

20 November 2020

Kapiti Coast District Council Section 42A Hearing Report under the Resource Management Act 1991 (RMA)

Application No.:	RM190125
Applicant:	Housing New Zealand Limited
Site Address:	35 Kaitawa Crescent, Paraparaumu
Legal Description:	LOT 62 DP 23300 CT B1/1459
Site Area:	842m ²
Applicant's Address for Service:	C/- WSP Opus PO Box 12 003 Thorndon, Wellington
Proposal:	To undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the required yard setbacks
Operative District Plan Zone:	Residential
Proposed District Plan Zone:	Residential
Activity Status:	Subdivision - Non-Complying Land Use - Discretionary

Report prepared by: Marnie Rydon, Principal Resource Consents Planner
Report peer reviewed by: Eloise Carstens, Resource Consents Team Leader

EXECUTIVE SUMMARY

1. This section 42A report, prepared under the Resource Management Act 1991, provides an analysis of the resource management issues and the Council's recommendation to the Hearing Commissioner for the activity proposed under resource consent application RM190125, by Housing New Zealand Limited.
2. The application to undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks,

at 35 Kaitawa Crescent, Paraparaumu, was limited notified on 18 March 2020. A total of three submissions were received on the application. The submissions received raised concerns regarding outdoor living courts and effects on privacy, structures located on the boundary, traffic volume, stormwater discharge, noise, daylighting planes, wastewater disposal and car parking.

3. The assessment presented in this report addressed the matters raised in the submissions with respect to the proposed subdivision and land use consents.
4. The recommendation at the end of this report takes into account all of the information provided by the Applicant to date, the advice of the Council's technical advisors and internal specialist staff, and the submissions received on the application.
5. After assessing the advice provided by the relevant technical specialists, acting for both the Council and the Applicant, the report concludes that the effects of the subdivision and land use consent would be less than minor.
6. The recommendation is to approve the resource consent application to undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks subject to the conditions recommended in paragraphs 72 and 73 of this report.

INTRODUCTION

7. This report has been prepared by Marnie Rydon. I am the Principal Resource Consents Planner for the Kapiti Coast District Council and have over eight years' experience in local government resource management. I hold a Bachelor of Social Sciences (Environmental Planning and Tourism Development) from the University of Waikato. I have worked as a resource consents planner at the Kapiti Coast District Council for the past 5 years.
8. I have read and am familiar with the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2014. I agree to comply with that Code. Other than where I state that I am relying on the advice of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

THE PROPOSAL

9. The Applicant has applied for resource consent to undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the required yard setbacks.
10. The Applicant has proposed a number of conditions the following conditions:

Decision A - Land Use

General

1. The activity shall be undertaken in general accordance with the information supplied with application RM190125 and all supporting additional information, including the following:

- WSP Plan titled "Site Plan Proposed", drawing number NH0060-OIC-03-XX-DR, dated 08/05/2019.
- Context Architects Plan titled "Elevations", drawing number RH-C1-A1201, Rev 01, dated 07/06/2019.
- WSP Plan titled "Elevations", drawing number N-H0060-OIC-00-GF-DR, dated 5/07/2019.

Stamped as 'Final Approved Plans' on **XX.XX.XXXX**, except where modified by conditions of consent.

Foundations

2. No building works shall proceed beyond the foundation stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to Kāpiti Coast District Council that the works completed have been completed in accordance with the approved plans as referred to in condition 1 of this consent.

Tank Restraints

3. The stormwater tanks shall have a specific restraint design that is to the satisfaction of Kāpiti Coast District Council. The restraint will be designed by a suitably experienced Chartered Engineer or an appropriately qualified Structural Engineer with regard to their potential seismic performance level.

Noise

4. At the request of the Kāpiti Coast District Council, and within 20 working days of that request, a suitably qualified acoustic professional, engaged by the consent holder, shall provide to Kāpiti Coast District Council a report that:

- a. measures and assesses noise emitted from the pump on each proposed lot.
- b. determines the extent of any compliance or breach of the noise limits specified in Table 12.D.1, Permitted Activity 1, Standard 1 in the Proposed District Plan Appeals Version 2018 (Kāpiti Coast District Council).
- c. recommends specific actions, in the event of a breach, that will ensure compliance with the noise limits specified in Table 12.D.1, Permitted Activity 1, Standard 1 in the Proposed District Plan Appeals Version 2018 (Kāpiti Coast District Council).

In the event of a breach all specific actions outlined in the report provided by the suitably qualified acoustic professional shall be implemented, to the satisfaction of Kāpiti Coast District Council, within 20 working days from the provision of the report.

In the event that the recommendations and actions referred to above are not implemented within the period specified in this condition, the activity directly associated with the source of the noise shall cease until such time that the recommendations are implemented.

Landscape Plan

5. A landscape planting and management plan (with supporting specifications) shall be prepared and submitted to Kāpiti Coast District Council for certification prior to construction commencing.

The landscape planting and management plan shall be prepared in consultation with the owners and occupiers of 7, 33 and 37 Kaitawa Crescent, Paraparaumu and contain:

- a plan detailing the proposed plant species, plant sizes at time of planting, plant locations and timing of planting; and
- a management/maintenance programme, in particular details of maintenance methodology and frequency, allowance for replacement of plants, including specimen trees in case plants are severely damaged / die over the first three years of the planting being established.

Decision B - Subdivision

General

6. The activity shall be undertaken in general accordance with the information supplied with application RM190125 and all supporting additional information, including the following:

- WSP Plan titled "Proposed Scheme Plan Layout" drawing number NH0060-OIC-03-XX-DR, dated 14/05/2019.
- WSP Plan titled "Site Plan Proposed" drawing number NH0060-OIC-03-XX-DR, dated 08/05/2019.

Stamped as 'Final Approved Plans' on **XX.XX.XXXX**, except where modified by conditions of consent.

7. The e-survey dataset shall be in general conformity with the information supplied with application RM190125 and all supporting additional information, including the following:

- WSP Plan titled "Proposed Scheme Plan Layout" drawing number NH0060-OIC-03-XX-DR, dated 14/05/2019.
- WSP Plan titled "Site Plan Proposed" drawing number NH0060-OIC-03-XX-DR, dated 08/05/2019.

Stamped as 'Final Approved Plans' on **XX.XX.XXXX**, except where modified by conditions of consent.

Fees, Levies and Contributions

8. Prior to the issue of section 224(c) certificate under the Resource Management Act 1991, the consent holder shall pay a reserve contribution of **\$XX.XX** including GST.

9. Prior to the issue of a 224(c) certificate under the Resource Management Act 1991, the consent holder shall pay Council Engineering Fees of **\$xx.xx** including GST for work that may be required for plan approvals, site inspections and consent compliance monitoring, plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Engineering

10. The consent holder shall comply with the requirements of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012, unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
11. Prior to works commencing, the consent holder shall submit copies of the plans and specifications for the engineering development for approval to the satisfaction of the Council's Development Engineer. The engineering development must be in accordance with the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012. No works shall commence until the plans are approved by Kāpiti Coast District Council's Development Engineer.
12. Prior to works commencing, the consent holder shall provide the Council's Development Engineer with the names of the Developer's or Owner's Representative(s) appointed in terms of Clause B(ii) of Part 3 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.
13. Prior to works commencing, the consent holder shall advise the names and professional qualifications of any Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012. Suitably Qualified Persons are required for, but not necessarily limited to, civil engineering.
14. Prior to commencement of the following stage of works, the consent holder shall notify Council's Development Engineer so that the Council's Development Engineer, or their authorised representative, are able to present on site to inspect certain stages of the works. These stages are as follows:
- Commencement of works or recommencement after a substantial lapse;
 - Water reticulation connections and services prior to back fill;
 - Wastewater reticulation connections and services prior to back fill;
 - Final inspection; and

Foundations

15. Any future structure requiring a Building Consent in terms of Building Act provisions, proposed on Lots 1 and 2 shall have specific foundation design by a suitably experienced Chartered Engineer or an appropriately qualified Geotechnical Engineer with regard to the potential for earthquake induced liquefaction of the ground on which the structure is to be located, and the potential effects of associated ground settlement and lateral spreading of the ground.

Access and Parking

16. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, the consent holder shall construct the vehicle crossing for the Right of Way in accordance with Kāpiti Coast District Council standard drawing KCDC-RD-005 rev R5. The Right of Way movement lane shall be formed and sealed complying with Part 3, Section D and Part 4 Schedule 3 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.

Stormwater

17. Stormwater disposal for the subdivision shall be in accordance with the requirements and intent of the report "35 Kaitawa Crescent: Water Storage and Hydraulic Neutrality. Ref: N-H0060.01", by WSP and dated 10 June 2019.

