

Marnie Rydon

From: Kay Panther Knight <kay@formeplanning.co.nz>
Sent: Friday, 6 August 2021 5:07 pm
To: Marnie Rydon
Cc: David Lippard
Subject: RE: RM210151 - Further Information Request - 160 Kapiti Road, Paraparaumu
Attachments: 160 Kapiti S92 ltrr.pdf; 109022 C410.pdf; ESCP.pdf

Good afternoon Marnie

Please find attached a partial s92 response from the engineers on the relevant matters of the section 92 request.

Please can I ask you to forward this additional information to Atiawa ki Whakarongotai Charitable Trust as suggested in your letter? Following their receipt and review of the attached, I await confirmation as to whether or not they have any remaining queries or concerns.

The transport response is already with you for consideration from the pre-app discussions, as previously emailed.

The remaining query on street trees is with Simon Miller of Peers Brown Miller to review and comment and I'm hopeful of getting that information next week, just fyi.

I look forward to your response on the attached and above.

Thanks and kind regards,

Kay Panther Knight | Director | Forme Planning Limited

Mobile: 029 502 4550

Physical: Level 10, 11 Britomart Place, Auckland

Post: PO Box 24463, Royal Oak, Auckland 1345

From: Marnie Rydon <marnie@incite.co.nz>
Sent: Tuesday, 27 July 2021 4:44 pm
To: Kay Panther Knight <kay@formeplanning.co.nz>
Subject: RM210151 - Further Information Request - 160 Kapiti Road, Paraparaumu

Kia ora Kay

Please find attached the further information request for the above application.

If you have any questions, please don't hesitate to contact me.

Nga mihi

Marnie Rydon



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www.maven.co.nz
Level 2, 12-14 Walls Road, Penrose

Ref: 109022

6 August 2021

Kapiti Retail Holdings Limited
C/- Forme Planning Limited
PO Box 24463
Royal Oak
Auckland
1345

Dear Kay,

RE: Further Information Request – Resource Consent Application – 160 Kapiti Road, Paraparaumu

I refer to the request for more information by Marnie Rydon on behalf of Kapiti Coast District Council.

1. Can the easement for stormwater drainage please be shown on the site plan? If car parking is located in this area, please undertake consultation with Council's Stormwater Team to ensure that this part of the easement can be used for car parking and provide a record of this consultation.

The existing stormwater easement at the entrance of the site is now shown on the site plan. The stormwater catchpit located in this easement will be relocated as the entrance to the site will be moved as per the plans. Future carparking will not affect stormwater flow to that cesspit. The changes to the public infrastructure will be subject to engineering approval.

2. As the application involves earthworks, it was circulated to local iwi Ātiawa ki Whakarongotai Charitable Trust (the Trust) for comment. A copy of the response received has been provided to you. The Trust has raised concerns with the proposed works and requires additional information to form a position on the application. Can the information outlined in the memo please be provided for Council to provide the Trust; or, alternatively consultation be undertaken between the Applicant and the Trust and a response provided to Council.

We reviewed the information in the memo. The proposed underground storage tanks are relatively shallow, <2m deep. The shallow storage system will not impede groundwater migration. The location of the underground storage tanks will be more than 1.15 kilometers away from the Wharemauku stream. Only clean water will be stored within the tanks. All stormwater runoff from the site will be treated by an on site storm filter to a very high quality before it is discharged to the network and/or the temporary storage tanks.

We provide a copy of the Erosion and Sediment Control Plan. This plan shows the proposed methods to mitigate the effects of earthworks and prevent any sediment laden or untreated stormwater from leaving the site.

10. Please identify construction traffic numbers as, whilst this is identified as being in the Construction Management Plan, it is unclear if these would breach the permitted activity standards in the District Plan and if so by how much.



Construction traffic generated by Earthworks activities are as follows:

Export of material from the underground stormwater storage device (2281m ³)	= 152 movements
Export of general cut to fill material not required on site (847m ³)	= 57 movements
Import of clean fill material (soil and aggregate) for the storage device (438m ³)	= 29 movements

The number of movements are based on a truck and trailer unit capable of carrying 30m³ of sandy soil/aggregate per movement. The export movement is a one way operation. With the assumption that any truck delivering clean fill to site can be back loaded for export, the overall number of movements account for some of the general construction activity also. It is therefore considered as a conservative figure.

18. With the increase in use of the site, Council requires individual water connections for each tenancy. Can the infrastructure plan please be updated to show individual water connections for the three tenancies proposed under this consent?

The services plan has been updated to show 3 individual water connections, one for each tenancy. The size and type of water meter connection will be part of the building consent application and reflect the proposed use of water for that tenancy.

