<sup>3</sup> Section 36(7) of the RMA

<sup>4</sup> Section 88C(2) of the RMA