Wastewater

18. Prior to the issue of a Section 22(c) certificate under the Resource Management Act 1991, the consent holder shall provide each allotment with a new wastewater lateral which complies with Part 3 Section F and Part 4 Schedule 5 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.

19. The construction of any new wastewater service shall only be undertaken by an approved contractor as defined in Part 3, section F(ix) of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.

Water Supply

20. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide each allotment with a metered water supply which complies with Part 3 Section G and Part 4 Schedule 6 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.

21. The water demand system and water efficient plumbing fixtures and appliances shall be in accordance with the recommendation and intent of the report "35 Kaitawa Crescent: Water Storage and Hydraulic Neutrality. Ref: N-H0060.01", by WSP and dated 10 June 2019.

22. The construction of any new water supply reticulation service shall only be undertaken by an approved contractor as defined in Part 3 section G(vii) of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.

Power and Telecommunication

23. The subdivision shall be serviced with electric power and telecommunication to all lot boundaries. Where new underground power and telecommunication services are required, they shall be provided to the boundary of each lot, to the satisfaction of the Council's Development Engineer.

Easements

24. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. This consent is conditional on the easements being granted or reserved

and they must be subject to section 243 of the Resource Management Act 1991.

Completion

25. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, completion documentation, including operation and maintenance manuals, shall be submitted in accordance with Part 1 of NZS 4404:2010 and Part 4 Schedule 1 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.
26. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, the consent holder shall submit compliant as-built drawings of the public wastewater drainage and public potable water services to the Council's Development Engineer.
27. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, certification shall be supplied to the satisfaction of the Manager, Resource Consents and shall comprise:
 - NZS4404:2010 Schedule 1B (Contractors Certificate upon completion of Land Development/Subdivision) signed by the Contractor; and
 - NZS4404:2010 Schedule 1C (Certification upon completion of Land Development/Subdivision of Person Responsible for Inspection and Review of Construction) signed by a suitably qualified professional.
28. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide Kāpiti Coast District Council with an itemised schedule of quantities and costs, and the CCTV inspection reports, for those services and assets which are to be vested in Council.
29. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, the consent holder shall supply a copy of the title sheets of the e-survey dataset and shall list and indicate how each condition has been met to the satisfaction of Kāpiti Coast District Council.

11. Plans of the proposed subdivision and dwellings, as supplied by the Applicant, are shown in figure 1 below.



Figure 1: Proposed scheme plan

APPLICATION TIMEFRAME AND SUPPORTING INFORMATION

12. The application was submitted to Council on 17 June 2019. The Applicant provided an assessment of effects of the activity on the environment (AEE). The AEE concluded that the effects were no more than minor.
13. Further information was requested on 3 July 2019 and required elevations, outdoor living court and shape factor plans, clarification on construction of the dwellings prior to completion of the subdivision, justification on the shortfall of car parking and an updated services plan. In response to the further information request the following documents were provided by the Applicant:
 - Swept path plans
 - Roading and servicing plans
 - Dwelling plans
14. Following the receipt of all of the information provided, the Council determined that there were three parties considered to be affected and written approvals from these parties were requested on 28 January 2020.
15. Following confirmation on 6 March 2020 that written approvals could not be obtained, the Applicant requested Council proceed with limited notification.
16. The application was limited notified to 7, 33 and 37 Kaitawa Crescent on 18 March 2020. When submissions closed on 17 April 2020, a submission from each of the affected parties had been received.
17. Based on some of the submission points, a post notification further information request was made on 24 April 2020. A response to this was provided on 10 June 2020.
18. A pre-hearing meeting was held on 26 June 2020, a copy of the Chair's report and minutes is provided in Appendix 3 of this report.
19. A number of actions were raised for the Applicant at the pre-hearing meeting and the application was suspended to allow some work to occur on these.
20. The process suspension ended on 22 October 2020 when the Applicant provided Council with updated plans, volunteered conditions and confirmation from two of the submitters that they had withdrawn their submissions.

SITE AND SURROUNDING ENVIRONMENT

21. The site known as 35 Kaitawa Crescent, Paraparaumu, legally described as Lot 62 DP 23300 and held in Record of Title WNB1/1459 is shown to contain an area of 842m². There is a Building Line Restriction registered on the Record of Title that will not be impacted by the proposal. The site is currently vacant.
22. The site is part of a wider residential environment where properties range in size from 809m² to 1,391m². The properties generally contain one dwelling per original lot, accessory buildings and large open spaces of landscaping. No infill development has occurred, although the properties known as 94 Ruapehu Street and 1A Kaitawa Crescent are cross lease rather than fee simple and therefore contain two dwellings. Approximately 170m to the northwest of the subject site is Kaitawa Reserve which contains playground areas, a stream and parts of ecological site K150.



Figure 2: Aerial image of subject site and surrounding environment



Figure 3: View of 35 Kaitawa Crescent from the street

DISTRICT PLAN PROVISIONS

23. In November 2012, Council notified the Proposed District Plan (PDP). Following submissions, hearings and the releasing of decisions on 22 November 2017, there was an appeals period. The appeals period closed on 25 January 2018. As of 26 January 2018, any provisions of the PDP not appealed are operative and the corresponding provisions of the Operative District Plan (ODP) 1999 fall away. The ODP objectives, policies and maps still have legal effect. The District Plans are assessed below.

OPERATIVE DISTRICT PLAN

24. The property is zoned Residential under the Kapiti Coast Operative District Plan. There are no other planning features or notations for the site shown on the planning maps.

PROPOSED KAPITI COAST DISTRICT PLAN (APPEALS VERSION 2018)

25. The property is zoned Residential under the Proposed District Plan (Appeals Version 2018). There are no other planning features or notations for the site shown on the planning maps.

26. The following rules and standards of the Proposed District Plan (Appeals Version) apply to this application:

Land Use

Chapter 5 Living Zones

Table 5A.1 Permitted Activities

6. *New buildings, and any minor works, additions or alterations to any building (excluding any listed historic heritage building).*

Standards

Maximum number of household units

2. *For any lot in the Residential and Beach Residential Zones which is not in a focused infill precinct, no more than one household unit may be erected, except that:*

a. *up to four household units may be erected on site provided it can be shown that:*

i. *each household unit is capable of being contained within its own lot which complies with the subdivision standards under Rules 5A.2.3 and 5A.3.3;*

ii. *each household unit must be separated by a distance not less than 4.5 metres, except that this shall not apply to any attached household units;*

iii. *each household unit must comply with the permitted activity standards under Rule 5A.1.6; and*

iv. *each household unit must comply with the payment of financial contributions under Chapter 12.*

The Applicant is wanting to commence construction on both dwellings prior to completing the certification. As outline below, the subdivision standards of 5A.2.3 and 5A.3.3 are not met.

Yards and building location

11. *Any lot must meet the following minimum yard requirements:*

a. *for any front yard in the Residential Zone:*

i. *any building or above ground water tank must be set back at least 4.5 metres from any legal road boundary, except that any primary residential building may be located within a distance no closer than 3 metres from any road boundary provided that any part of the primary residential building located within 4.5 metres of the road boundary is not used as a garage, carport or other covered vehicle storage area;*

c. *Side and rear yards:*

i. *any residential building and any habitable room within any accessory building, must be setback from side or rear boundaries such that the following minimum dimensions are achieved:*

a. *if located on front lot - 3 metres rear yard, 3 metres one side yard, and 1.5 metres all other side yards; and*

b. *if located on rear lot - 3 metres all yards;*

ii. *any accessory building, excluding habitable rooms within the accessory building, must be setback from side or rear boundaries such that rear and side yards have a minimum width of 1 metre.*

The water demand management tanks are above ground and located on the boundary and are therefore considered buildings that do not meet the required 1m side yard setback. A garden shed on proposed Lot 2 is also located on the boundary.

Table 5A.4 Discretionary Activities

2. Any building, minor works, additions or alterations to any building, which does not comply with one or more of the permitted activity standards under Rule 5A.1.6.

Chapter 11 Infrastructure, Services and Associated Resource Use

11.4 Managing Demand on Network Utilities – Water Supply, Sanitation and Stormwater

Table 11B.1 Permitted Activities

2. Any new and relocated residential buildings on land where potable public water supply is available.

Standards

1. All new or relocated residential buildings where potable public water supply is available to a residential building must be fitted with one of the following:

- a. rainwater storage tanks with a minimum capacity of 10,000 litres for the supply of non-potable water for outdoor uses and indoor toilets; or
- b. rainwater storage tanks with a minimum capacity of 4,000 litres for the supply of non-potable water for outdoor areas and indoor toilets, and a greywater re-use system for outdoor irrigation. The greywater re-use system shall re-use all water from bathrooms (excluding toilets) and laundry washing machines.