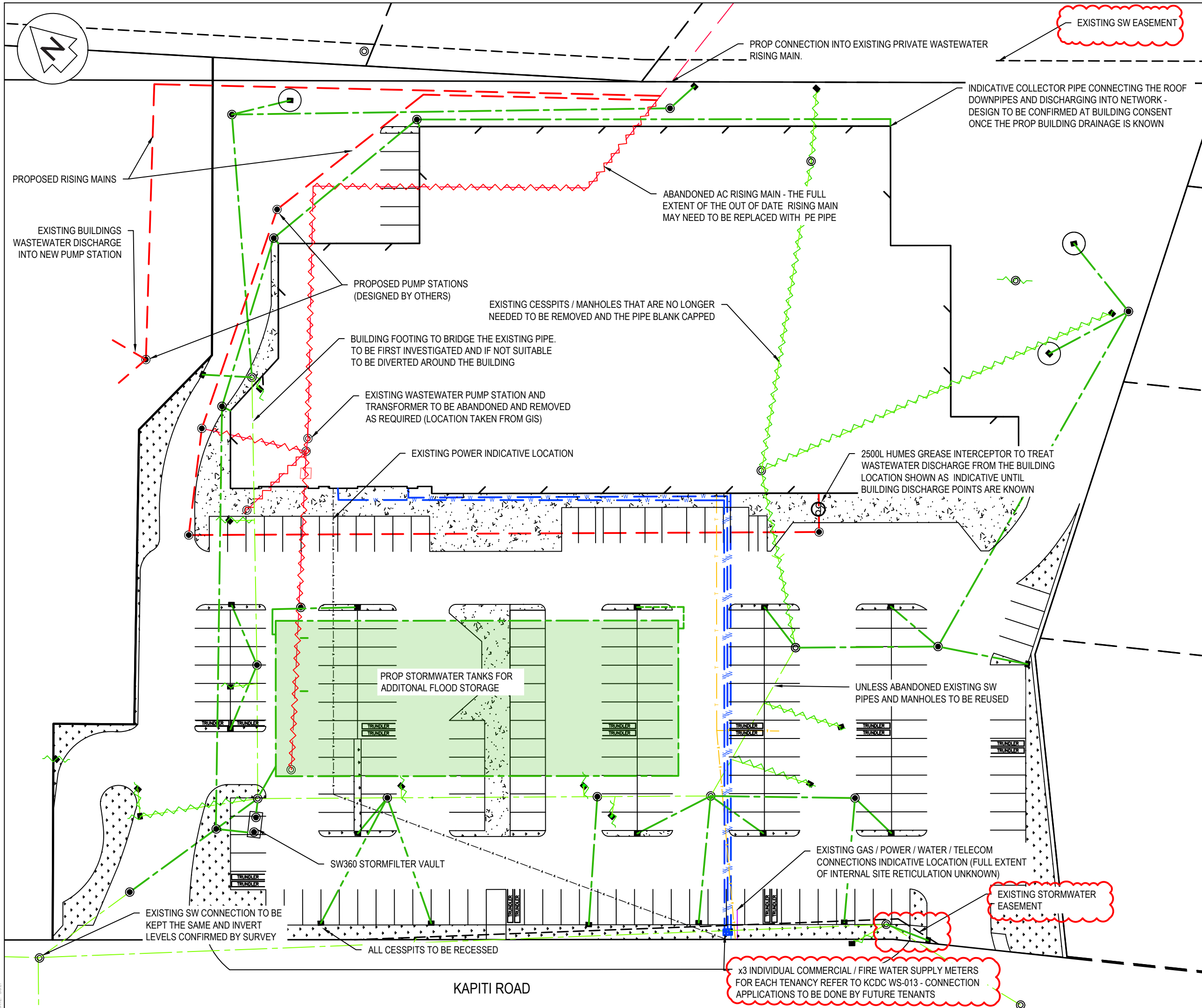
Regards



Barry Beaurain

Civil Engineer

MAVEN ASSOCIATES LIMITED



- Notes
1. All bends and connections to be no more than 45°
 2. All connections to existing drains shall be carried out by a licensed Drainlayer/Plumber.
 3. Drainage shall comply in full with E1/AS1 building code for storm water.
 4. All cesspits shall have half syphons installed.
 5. All sanitary waste drains shall be uPVC to AS/NZS 1260.
 6. Sewer shall comply in full with AS/NZS 3500.2 - 2003 and/or G13 Building Code
 7. All pipes shall be SN16 grade unless otherwise stated.
 8. Drainlayer shall locate and confirm connection invert before starting building works.
 9. Plans to be read in conjunction with Hydraulic Engineers and differences shall be clarified before contractor starts.
 10. All chamber lids shall have a minimum 200mm maximum 300 throat to provide sufficient cover for landscape and pavement over the top.
 11. Building discharge points are indicative to be confirmed at building consent once locations are confirmed by the architect

Legend

---	EX BDY
---	ABUTTING BDY'S
---	PROP/EX EASEMENT
---	PROP BDY
---	PROP BLDG PLATFORM
---	EX STORMWATER
---	EX WASTEWATER
---	PR STORMWATER
---	PR WASTEWATER
---	EX WATERMAIN
---	PROP WATERMAIN
---	EX TELECOM
---	EX POWER
---	EX GAS
---	PROP TELECOM
---	PROP POWER
---	PROP GAS
---	EX/PROP SWMH
---	PROP SWCP SINGLE
---	ABANDONED WW
---	ABANDONED SW
---	FLOOD STORAGE TANKS