The Applicant is proposing to use two 6,000l tanks per site; however, some of this is for stormwater disposal.

Table 11B.3 Restricted Discretionary Activities

1. Any new and relocated residential building that does not comply with any one or more of the permitted activity standards under Rule 11B.1.2.

Standards

1. An assessment that demonstrates the system proposed will permanently reduce water demand associated with the household unit(s) by at least 30% from Household 2007 summer average water use.
2. The provision of a non-potable supply for all outdoor uses associated with the household unit, including garden irrigation.
3. Provision must be made to ensure that no outdoor taps can be connected to the potable public water supply.

11.7 Access and Transport

Table 11P.1 Permitted Activities

2. Residential activities including:
a. Habitable buildings

Standards

1. A minimum of 2 carparks (including garages or carports) per household unit.

Table 11P.4 Discretionary Activities

1. Any activity which is not identified as a permitted, controlled, or restricted discretionary activity.

The Applicant is proposing one car parking space for proposed Lot 1.

Subdivision

Chapter 5 Living Zones

Table 5A.2 Controlled Activities

3. Except as provided for under Rule 5A.2.1, subdivision of land within the Residential Zone at Raumati, Paraparaumu, Waikanae and Ōtaki (excluding Ōtaki Beach), excluding land within any precinct listed in Policy 5.1.

Standards

1. Each lot must have legal and physical access to a legal road.
2. Each lot must have a flood free building area above the estimated 1% Annual Exceedance Probability flood event.

Parent lot area

3. The land to be subdivided shall be less than 3,000m² in area.

Note: Subdivision of land greater than 3,000m² is provided for under Rule 5A.3.3.

Minimum lot size

4. For all areas, excluding the Residential Zone at Ōtaki, the minimum lot area shall be 450m² (inclusive of access).

Shape factor

6. Each lot must be capable of accommodating an 18 metre diameter circle.
7. Where a rear lot is created, the shape factor circle for the front lot(s) may extend over the access leg for the rear lot by a distance not exceeding 3 metres.

Infrastructure, access and services

8. Access, water supply, wastewater and stormwater drainage systems, and underground power and telecommunications must be provided in accordance with the Council's Subdivision and Development Principles and Requirements 2012.

9. The maximum number of lots gaining legal and physical access by rights of way shall be 6.

10. Access to all lots must comply with the standards in Chapter 11 – Infrastructure.

Financial Contributions

12. Compliance with Table 12A.1 - financial contributions.

The subdivision does not meet the minimum lot size requirements as lots of 442m² and 400m² and with a width of 17.1m, the site cannot meet the 18m shape factor requirement.

Table 5A.3 Restricted Discretionary Activities

1. Each lot must have legal and physical access to a legal road.

Minimum and average lot sizes

2. Each lot must meet the following minimum requirements:

h. for all other land in the Residential Zone or Beach Residential Zone where the land to be subdivided is less than 3,000m² in area:

i. the minimum lot area shall be 450m² (exclusive of access); and

ii. the minimum average lot area for the entire subdivision shall be 600m² (exclusive of access);

Shape factor

3. Each lot must be capable of accommodating an 18 metre diameter circle.

The subdivision does not meet the minimum and minimum average lot size requirements with lots of 442m² and 400m² creating an average of 421m² and with a width of 17.1m, the site cannot meet the 18m shape factor requirement.

Table 5A.4 Discretionary Activities

5. Any subdivision of land in the Residential Zone at Raumati, Paraparaumu, Waikanae and Ōtaki (excluding land within any precinct identified in Policy 5.1) where the land to be subdivided is less than 3,000m² in area and it:

a. is not a controlled activity under Rule 5A.2.1 or 5A.2.3;

b. meets all standards under Rule 5A.3.3 except standard (3);

c. has a minimum lot area of 450m²; and

d. each lot can accommodate a 15m diameter circle.

The subdivision cannot meet the discretionary activity standards as the lots proposed are 442m² and 400m².

Table 5A.5 Non-Complying Activities

2. Any subdivision of land which is not a controlled activity under Rules 5A.2.1 or 5A.2.3, a restricted discretionary activity under Rule 5A.3.3, or a discretionary activity under Rule 5A.4.5.

ACTIVITY STATUS

27. The land use component of the proposal to construct a second dwelling, water tanks and accessory buildings encroaching the side yard setback, a reduction in car parking and water demand management tank size is a **discretionary activity** in accordance with rules 5A.4.2 and 11P.4.1.
28. The subdivision component of the proposal is a **non-complying activity** in accordance with rule 5A.5.2. It has this status as the shape factor, minimum and minimum average lot size requirements for controlled, restricted discretionary and discretionary subdivisions in the residential zone are not met.

NOTIFICATION DECISION

29. Council staff acting under authority delegated by the Council, decided under Sections 95B and 95E of the Resource Management Act 1991 to limited notify the application. The application was limited notified on 18 March 2020. Please refer to the notification report attached as Appendix 1 for the assessment upon which the notification decision is based.

SUBMISSIONS

30. There were three submissions received on the proposal from the following persons:

Submitter Name	Property Address	Support or Oppose	Summary of Issues Raised
Paul Marlow	33 Kaitawa Crescent	Oppose	<ul style="list-style-type: none">• Outdoor living courts and effects on privacy• Impacts of unwanted structures on neighbours – noise, visual• Traffic volume• Water tanks on boundary• Noise of water pumps• Car parks• Stormwater discharge• Availability of water• Daylighting planes
Robert and Mavis Young	37 Kaitawa Crescent	Oppose	<ul style="list-style-type: none">• Outdoor living courts and effects on privacy• Impacts of unwanted structures on neighbours – noise, visual• Traffic volume• Water tanks on boundary• Noise of water pumps• Car parks• Stormwater discharge• Availability of water• Daylighting planes

Mr and Mrs Peterson	7 Kaitawa Crescent	Oppose	<ul style="list-style-type: none"> • High density in low density area • Loss of privacy and increase in noise • Stormwater disposal • Wastewater disposal • Building consent approval
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A full copy of the submissions is attached in Appendix 2.

PRE-HEARING MEETING

31. The Applicant requested a pre-hearing meeting which was held on 26 June 2020. The Chairperson's report from this meeting is attached as Appendix 3 to this report. The meeting was attended by all submitters. All parties present were given the opportunity to speak.
32. Following the pre-hearing meeting held on 26 June 2020, the Applicant worked with the submitters and changes to the proposal have resulted in the submissions from Robert and Mavis Young and Mr and Mrs Peterson being withdrawn.
33. The only submission considered relevant for further assessment is Mr Paul Marlow's.

ISSUES RAISED IN SUBMISSIONS

34. The following is a summary of the issues raised by Mr Marlow:
 - Outdoor living courts and effects on privacy
 - Impacts of unwanted structures on neighbours – noise, visual
 - Traffic volume
 - Water tanks on boundary
 - Noise of water pumps
 - Car parks
 - Stormwater discharge
 - Availability of water
 - Daylighting planes

RESPONSES TO ISSUES RAISED IN SUBMISSIONS

35. Outdoor Living Courts and Effects on Privacy
The outdoor living court for the dwelling on proposed Lot 1 is located to the north and east of the site adjoining 37 Kaitawa Crescent and is therefore considered to have no effect on privacy with respect to 33 Kaitawa Crescent.

The outdoor living court for the dwelling on proposed Lot 2 is also located to the north utilising the proposed deck and likely a grassed area to the west of the deck. This area previously contained a garage and large grass area also used as an outdoor living court. There is not considered to be an effect on 33 Kaitawa Crescent from this area again being utilised as an outdoor living court.

36. Impacts of Unwanted Structures on Neighbours – Noise, Visual
Mr Marlow's submission included the following questions:
 - *How safe are the non-compliant, free-standing water tanks right on the boundary, being top heavy water tanks weighing in at 6 tonne capacity?*
 - *Provide details on how the water tanks holding 6 tonnes of water (per Lot) on the boundary, are to be restrained in an earthquake.*

As outlined in Appendix 4 of this report, the Applicant has designed foundations and restraints to secure the water tanks which are located along the boundary between the subject site and 37 Kaitawa Crescent (the Young's property).

- *Lot 1 and 2: how noisy are the externally housed water pumps, located right on the East boundary facing the neighbours? There are 2 pumps for each lot of water tanks- one for the toilet and outside taps and one for attenuation stormwater, pumped to street.* The post notification further information request asked for information on the proposed pumps with respect to noise and compliance with the Proposed District Plan standards. In the response received 10 June 2020, it was detailed that the pumps proposed are submersible pumps where *"although the pump has no noise-rating, it is submersible. Almost all noise will therefore be absorbed by the tank."*

A condition was volunteered allowing Council to request a monitoring report of the noise from the tank.

- *What colour are the sheds? Will they be the same as the water tanks?*

The Proposed District Plan does not require sheds to be specific colours.

- *Sheds: are they housing flammables? E.g BBQ gas bottles and petrol for lawn mowers.* This is a common activity in the residential zone and not something controlled by the Proposed District Plan.

There are no boundary encroachments with respect to the common boundary between 33 and 35 Kaitawa Crescent.

37. Traffic Volume

The Proposed District Plan allows 100 vehicle movements per day for residential activities. The Applicant has not applied to breach this standard which has recently been through a public consultation process as part of the District Plan review.

It is considered that the surrounding road network is able to cater for the increase in vehicle movements from having two properties and thus two dwellings. The dwelling for proposed Lot 1 has two bedrooms and therefore is considered to have less demand for car parking than the dwelling on proposed Lot 2 (being four bedrooms) that has the required amount of onsite car parking. The Applicant provided as part of the response to the further information justification for having one less car park which was reviewed and accepted by Council's Roading Network Planner.

38. Water Tanks on Boundaries

No water tanks are proposed to be located along the boundary between 33 (Mr Marlow's property) and 35 Kaitawa Crescent. The water tanks are located along the boundary shared with 37 Kaitawa Crescent (the Young's) and have had appropriate foundations designed to ensure stability.

There is considered to be no effects of the water tanks with respect to Mr Marlow's property.

39. Car Parks

The dwelling for proposed Lot 1 will only have one car parking space. The dwelling for this Lot is two bedrooms and Kaitawa Crescent is considered to be of a sufficient width to accommodate one car parking space on the roadside.

It is also important to consider the National Policy Statement on Urban Development 2020 (NPS) that came into effect on 20 August 2020, replacing the National Policy Statement on Urban Development Capacity 2016.

The new NPS requires Councils to remove minimum car parking standards from District Plans and the reduction of one car parking space is considered to be in line with this national direction.

40. Stormwater Discharge

The matter of stormwater discharge was discussed at the pre-hearing meeting and both Council's and the Applicant's Engineers agreed that the design proposed and included in Appendix 4 of this report was appropriate and met the requirements of the Proposed District Plan and Council's Subdivision and Development Principles and Requirements 2012.

The soakholes for stormwater discharge are located approximately 2m from the common boundary between proposed Lot 2 and 33 Kaitawa Crescent and approximately 13m for proposed Lot 1.

41. Availability of Water

There is adequate availability of water to service both dwellings as calculated when undertaking modelling for the Development Contributions Policy 2018. Each property will also have a water tank in line with the PDP requirements for rain water to be used for watering gardens and flushing toilets, therefore not impacting potable water supply.

42. Daylighting Planes

Mr Marlow has raised concerns that although no height envelope encroachments are shown, he believes that due to the design of the foundations, it will mean that there is in fact an encroachment.

Given no encroachments are shown on the plans and this has been checked by the Applicant, who has confirmed there will be no height envelope encroachment, nothing further is required on this matter.

OTHER MATTERS NOT RAISED IN SUBMISSIONS

43. These effects are discussed in detail in the notification report attached as Appendix 1 to this report. A brief summary is provided below for completeness.

44. Character, Density and Amenity Effects

The ultimate character of the surrounding environment will remain residential as the sites are proposed to have dwellings constructed on them. Neither of the sites, should consent be granted, will be able to accommodate a minor flat due to their size. On an 842m² property, it is reasonable to conclude that a 60m² accessory building, a two storey dwelling and minor flat of 54m² could be constructed as a permitted activity provided all relevant bulk and location standards were met.

Given that the dwelling for the proposed Lot 1 is two bedrooms only, single storey and 72m², the amenity effects are considered to be on par with what could be reasonably expected on the site.

45. Servicing and Construction Effects

Water, power, telecommunications, sewer and onsite stormwater disposal will be provided to each lot as required by Council's Subdivision and Development Principles and Requirements 2012 (SDPR).

Other than the effects associated with the new sewer connection, the works required for providing services to the proposed dwellings will be temporary in nature and no different to what could be expected in association with a permitted activity (i.e. accessory

building); therefore, the other adverse construction effects are considered to be less than minor.

46. Natural Hazards Effects

The application was accompanied by a geotechnical report and foundation recommendation that included an assessment on liquefaction risk.

To mitigate the liquefaction risk, the Applicant has volunteered a condition with respect to foundation design and construction of buildings in accordance with the recommendations of a suitably qualified geotechnical engineer.

47. Contaminants in Soil Effects

As outlined in section 6.1 of this report, lead contaminated soils were found on the subject site. A Contaminated Land Site Investigation Report was provided with the application which details that the contaminated soil will be removed from the site as part of the proposed development.

A condition of consent will ensure that the recommendations of this report are followed to remove and dispose of the contaminated soil appropriately and remediate the area of the site to ensure it is appropriate for residential development.

Statutory Considerations – Section 104

48. I have set out the relevant clauses of section 104, consideration of applications, as follows¹:

(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to [Part 2](#), have regard to—

- (a) any actual and potential effects on the environment of allowing the activity; and*
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*

(b) any relevant provisions of—

- (i) a national environmental standard;*
- (ii) other regulations;*
- (iii) a national policy statement;*
- (iv) a New Zealand coastal policy statement;*
- (v) a regional policy statement or proposed regional policy statement;*
- (vi) a plan or proposed plan; and*

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

(2) When forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.

(3) A consent authority must not,—

- (a) when considering an application, have regard to—*
 - (i) trade competition or the effects of trade competition; or*
 - (ii) any effect on a person who has given written approval to the application:*

(4) A consent authority considering an application must ignore subsection (3)(a)(ii) if the person withdraws the approval in a written notice received by the consent authority before the date of the hearing, if there is one, or, if there is not, before the application is determined.

¹ I have omitted clauses 2A, 2B, 2C, 3(c) and (d) as not being relevant to this application.

(5) A consent authority may grant a resource consent on the basis that the activity is a controlled activity, a restricted discretionary activity, a discretionary activity, or a non-complying activity, regardless of what type of activity the application was expressed to be for.

(6) A consent authority may decline an application for a resource consent on the grounds that it has inadequate information to determine the application.

(7) In making an assessment on the adequacy of the information, the consent authority must have regard to whether any request made of the applicant for further information or reports resulted in further information or any report being available.

49. As I outlined earlier, the land use component of the application is a discretionary activity.

104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—

(a) may grant or refuse the application; and

(b) if it grants the application, may impose conditions under [section 108](#).

50. As I outlined earlier, the subdivision component of the application is a non-complying activity.

104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—

(a) may grant or refuse the application; and

(b) if it grants the application, may impose conditions under [section 108](#).

104D Particular restrictions for non-complying activities

(1) Despite any decision made for the purpose of notification in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either—

(a) the adverse effects of the activity on the environment (other than any effect to which [section 104\(3\)\(a\)\(ii\)](#) applies) will be minor; or

(b) the application is for an activity that will not be contrary to the objectives and policies of—

(i) the relevant plan, if there is a plan but no proposed plan in respect of the activity; or

(ii) the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or

(iii) both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.

(2) To avoid doubt, [section 104\(2\)](#) applies to the determination of an application for a non-complying activity.

SECTION 104 ASSESSMENT

Effects That Must Be Disregarded

51. Pursuant to **section 104(2)** of the RMA, a consent authority may disregard the effects of an activity if a rule in a National Environmental Standard or Plan permits an activity with that effect.
52. The Proposed District Plan (PDP) permits one dwelling and one minor flat (of not more than 54m²) and accessory buildings with a maximum total coverage of 60m² to be constructed on a property of 842m² provided they comply with all of the permitted activity rules and standards contained within each of the chapters of the PDP.
53. The application proposes to construct two dwellings (75m² and 115m²) and undertake a two-lot subdivision. All subdivisions on the Kapiti Coast require a resource consent. Further, the size of the proposed dwellings means that they are larger than what would be anticipated as a complying land use development of the site. Therefore, the permitted baseline is not considered relevant.

39. Pursuant to **section 104(3)(a)(i)** of the RMA, a consent authority must not have regard to trade competition or the effects of trade competition. None of the submission have raised matters relating to trade competition.
40. Pursuant to **section 104(3)(a)(ii)** of the RMA, a consent authority must not have regard to any effect on a person who has given written approval of the application. No written approvals were provided with the application.

Offsetting or Compensation Proposed by the Applicant

41. Pursuant to **section 104(1)(ab)** of the RMA, a consent authority must have regard to any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity. The Applicant has proposed any matters to ensure positive effects on the environment.