B	RC	CA	08/2021
A	RC	CA	05/2021
Rev	Description	By	Date

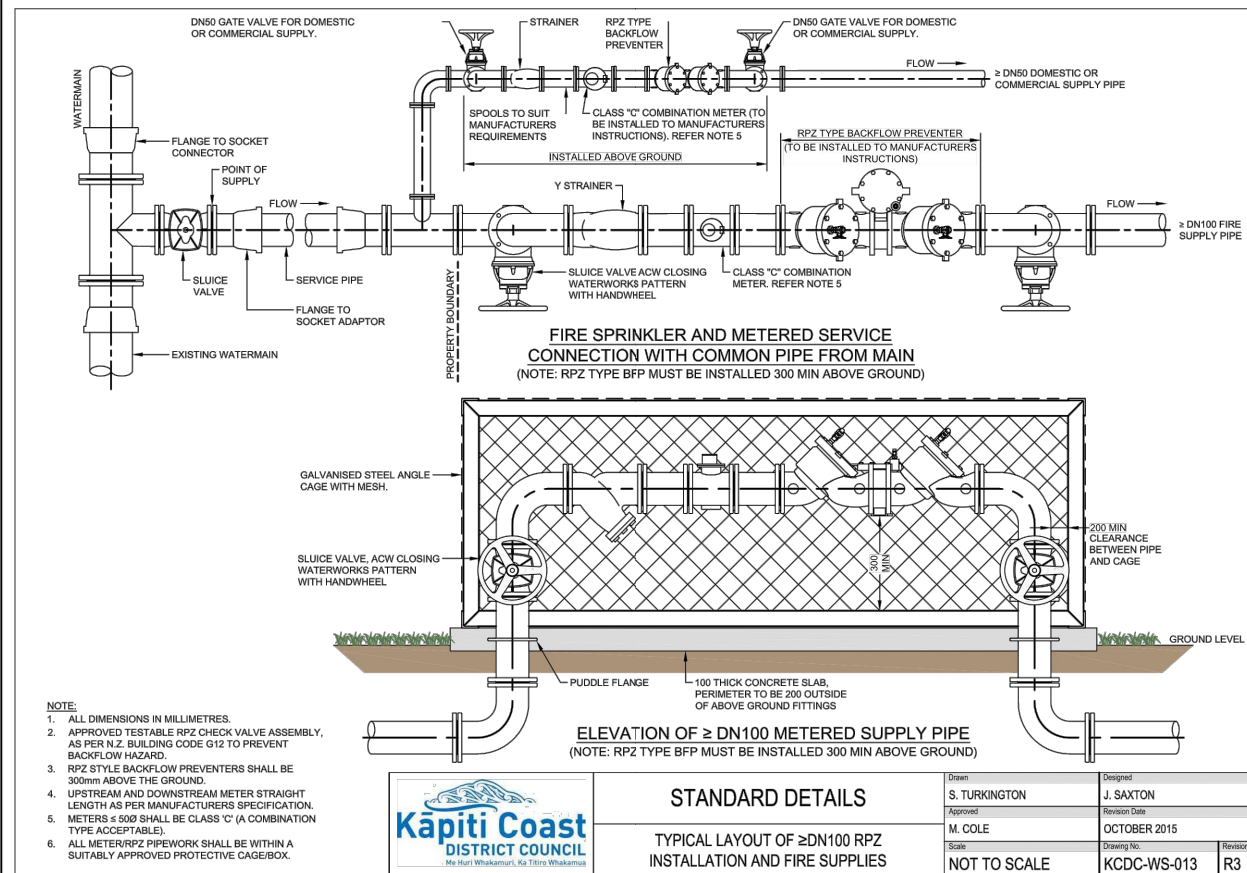
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 5 Owens Road, Epsom
 Auckland 1023