Adequacy of Information

42. Pursuant to **section 104(6)** of the RMA, a consent authority may decline an application for a resource consent on the grounds that it has inadequate information to determine the application. I consider that there is adequate information contained within the application and technical reports supplied by the Applicant and by the Council's technical specialists to make a determination on this application.

ASSESSMENT OF PLANNING INSTRUMENTS

Section 104(1)(b) provides that when considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to any relevant provisions of—

- (i) a national environmental standard;
- (ii) other regulations;
- (iii) a national policy statement;
- (iv) a New Zealand coastal policy statement;
- (v) a regional policy statement or proposed regional policy statement;
- (vi) a plan or proposed plan.

The relevant planning instruments are assessed below.

National Environmental Standards

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) is a nationally consistent set of planning controls and soil contaminant values. It ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed - and if necessary, the land is remediated or the contaminants contained to make the land safe for human use. The NESCS came into effect on 1 January 2012.

The NESCS applies to assessing and managing the actual or potential adverse effects of contaminants in soil on human health from five activities: subdivision, land-use change, soil disturbance, soil sampling, and removing fuel storage systems.

The proposed development of 35 Kaitawa Crescent, Paraparaumu is covered by two of the activities above, subdivision and soil disturbance.

Sampling was undertaken on the site that showed lead concentrations above the Soil Contamination Standard. The preliminary site investigation report does not state that *“it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land”* as required by the permitted activity standards of the NESCS.

The controlled activity standards are also not met as the soil contamination exceeds the application regulation 7 standard for lead. As the permitted and controlled standards are not met, the proposal becomes a **restricted discretionary** activity under Section 10(1) of the NESCS with the following requirements being met:

(2) The activity is a restricted discretionary activity while the following requirements are met:

(a) a detailed site investigation of the piece of land must exist:

(b) the report on the detailed site investigation must state that the soil contamination exceeds the applicable standard in regulation 7:

(c) the consent authority must have the report:

(d) conditions arising from the application of subclause (3), if there are any, must be complied with.

National Policy Statements

The National Policy Statement on Urban Development Capacity 2016 (NPSUDC) sets out the objectives and policies for providing development capacity under the Resource Management Act 1991.

The NPSUDC came into effect on 1 December 2016. The Kapiti Coast is identified in the NPSUDC as a medium-growth urban area.

The subject site is in close proximity to amenities (primary school, shops, train station, bus stops, reserve) and has adequate access to infrastructure to service both allotments meeting the intent of the NPSUDC.

Since the application was lodged, the NPSUDC has been superseded with the National Policy Statement on Urban Development which requires Councils to remove minimum car parking space standards from District Plans. Under this document, the Kapiti District is in Tier 1 and should be enabling higher densities where infrastructure and amenities are available as they are in this location.

The proposed subdivision is considered to meet the intent of the Objectives and Policies of both the NPSUDC and NPSUD.

Operative District Plan

The following Objectives and Policies of the Operative District Plan are relevant to this application:

C.1 Residential Zone

C.1.1 Objectives & Policies

Objective 1.0 – General

Policy 1 – Amenity Values

C.7 Subdivision and Development

C.7.1 Residential Subdivision

Objective 1.0 – Density

Policy 3 – Infill Development Area

Policy 4 – Infill Management: General

Objective 3.0 – Water Demand Management

Policy 1 – Rainwater Storage Tanks

C.7.4 Subdivision and Development Principles and Requirements

Objective 1.0 – General

Policy 1 – Subdivision and Development Design

Policy 2 – Watercourse Management

Policy 3 – Underground Services

C.12 Open Spaces & Reserves

C.12.1 Objectives & Policies

Objective 1.0 – General

Policy 7 – Reserves Contribution

C.15 Natural Hazards

C.15.1 Objectives & Policies

Objective 1.0 – General

Policy 1 – Permit Subdivision and Development

C.18 Transport

C.18.1 Objectives & Policies

Objective 1.0 – General

Policy 7 – Subdivision and Development Design

See the Operative District Plan for the complete text of the Objectives and Policies.

Proposed District Plan (Appeals Version 2018)

Objectives:

2.3 – Development Management

2.5 – Natural Hazards

2.10 – Contaminated Land

2.11 – Character and Amenity Values

2.12 – Housing Choice and Affordability

2.13 – Infrastructure

2.14 – Access and Transport

District-Wide Policies:

DW1 – Growth Management

DW3 – Housing Choice

DW4 – Managing Intensification

DW5 – Residential Density

DW10 – Accessibility

Living Zones Policies:

5.1 – Zoning Framework

5.10 – General Residential Subdivision

5.12 – Residential Activities

5.13 – Residential Amenity

5.14 – Residential Streetscape

Open Space and Private Recreation and Leisure Zones Policies:

8.1 – Reserve Contributions

Hazards Policies:

9.2 – Risk Based Approach

9.3 – Managing Activities in Natural Hazard Prone Areas

9.4 – Precautionary Approach

9.16 – Liquefaction Prone Land

Infrastructure, Services and Associated Resource Use Policies:

11.4 – Managing Adverse Effects

11.7 – Infrastructure and Growth Management

11.11 – Quality of Infrastructure Design and Services

11.16 – Hydraulic Neutrality - Stormwater

11.17 – Stormwater Quantity and Quality

11.18 – Water Demand Management

11.19 – Water Supply

- 11.20 – Wastewater
- 11.30 – Integrated Transport and Urban Form
- 11.31 – Sustainable Transport and Maximising Mode Choice
- 11.34 – Effects of Land Use on Transport
- 11.35 – Safety
- 11.36 – Parking

General Provisions Policies:

- 12.1 – Provision of Reserves and Public Open Spaces

For the full text of the above provisions, reference can be made to the Proposed District Plan.

Summary

54. The Objectives and Policies of both the Operative and Proposed District Plans endeavour to ensure that subdivision does not detract from the character and amenity of the surrounding environment and can be adequately serviced.
55. Policy 4 under C.7.1 of the Operative District Plan identifies that sites within 1km of the commercial area of Paraparaumu can be subdivided to smaller lot sizes given their ease of access to amenities and services. The policy identifies lot sizes of 300/350m², smaller than the lots proposed under this consent.
56. Along this line, the Proposed District Plan provides for a variance of housing types which is proposed in this consent with a single storey two-bedroom dwelling and a four-bedroom two storey dwelling.
57. The site has been identified as being subject to earthquake induced liquefaction which can be mitigated by specifically designed foundations which is included in the volunteered conditions from the Applicant.
58. Each lot can be serviced as required by the Objectives and Policies, in accordance with the Council's Subdivision and Development Principles and Requirements.
59. Both District Plans require access to a reserve and Kaitawa Reserve is approximately 170m from the site. Both Plans also require a reserve contribution which is included as a condition of consent.
60. The contaminated soil located on the site will be removed and disposed of in accordance with the requirements of the NESCS and the report provided with the application and this area of the site remediated to be suitable for residential purposes.
61. For these reasons, the proposed subdivision and construction of a dwelling prior to the completion of the subdivision are considered to be consistent with the relevant Objectives and Policies of both the Operative and Proposed District Plans.

SECTION 106

62. Section 106 provides for the consent authority to refuse consent in certain circumstances or to impose conditions to mitigate the effects which may arise from a series of natural hazards. Section 106 also deals with matters related to the provision of satisfactory access to allotments. Section 106 is set out below:

106 Consent authority may refuse subdivision consent in certain circumstances

- (1) A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that—
 - (a) there is a significant risk from natural hazards; or

- (b) *[Repealed]*
- (c) *sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*
- (1A) *For the purpose of subsection (1)(a), an assessment of the risk from natural hazards requires a combined assessment of—*
 - (a) *the likelihood of natural hazards*
 - (b) *the material damage to land in respect of which the consent is sought, other than land, or structures that would result from natural hazards; and*
 - (c) *any likely subsequent use of the land in respect of which the consent is sought that would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b)*
- (2) *Conditions under subsection (1) must be—*
 - (a) *for the purposes of avoiding, remedying, or mitigating the effects referred to in subsection (1); and*
 - (b) *of a type that could be imposed under section 108.*

- 63. Section 106 enables Councils to decline a subdivision consent if it considers that there is a significant risk from natural hazards and where there is likely to be damage to land or structures as a result of the hazard and where the proposal will accelerate or worsen any damage caused by the hazard.
- 64. Legal and physical access will be provided from Kaitawa Crescent and via the proposed right of way.
- 65. The site is not subject to any food hazards.
- 66. Stormwater systems are proposed for each lot to ensure hydraulic neutrality is achieved.
- 67. It is not considered necessary to decline the application under section 106 of the RMA.