Project
160
KAPITI ROAD
FOR
KAPITI RETAIL
HOLDINGS LTD

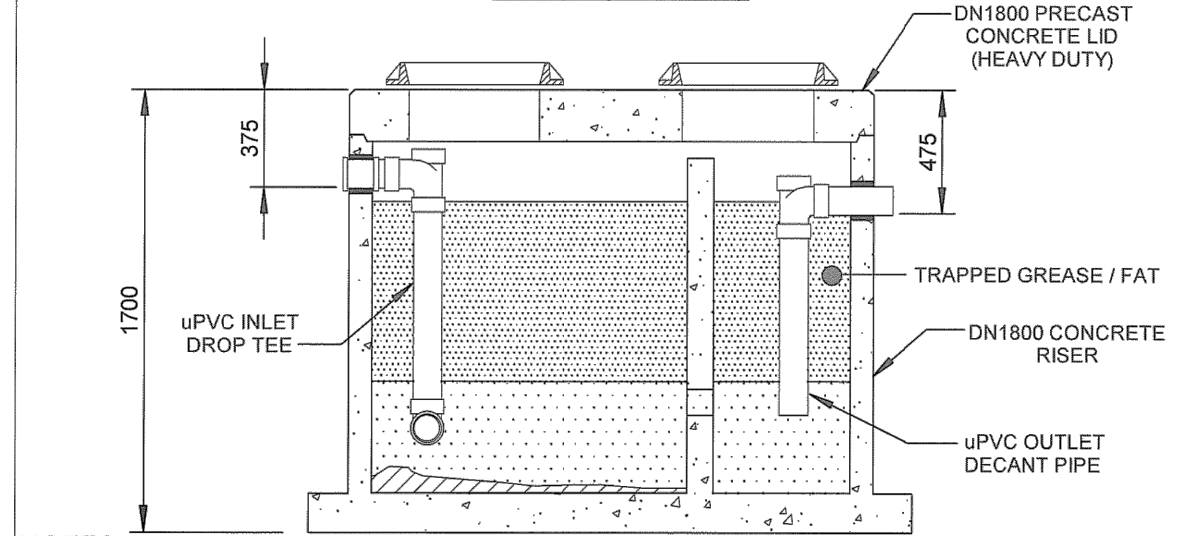
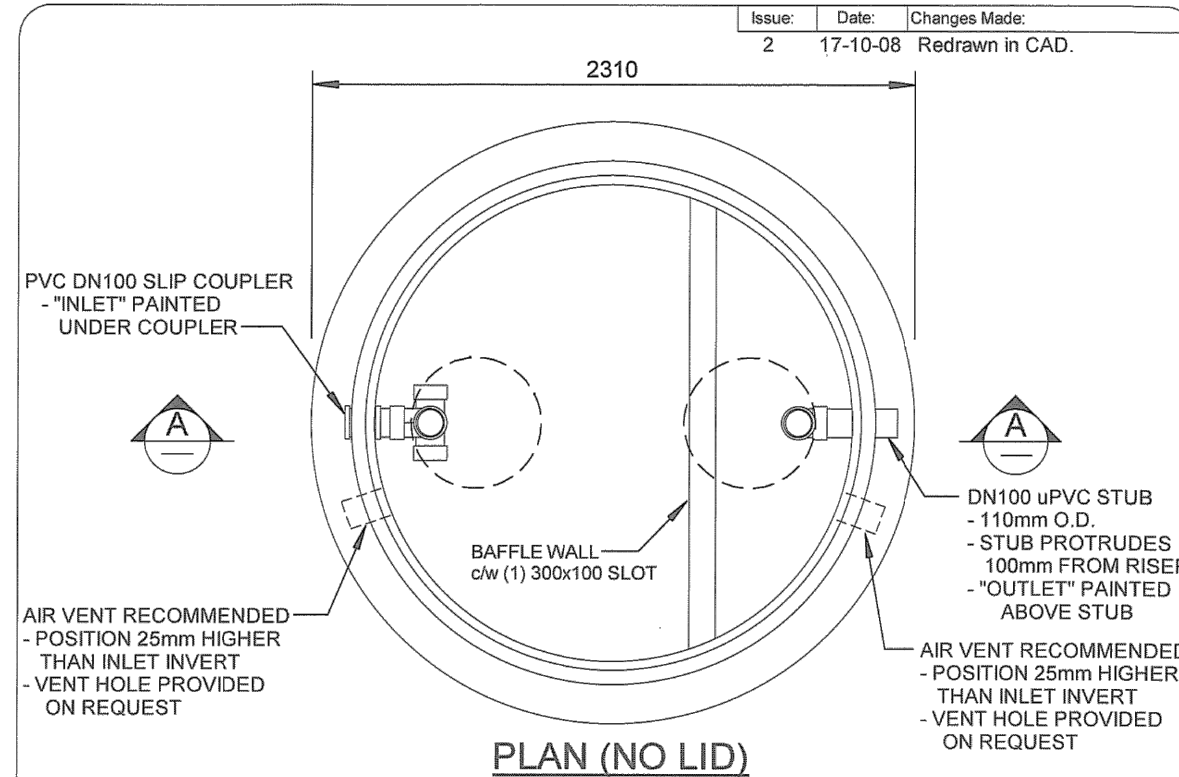
Title
PROPOSED PRIVATE
SERVICES
PLAN

Project no.	109022
Scale	1:500 @ A3
Cad file	109022 C410.DWG
Drawing no.	C410
Rev	B

DATE: 08/21



Original Sheet Size A3 [297x420]



NOTES:

1. SWIFTLIFT LIFTING ANCHORS PROVIDED ON ALL COMPONENTS
2. TOTAL MASS: 5.68 TONNES
BODY: 4.10 TONNES
CONC LID: 1.41 TONNES (INCL. CAST IRON COVERS & FRAMES)
3. LID DESIGN - HEAVY DUTY, 0.85HN VEHICLE LOADS
4. CAPACITY - 2,706 LITRES, DEFINED AS TANK VOLUME BELOW INVERT LEVEL OF OUTLET PIPE
5. GREASE STORAGE VOLUME - 2,187 LITRES, S.G. = 0.9

HUMES Humes Pipeline Systems
Private Bag 92817
Auckland
Freephone 0800 502 112
www.humes.co.nz

GREASE INTERCEPTOR
MODEL GT2500
(HEAVY DUTY)
GENERAL ASSEMBLY DETAILS

Drawn By:	C THORPE	Date:	02-10-07
Checked By:		Scale:	1 : 25
Reference:			
Drawing No.:	HUMES 3031	Issue:	2

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Rev	Description	By	Date
A	RC	CA	05/2021
Survey			
Design	CA		05/2021
Drawn	CA		05/2021
Checked	BB		05/2021

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Project
160
KAPITI ROAD
FOR
KAPITI RETAIL
HOLDINGS LTD

Title
PROPOSED
SERVICES STANDARD
DETAILS

Project no.	109022
Scale	NTS
Cad file	109022 C410.DWG
Drawing no.	C490
Rev	A


EROSION & SEDIMENT CONTROL PLAN (ESCP/EMP)

KAPITI COUNTDOWN SITE

160 KAPITI ROAD

PARAPARAUMU

5032

 Maven Associates	Job Number 109022		Rev A
Job Title Title 160 KAPITI ROAD PARAPARAUMU Erosion & Sediment control Plan (ESCP)	Author CA	Date 06.08.2021	Checked BB

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APPENDECIES

A	ENGINEERING PLANS
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1.0 INTRODUCTION

1.1 PROJECT

Earthworks is proposed to create suitable levels for development at 160 Kapiti Road, Paraparaumu on the Kapiti Coast.

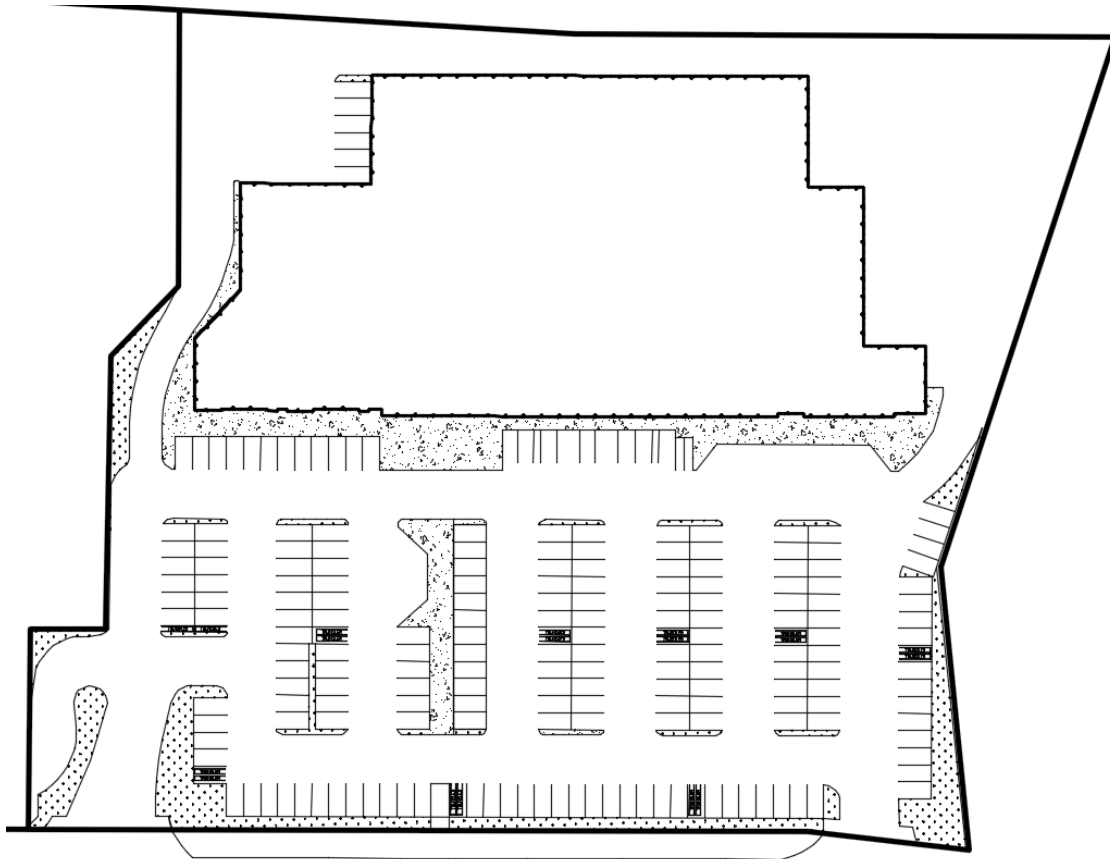


Figure 1.0 Proposed Site Plan

2.0 PROPOSED EARTHWORKS

No bulk earthworks are proposed in this development. Construction related earthworks on the proposed development will include but are not limited to, excavations for retaining, installation of new drainage and services, excavation for the underground flood storage tanks and the rework of levels within the carpark.

Construction represents the period when the most significant impact on the downstream receiving environment can occur due to erosion and sedimentation from disturbed land. Erosion and sediment control measures are to be implemented to contain any contaminated water within the site and insure it is treated before being discharged offsite to mitigate effects on the environment.

For engineering and civil related work please refer to the Infrastructure Report.