PART 2 MATTERS

- 68. Any consideration under Section 104(1) is subject to Part 2 of the Act. Part 2 sets out the purpose and principles of the Act. In addition, Part 2 requires the Council to recognise and provide for matters of national importance (Section 6); have particular regard to other matters (Section 7); and to take into account the principles of the Treaty of Waitangi (Section 8).

Section 5-Purpose

- 69. Section 5(1) states that the purpose of the Act is to promote the sustainable management of natural and physical resources. I consider the proposal is in accordance with the purpose of the Act because it will manage the use and development of the site in a way which enables people to provide for their wellbeing and meet the foreseeable needs of current and future generations while recognising that changes to demographics require changes to the house types being supplied. The proposal undertaken in accordance with the recommended conditions will mitigate any adverse effects on the environment to be less than minor.

Section 6-Matters of National Importance

- 70. Section 6 establishes eight matters which must be recognised and provided for by all persons exercising functions and powers under the Act. There are no relevant Matters of National Importance as the risk from natural hazards is not considered to be significant.

Section 7-Other Matters

- 71. Section 7 establishes eleven matters which all persons exercising functions and powers under the Act shall have particular regard to.

The matters are:

- a) kaitiakitanga:
 - (aa) the ethic of stewardship:
 - (b) the efficient use and development of natural and physical resources:
 - (ba) the efficiency of the end use of energy:
 - (c) the maintenance and enhancement of amenity values:
 - (d) intrinsic values of ecosystems:
 - (f) maintenance and enhancement of the quality of the environment:
 - (g) any finite characteristics of natural and physical resources:
 - (h) the protection of the habitat of trout and salmon:
 - (i) the effects of climate change:
 - (j) the benefits to be derived from the use and development of renewable energy.

The relevant matters for this proposal are (b), (c) and (g). I consider that the proposal will make efficient use of the site that is a finite resource and is currently underutilised. The amenity values of the surrounding residential area will be maintained as the site will also be used for residential purposes and enhanced by new landscaping to be undertaken.

Section 8-Treaty of Waitangi

72. The proposal is considered to be in accordance with the principles of te Tiriti o Waitangi as the site is not identified as having cultural significance.

OTHER RELEVANT MATTERS

73. Section 104(1)(c) provides that when considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to any other matter the consent authority considers relevant and reasonably necessary to determine the application. There are no other matters relevant to this application that required consideration.

CONDITIONS

74. Subsequent to the suspension of processing following the pre-hearing meeting, the Applicant volunteered a number of conditions to be imposed. Where appropriate, these have been included in the recommended conditions below. A small number of changes have been made by Council's Development Engineer to align with Council's requirements and standard conditions. Condition 28 has been specifically added to override the water alignment shown in the services plan.

Financial contributions

As an additional unit of demand is being created, financial contributions in the form of reserve and development contributions are payable.

Calculated in accordance with the requirements of the Proposed District Plan and at the time the consent was lodged, for one additional allotment, a reserve contribution of **\$13,907.54** GST inclusive is payable. This is included in the recommended conditions below.

Calculated in accordance with the Development Contributions Policy 2018 and at the time the consent was lodged, for one additional allotment, a development contribution of **\$12,641.00** including GST is payable. This is included in the recommended advice notes below.

CONCLUSION

75. This section 42A report has assessed and reported on the submission received on the application by Housing New Zealand Ltd to undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the required yard setbacks.
76. The proposal has been assessed against the relevant Objectives and Policies of the Operative and Proposed District Plans and has been found to be generally consistent with the provisions relating to character and amenity, servicing and provision of a diverse housing stock. The proposal has also been assessed against the relevant matters contained within the Resource Management Act.
77. Overall, it is considered that the effects of the proposal are likely to be less than minor.

RECOMMENDATION ONE

78. That the Hearings Commissioner, acting under authority delegated from the Council and pursuant to sections 104 and 104B of the Resource Management Act 1991, hereby grants consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks and earthworks under the NESCS at 35 Kaitawa Crescent, Paraparaumu (being Lot 62 DP 23300) subject to the following conditions which were imposed under section 108 of the Resource Management Act 1991.

Conditions:

General

1. The activity shall be undertaken in general accordance with the information supplied with application RM190125 and the further information provided by WSP on 19 December 2019, 8, 9, 15, 16, 22 and 23 January, 10 June and 22 October 2020, including the following:
 - Site Plan – Proposed, NH0060-OIC-03-XX-DR, Sheet No. A-1120, Revision RB;
 - Civil Plan, NH0060-OIC-03-XX-DR, Sheet No. A-1400, Revision RD;
 - GA Plans, N-H0060-OIC-00-GF-DR, Sheet No. A-1000, Revision RB;
 - Elevations, N-H0060-OIC-00-GF-DR, Sheet No. A-2040, Revision RC;
 - Window and Door Schedule, N-H0060-OIC-00-XX-DR, Sheet No. A-7000, Revision RB;
 - Landscape – Proposed, NH0060-OIC-03-ZZ-L, Sheet No. L1120, Revision A;
 - Landscape – Planting Palette, NH0060-OIC-03-ZZ-L, Sheet No. L-1121, Revision A;
 - Context Architects, Elevations, Project No. 17185, Drawing No. RH-C1-A1201, Rev. 01;
 - Context Architects, Elevations, Project No. 17185, Drawing No. RH-C1-A1202, Rev. 01
 - Context Architects, Ground Floor GA Plan, Project No. 17185, Drawing No. RH-C1-A1101, Rev. 01;

Stamped as 'Final Approved Plans' on the XX January 2021, except where modified by conditions of consent.
2. The consent holder shall comply with the requirements of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012 (KCDC's SDPR: 2012), unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.

Fees, Levies and Contributions

3. A Reserve Contribution for the additional lot is payable and has been assessed at **\$13,907.54** including GST.

The contribution must be paid prior to the issue of a code of compliance certificate under the Building Act 2004, unless it is paid prior under the conditions of Decision Two below.

Foundations

4. No building works shall proceed beyond the foundation stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder has provided written certification to Kapiti Coast District Council that the works have been completed in accordance with the approved plans as referred to in condition 1 of this consent.
5. Any structure requiring a building consent in terms of Building Act 2004 provisions, shall be constructed in accordance the recommendations and intent of the *Geotechnical Assessment and Report Foundation Recommendation – 35 Kaitawa Crescent, Paraparaumu* prepared by WSP and dated February 2019.

Tank Restraints

6. The stormwater tanks shall have a specific restraint design that is to the satisfaction of Kāpiti Coast District Council. The restraint will be designed by a suitably experienced Chartered Engineer or an appropriately qualified Structural Engineer with regard to their potential seismic performance level.

Noise

7. At the request of the Kāpiti Coast District Council, and within 20 working days of that request, a suitably qualified acoustic professional, engaged by the consent holder, shall provide to Kāpiti Coast District Council a report that:
 - a. measures and assesses noise emitted from the pump on each proposed lot.
 - b. determines the extent of any compliance or breach of the noise limits specified in Table 12.D.1, Permitted Activity 1, Standard 1 in the Proposed District Plan Appeals Version 2018 (Kāpiti Coast District Council).
 - c. recommends specific actions, in the event of a breach, that will ensure compliance with the noise limits specified in Table 12.D.1, Permitted Activity 1, Standard 1 in the Proposed District Plan
 - b. Appeals Version 2018 (Kāpiti Coast District Council).

In the event of a breach all specific actions outlined in the report provided by the suitably qualified acoustic professional shall be implemented, to the satisfaction of Kāpiti Coast District Council, within 20 working days from the provision of the report.

In the event that the recommendations and actions referred to above are not implemented within the period specified in this condition, the activity directly associated with the source of the noise shall cease until such time that the recommendations are implemented.

Landscape Plan

8. A landscape planting and management plan (with supporting specifications) shall be prepared and submitted to Kāpiti Coast District Council for certification prior to construction commencing.

The landscape planting and management plan shall be prepared in consultation with the owners and occupiers of 7, 33 and 37 Kaitawa Crescent, Paraparaumu and contain:

- a plan detailing the proposed plant species, plant sizes at time of planting, plant locations and timing of planting; and
- a management/maintenance programme, in particular details of maintenance methodology and frequency, allowance for replacement of plants, including specimen trees in case plants are severely damaged / die over the first three years of the planting being established.

Access and Transport

9. The consent holder shall construct the vehicle crossing in accordance with KCDC standard drawing KCDC-RD-005 rev R5. The access movement lane shall be formed and sealed or paved to comply with Part 3, section D & Part 4 Schedule 3 of SDPR: 2012.
10. All parking places are to be provided in accordance with the size and manoeuvring requirements specified in AS2890.1:2004.