2.1 PROGRAMME OF WORKS

Works are intended to be carried out in the following steps:

- Install temporary construction fencing along the unfenced boundaries and cover them with geotextile fabric to reduce dust leaving the site.
- Install Silt Socks along the NW and NE boundaries. Construct flocculation and decant above ground sediment treatment system using skip bins or similar. Construct asphalt bunds along the existing vehicle crossings.
- Carry out earthworks required to complete the development such as installation of drainage and services.
- Construct sump pit at the lowest point of the underground storage tank excavation and pump all ground water into the skip bins for further decanting and treatment as required.
- Test and monitor Floc numbers and retain silt control measures until completion. Upon completion the site will be completely stabilised, all silt control measures will be removed and taken offsite with all sediment laden runoff disposed of at approved landfill sites.

3.0 SEDIMENT CONTROL

Proposed measures for erosion and sediment control have been designed in accordance with the guidelines NZTA ESCP for Land Disturbing Activities in the wider Wellington Region (refer to attached drawings C205-206 in Appendix A).

Silt control measures will need to be installed onsite, checked and confirmed acceptable by Council's inspector before works commence. During earthworks, the sediment control measures must be maintained such that they function as proposed. Refer to section 4.0 of this report for further details in this regard.

3.1 PROPOSED CONTROLS

Generally, the site is inwards falling in terms of earthworks construction. Relatively low quantity of earthworks will be adequately controlled if the proposal in this report is adopted. The following system of silt and sediment control protection measures is proposed:

Erosion Controls

A system of clean water cut-off drains/ bunds will be placed on the high side of the works to direct run-off away from the earthworks area thus minimising the overall volume requiring treatment.

Sediment Controls

A system of dirty water diversion drains along the low side of the catchment areas (as indicated on the drawings) will collect any peripheral runoff and direct it to areas where it can be cleaned, in low-lying areas.

Any areas from which runoff cannot be directed to holding points will have silt fences installed around the low side perimeter.

The site currently has two stabilised entry points, these points has to be monitored in terms of sediment leaving the site on the wheels of vehicles. A truck wheel wash may be necessary.

3.2 POTENTIAL ENVIRONMENTAL EFFECTS

There is a private stormwater swale running along the North-East boundary that discharges into a stormwater reserve. Contamination of this is to be avoided. The existing ground level grades are very flat here so flows of water will be low and it is anticipated that the proposed Silt Socks will be sufficient in protecting the swale and minimise this potential risk.

The neighbouring properties directly adjacent to the earthworks area are at risk of dust nuisance during dry and windy weather. It is anticipated that dust will be controlled via water carts and geotextile fabric placed on the construction fences to minimise potential effects.

Other effects to the surrounding environment include visual amenity impacts and noise generation from earthmoving equipment.

4.0 ADDITIONAL INFORMATION

4.1 MONITORING

All sediment control measures will be checked regularly, to ensure that they are performing as intended by design.

A site walk over shall be undertaken daily before leaving the site to identify any corrective maintenance required. A more thorough inspection will be undertaken at the end of each week, or before and after a forecast major storm event, to identify any preventative and/or corrective maintenance required.

A regular program of sediment, debris and trash removal will be undertaken to ensure sediment control measures do not become blocked and ensure they function as proposed.

Specific monitoring and maintenance of each mitigation method is included below:

Flocculation / Decant Bins and Sump Pit

- Inspect every day and before every forecasted rainfall event. Inspect for correct operation after every runoff event. Immediately repair any damage caused by erosion or construction equipment.
- Replace and clean out bins before the volume of accumulated sediment reaches 20% of the total volume. To assist in gauging sediment loads, clearly mark 20% volume height.
- Sediment laden to be disposed offsite.

Diversion Drains/ Clean Water cut-off bunds

- Inspect after every rainfall event and during periods of prolonged rainfall for scour and areas where they may breach.
- Repair immediately if required to ensure that the design capacity is maintained.
- Remove any accumulated sediment deposited in the Runoff Diversion Channel / Bund due to low gradients and velocities.
- Carefully check outlets to ensure that these remain free from scour and erosion.

Silt Sock

- Inspect Silt Socks at least once a week and after each rainfall. Make sure there are no gaps and replace any broken socks.
- Remove sediment deposits as necessary to continue to allow for adequate sediment storage and reduce pressure on the Socks. Ensure that the sediment is removed to a secure area.