Stormwater

11. Onsite stormwater disposal shall be provided and designed in accordance with the requirements and intent of the report *35 Kaitawa Crescent: Water Storage and Hydraulic Neutrality*. Ref: N-H0060.01 prepared by WSP and dated 10 June 2019.

Water Supply

12. With respect to any new and relocated residential building that does not comply with any one or more of the permitted activity standards under Rule 11B.1.2, the development and the water demand management system shall be in accordance with the recommendation and intent of the report entitled *35 Kaitawa Crescent: Water Storage and Hydraulic Neutrality*. Ref: N-H0060.01 prepared by WSP and dated 10 June 2019. All supply of water to outside taps and garden irrigation shall be from an independent separated non-potable supply. A rain tank is the approved independent source.

Contaminated Land

13. All earthworks and remediation shall be undertaken in accordance with the *Contaminated Land Site Investigation Report* prepared by WSP and dated March 2019.
14. In managing earthworks and the potential for the disturbance of contaminated soil to affect human health during and after excavation/construction, the consent holder shall achieve the following outcomes:
 - Contaminated dust or sediment discharged is minimised;
 - All excavated contaminated soils are appropriately handled and disposed of at facilities registered for taking contaminated material; and
 - All soil that is to remain on the site will be suitable for the proposed future use of that site.
15. Within the 3 months of the completion of earthworks on the site, a Site Validation Report (SVR) shall be provided to Council. The SVR shall be prepared by a suitably qualified contaminated land professional in accordance with the Ministry of Environment Contaminated Land Management Guidelines, No 1 Reporting and Contaminated Sites in New Zealand and No. 5 Site Investigation and Analysis of Soils. The person preparing the report shall also provide a statement certifying that all works have been carried out in accordance with the requirements of the consent.

Note: Any site validation report shall cover the matters outlined in the MfE Contaminated Land Management Guidelines No.1 Reporting on Contaminated Sites in New Zealand (Revised 2011).

Miscellaneous

16. The consent holder must ensure that no nuisance effect, including dust, may be caused by discharge of material beyond the boundary of the subject site. For the avoidance of doubt material includes but is not limited to silt, sediment, vegetation and aggregate.
17. Should there be potential for wind-blown sand, soil or other material to be transported onto other properties the consent holder shall erect suitable fabric fencing (sarlou cloth or similar) or take other acceptable mitigation measures, to the satisfaction of Council's Enforcement Officer.

RECOMMENDATION TWO

79. That the Hearings Commissioner, acting under authority delegated from the Council and pursuant to sections 104 and 104B and with reference to section 104D of the Resource Management Act 1991, hereby grants consent for a two lot residential subdivision and earthworks under the NESCS at 35 Kaitawa Crescent, Paraparaumu (being Lot 62 DP 23300) subject to the following conditions which were imposed under sections 108 and 220 of the Resource Management Act 1991.

Conditions:

General

18. The proposed subdivision shall be completed in general accordance with the following WSP plans:
 - Proposed Scheme Plan Layout, NH0060-OIC-03-XX-DR, Sheet No. A-1130;

- Civil Plan, NH0060-OIC-03-XX-DR, Sheet No. A-1400, Revision RD;

All stamped as 'Final Approved Plans' on XX January 2021 and the information and specifications lodged with the application and the further information received from WSP on 19 December 2019, 8, 9, 15, 16, 22 and 23 January, 10 June and 22 October 2020 and held on the file RM190125 except where modified by conditions of consent.

19. The e-survey dataset shall be in general conformity with the WSP plan *Proposed Scheme Plan Layout, NH0060-OIC-03-XX-DR, Sheet No. A-1130* stamped as 'Final Approved Plans' on XX January 2021 except where modified by conditions of consent.

Fees, Levies and Contributions

20. A Reserve Contribution for the one additional lot is payable and has been assessed at **\$13,907.54** including GST.

The contribution must be paid prior to the issue of a code of compliance certificate under the Building Act 2004, unless it is paid prior under the conditions of Decision Two below.

21. Prior to the issue of a 224c certificate under the Resource Management Act 1991, the consent holder shall pay Council Engineering Fees of \$628.00 plus \$314.00 per lot [total \$1,256.00 GST inclusive] for work that may be required for plan approvals, site inspections and consent compliance monitoring, plus any further monitoring charge or changes to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Engineering

22. The consent holder shall comply with the requirements of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012, unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
23. Prior to works commencing, the consent holder shall submit copies of the plans and specifications for the engineering development for approval to the satisfaction of the Council's Development Engineer. The engineering development must be in accordance with Paragraphs 1 to 5 of Schedule 1 contained in Part 4 of the Kapiti Coast District Council's (KCDC's) Subdivision and Development Principles and Requirements: 2012 (SDPR: 2012). No works shall commence until the plans are approved by KCDC's Development Engineer.

Note: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the KCDC's SDPR: 2012 and to enable accurate construction.

24. The consent holder shall advise the names and professional qualifications of any Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the KCDC's SDPR: 2012. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:

- Civil Engineering

Note: If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternative persons, or the Council may require the consent holder to employ a specified Suitably Qualified Person or Persons at the consent holders cost.

Prior to site work commencing:

25. The consent holder shall notify Council's Development Engineer prior to commencement of the following stages of work, so that the Council's Development Engineer, or their authorised representative, are present on site to inspect certain stages of the works. These stages are as follows:
- Commencement of works or recommencement after a substantial lapse;
 - Water reticulation connections and services prior to back fill;
 - Wastewater services and construction of new manholes prior to back fill;
 - Completed earthworks and prepared subgrade (roading and footpaths)
 - Finished base course before the commencement of road sealing;
 - Roads during Benkelman Beam testing (and NDM if required);
 - Road sealing – waterproof and final seal coat;
 - Final inspection.

Foundations

26. Any future structure requiring a Building Consent in terms of Building Act provisions, proposed on Lots 1 & 2 shall have specific foundation design by a suitably experienced Chartered Engineer or an appropriately qualified Geotechnical Engineer.

Note: Specifically designed foundations is required in accordance with the Building Act 2004 as recommended in report titled "Geotechnical Assessment Report and Foundation Recommendation – 35 Kaitawa Crescent, Paraparaumu, Kapiti Coast, Ref: N-H0060.03" by WSP Opus, dated February 2019. A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis.

Access & Transport

27. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall construct the vehicle crossing for the Right of Way in accordance with KCDC standard drawing KCDC-RD-005 rev R5. The Right of Way movement lane shall be formed and sealed or paved to comply with Part 3, section D & Part 4 Schedule 3 of SDPR: 2012.
28. All parking places are to be provided in accordance with the size and manoeuvring requirements specified in AS2890.1:2004.

Note: In the event that the parking places are not formed prior to the issue of the 224(c) certificate, a Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis.

Stormwater

29. The stormwater disposal design shall be in accordance with the requirements and intent of the report "35 Kaitawa Crescent: Water Storage and Hydraulic Neutrality. Ref: N-H0060.01" by WSP-Opus dated 10 June 2019. Prior to the issue of a Section 224(c)

certificate under the Resource Management Act 1991, the stormwater disposal system of right of way shall be installed.

Note: In the event that the stormwater disposal system of individual allotment is not installed prior to the issue of the 224(c) certificate, a Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:

- the certified stormwater disposal design as an option for compliance;
- the owners' responsibility to construct a system to meet the above performance standard
- the owners' responsibility to maintain the system on an on-going basis to meet the above performance standard as it applied at the time of approval.

Wastewater

30. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide each allotment with a new wastewater lateral which complies with the Council wastewater standard drawings and Part 3, section F & Part 4 Schedule 5 of SDPR: 2012.
31. The construction of wastewater reticulation systems shall only be undertaken by an approved contractor as defined in Part 3, section F(ix) of SDPR: 2012.

Water Supply

32. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide each allotment with a metered water supply which complies with the Council water supply standard drawings and Part 3, section G & Part 4 Schedule 6 of SDPR: 2012.
33. Lot 2's water lateral and manifold/meter within road reserve shall be aligned adjoining to proposed Easement A.
34. The construction of water supply reticulation systems shall only be undertaken by an approved contractor as defined in Part 3 section G(vii) of KCDC's SDPR: 2012.
35. With respect to any new and relocated residential building that does not comply with any one or more of the permitted activity standards under Rule 11B.1.2, the development and the water demand management system shall be in accordance with the recommendation and intent of the report entitled "35 Kaitawa Crescent: Water Storage and Hydraulic Neutrality. Ref: N-H0060.01" by WSP-Opus dated 10 June 2019. All supply of water to outside taps and garden irrigation shall be from an independent separated non-potable supply. A rain tank is the approved independent source.