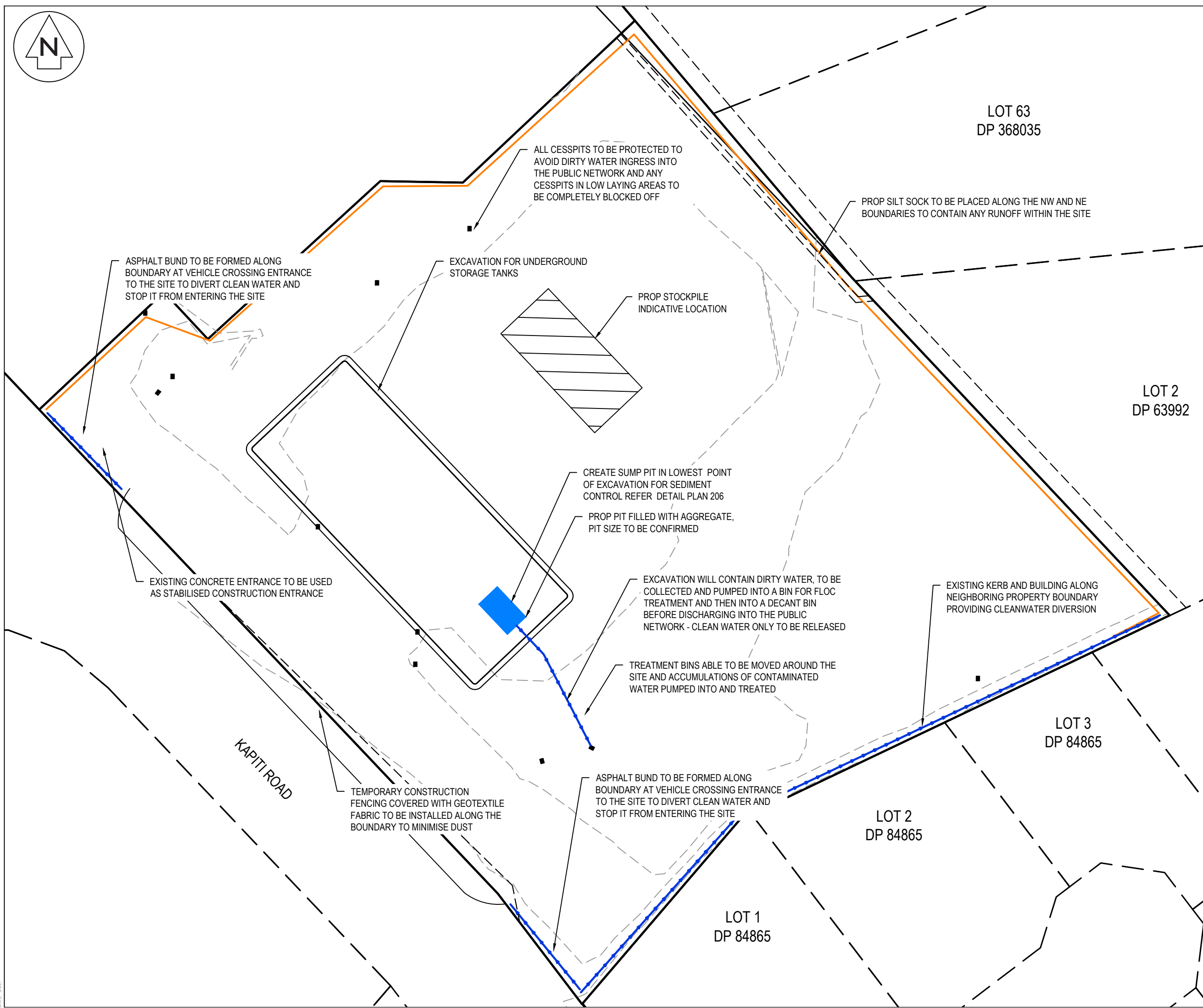
Asphalt Bunds

- Inspect at the end of the week and before every forecasted rainfall event. Ensure the bunds are intact and if broken ensure they are fixed.

Stabilised Vehicle Entrance

- Ensure the entrance is kept clean to ensure dirt is not tracked onto the main road by trucks leaving the site.

APPENDIX A – ENGINEERING PLANS



ALL CESSPITS TO BE PROTECTED TO AVOID DIRTY WATER INGRESS INTO THE PUBLIC NETWORK AND ANY CESSPITS IN LOW LAYING AREAS TO BE COMPLETELY BLOCKED OFF

PROP SILT SOCK TO BE PLACED ALONG THE NW AND NE BOUNDARIES TO CONTAIN ANY RUNOFF WITHIN THE SITE

ASPHALT BUND TO BE FORMED ALONG BOUNDARY AT VEHICLE CROSSING ENTRANCE TO THE SITE TO DIVERT CLEAN WATER AND STOP IT FROM ENTERING THE SITE

EXCAVATION FOR UNDERGROUND STORAGE TANKS

PROP STOCKPILE INDICATIVE LOCATION

EXISTING CONCRETE ENTRANCE TO BE USED AS STABILISED CONSTRUCTION ENTRANCE

CREATE SUMP PIT IN LOWEST POINT OF EXCAVATION FOR SEDIMENT CONTROL REFER DETAIL PLAN 206

PROP PIT FILLED WITH AGGREGATE, PIT SIZE TO BE CONFIRMED

EXCAVATION WILL CONTAIN DIRTY WATER, TO BE COLLECTED AND PUMPED INTO A BIN FOR FLOC TREATMENT AND THEN INTO A DECANT BIN BEFORE DISCHARGING INTO THE PUBLIC NETWORK - CLEAN WATER ONLY TO BE RELEASED

EXISTING KERB AND BUILDING ALONG NEIGHBORING PROPERTY BOUNDARY PROVIDING CLEANWATER DIVERSION

TREATMENT BINS ABLE TO BE MOVED AROUND THE SITE AND ACCUMULATIONS OF CONTAMINATED WATER PUMPED INTO AND TREATED

KAPITI ROAD

TEMPORARY CONSTRUCTION FENCING COVERED WITH GEOTEXTILE FABRIC TO BE INSTALLED ALONG THE BOUNDARY TO MINIMISE DUST

ASPHALT BUND TO BE FORMED ALONG BOUNDARY AT VEHICLE CROSSING ENTRANCE TO THE SITE TO DIVERT CLEAN WATER AND STOP IT FROM ENTERING THE SITE

LOT 63
DP 368035

LOT 2
DP 63992

LOT 3
DP 84865

LOT 2
DP 84865

LOT 1
DP 84865

- Notes
- All works to be in accordance with KCDP council standards.
 - It is the contractors responsibility to locate all services that may be affected by his operations.
 - The contractor shall comply with all relevant Health and Safety requirements.
 - The contractor shall obtain all necessary approval from utility operators before commencing work under or near their services.
 - Sediment control shall be installed and operational before earthworks start onsite in accordance with council standards.
 - Contractor shall provide asbuilt of working sediment control devices and confirmation of pond/decent volumes to engineer.

Legend

	EX BDY
	PROP BDY
	EX ABUTTING BDY
	PROP/EX EASEMENT
	EX MAJOR CONTOUR
	PR MAJOR CONTOUR
	PR MINOR CONTOUR
	PROP SILT SOCK
	PROP STOCKPILE
	PROP CLEANWATER
	EX CESSPIT

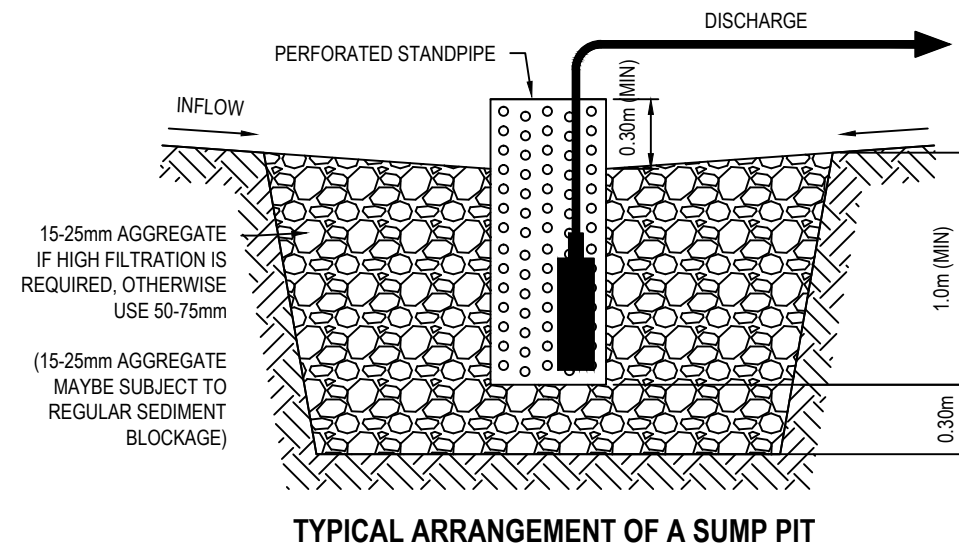
Rev	Description	By	Date
A	RC	CA	08/2021
Survey	CUTTRISS		09/16
Design	CA		06/21
Drawn	CA		06/21
Checked	GB		06/21

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Project
**160 KAPITI ROAD
 PARAPARAUMU
 FOR
 KAPITI RETAIL HOLDINGS
 LIMITED**

Title
**PROPOSED
 SEDIMENT CONTROL
 PLAN**

Project no.	109022
Scale	NTS
Cad file	109022 C200 PONDING.DWG
Drawing no.	C205
Rev	A



Notes

1. All works to be in accordance with KCDP council standards.
2. It is the contractors responsibility to locate all services that may be affected by his operations.
3. The contractor shall comply with all relevant Health and Safety requirements.
4. The contractor shall obtain all necessary approval from utility operators before commencing work under or near their services.
5. Sediment control shall be installed and operational before earthworks start onsite in accordance with council standards.
6. Contractor shall provide asbuilt of working sediment control devices and confirmation of pond/decent volumes to engineer.

Legend

- EX BDY
- PROP BDY
- EX ABUTTING BDY
- PROP/EX EASEMENT
- EX MAJOR CONTOUR
- PR MAJOR CONTOUR
- PR MINOR CONTOUR
- PROP SILT SOCK
- PROP STOCKPILE
- PROP CLEANWATER
- EX CESSPIT

Rev	Description	By	Date
A	RC	CA	06/2021
Survey	CUTTRISS		09/16
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Project
**160 KAPITI ROAD
 PARAPARAUMU
 FOR
 KAPITI RETAIL HOLDINGS
 LIMITED**

Title
**PROPOSED
 SEDIMENT CONTROL
 DETAILS**

Project no.	109022
Scale	NTS
Cad file	109022 C200 PONDING.DWG
Drawing no.	C206
Rev	A