Note: In the event that the development and water demand system is not installed prior to the issue of the 224(c) certificate, a Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:

- a. The ongoing obligation to reduce water demand by at least 30% from 1,560 litres per household per day.
- b. All supply of water to outside taps and garden irrigation shall be from an independent separated non-potable supply. A rain tank is the approved independent source.

- c. the owners' responsibility to maintain the system on an on-going basis to meet the performance standard as outlined in the report titled "35 Kaitawa Crescent: Water Storage and Hydraulic Neutrality. Ref: N-H0060.01" by WSP-Opus dated 10 June 2019.

Power & Telecommunications

36. The subdivision shall be serviced with electric power & telecommunication to lot boundary of each lot. If alternative means of providing electrical and telecommunications services are proposed by the consent holder and approved by Council, or it is unlikely that services will be required, then a consent notice under Section 221 will be lodged on the title noting this.

Note: For the avoidance of doubt, 'serviced to lot boundaries' shall mean that the supply of electric power is available from an underground system, and for telecommunications, shall mean that the reticulation of telecommunications facilities is available, which can be satisfied by a direct installation, or a fibre ready network facility being available.

Contaminated Land

37. All earthworks and remediation shall be undertaken in accordance with the *Contaminated Land Site Investigation Report* prepared by WSP and dated March 2019.
38. In managing earthworks and the potential for the disturbance of contaminated soil to affect human health during and after excavation/construction, the consent holder shall achieve the following outcomes:
 - Contaminated dust or sediment discharged is minimised;
 - All excavated contaminated soils are appropriately handled and disposed of at facilities registered for taking contaminated material; and
 - All soil that is to remain on the site will be suitable for the proposed future use of that site.
39. Within the 3 months of the completion of earthworks on the site, a Site Validation Report (SVR) shall be provided to Council. The SVR shall be prepared by a suitably qualified contaminated land professional in accordance with the Ministry of Environment Contaminated Land Management Guidelines, No 1 Reporting and Contaminated Sites in New Zealand and No. 5 Site Investigation and Analysis of Soils. The person preparing the report shall also provide a statement certifying that all works have been carried out in accordance with the requirements of the consent.

Note: Any site validation report shall cover the matters outlined in the MfE Contaminated Land Management Guidelines No.1 Reporting on Contaminated Sites in New Zealand (Revised 2011).

Miscellaneous

40. The consent holder must ensure that no nuisance effect, including dust, may be caused by discharge of material beyond the boundary of the subject site. For the avoidance of doubt material includes but is not limited to silt, sediment, vegetation and aggregate.

Easements

41. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. This consent is condition

on the easements being granted or reserved and they must be subject to section 243 of the Resource Management Act 1991.

Completion requirements

42. Completion documentation, including operation and maintenance manuals, shall be submitted in support of an application for Section 224(c) certification in accordance with Part 1 of NZS 4404:2010 and Part 4, Schedule 1 of KCDC's SDPR: 2012.
43. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide the Council with an itemised schedule of quantities and costs, and the CCTV inspection reports, for those services and assets which are to vest in Council.

Plans and meeting of conditions

44. The consent holder shall supply a copy of the title sheets of the e-survey dataset and shall list and indicate how each condition has been met to the satisfaction of the Council.

Advice Notes:

- All costs arising from any of the above conditions shall be borne by the consent holder.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
- The consent holder is required to comply with the Land Drainage Act 1908. Under this Act, all natural drainage patterns are to be preserved.
- The consent holder shall notify the Council's RMA Compliance Officer of the start and completion dates of the works in writing 48 hours before the works are carried out. The consent holder shall fill out and return (by email to the duty compliance officer at compliance.dutyofficer@kapiticoast.govt.nz or by post to Private Bag 60601, Paraparaumu) the form that is attached to the decision letter.
- The consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions (or review of consent conditions), or supervision of the resource consent as set in accordance with Section 36 of the Resource Management Act 1991. These costs* may include site visits, correspondence and the actual costs of materials or services which may have to be obtained.

*Please refer to Kapiti Coast District Council's current schedule of Resource Management fees for guidance on the current hourly rate chargeable for Council's staff.

- The consent holder is responsible for obtaining all other necessary consents, permits, and licences. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
- Access, manoeuvring and vehicle movements relating to the development of the Lots must be compliant with the provisions of the District Plan and be in accordance with relevant standards in NZS4404 and AS2890 including but not limited to:
 - Driveway gradient and break over angles;

- Minimum parking requirements;
 - On site manoeuvring;
 - Road design standards;
 - Garage and parking quantity & dimensions;
 - Visibility splays;
 - Councils standard drawings; and
 - Sight distances.
- It is the responsibility of every owner to provide vehicle crossing from the road carriageway to the property boundary for the purposes of off street parking or unloading.
 - Works within the legal road will only be approved where they comply with Council procedures and processes which are set out below:
 - a. Before undertaking work in the legal road you must make a Corridor Access Request (CAR) and receive a Works Access Permit (WAP) from us. Some examples of activities requiring a permit are:
 - trenching works;
 - footpaths and entranceways;
 - work within the berm or shoulder of the road; and
 - tree work scaffolding and crane work.
 - b. Before any excavations are undertaken a "Before U Dig" inquiry must be made to check for locations of any underground services. This is a web based service that you or your contractor use to get plans and information emailed out to you. This also provides the mechanism for you to make a Corridor Access Request and provide us with a Traffic Management Plan to protect your site, contractors, and the public during operations. Corridor Access Requests require 5 working days' notice before work can commence and Traffic Management Plans for road closures and events must be received 42 working days in advance of the closure or event. Please note: The "Before U Dig" service has no information on council's buried water, wastewater or stormwater assets. Our mapping tools show the location of the buried council assets.
 - c. Work must be undertaken in accordance with Councils guides and standard drawings. Examples of forms, guides and standards drawings (engineering plans) are available for download or print from the Council website and examples include:
 - Vehicle Crossing Installation Information;
 - Vehicle Crossing Application Form;
 - Roading Standard Drawings; and
 - Vehicle Crossing Guidelines
 - If any waahi tapu or other cultural site or an archaeological site(s) are uncovered during physical works, the consent holder shall require the contractor to adopt the following protocol:
 - a. Work shall cease immediately at that place;
 - b. The consent holder shall advise the Project Archaeologist, representatives of the [Atiawa ki Whakarongotai], and Heritage New Zealand Pouhere Taonga

- c. Materials discovered will be removed by the iwi responsible for the tikanga appropriate to their removal and preservation, or re-internment
- d. Works affecting the archaeological site shall not resume until Heritage New Zealand Pouhere Taonga, the Police (if koiwi or skeletal remains are involved) and iwi representatives have each given the appropriate approval for work to continue; and
- e. The contractor shall allow the iwi representative(s) and the archaeologist(s) access to the site to carry out the responsibilities of this protocol.


Where an archaeological authority from Heritage New Zealand Pouhere Taonga applies, and it conflicts with this accidental discovery protocol, the archaeological authority shall take precedence.

- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
- If you disagree with any of the above conditions or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.
- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2018/2019 Development Contribution Policy for the additional titles being created. The contributions will be calculated and levied for each additional allotment created by this resource consent in accordance with the fees that apply at the time consent is lodged. The fees are listed below:

Items	Fees including GST(NZD)
Roading & Transport - Districtwide	\$1,974.00
Water Treatment - Paraparaumu	4,834.00
Water Reticulation - Paraparaumu	1,559.00
Wastewater Treatment - Paraparaumu	584.00
Wastewater Reticulation - Paraparaumu	0.00
Stormwater - Districtwide	490.00
Stormwater Collection & Management - Paraparaumu	1,522.00
Community Infrastructure - Districtwide	1,678.00
Total	\$12,641.00

There is one additional unit of demand being created under this resource consent. The contribution must be paid prior to the issue of code of compliance under the Building Act 2004, unless it is paid prior under Decision Two above.


 Marnie Rydon
 Principal Resource Consents Planner


 Eloise Carstens
 Resource Consents Team Leader

Appendices to Section 42a Report for RM190125

- 1 Notification Report
- 2 Submissions
- 3 Pre-Hearing Meeting Report
- 4 Post Suspension Information
- 5 Recommended Final Approved Plans

APPENDIX 1
Notification Report

17 March 2020

Kapiti Coast District Council Section 95 Notification Report under the Resource Management Act 1991 (RMA)

Application No.:	RM190125
Applicant:	Housing New Zealand Limited
Site Address:	35 Kaitawa Crescent, Paraparaumu
Legal Description:	LOT 62 DP 23300 CT B1/1459
Site Area:	842m ²
Applicant's Address for Service:	C/- WSP Opus PO Box 12 003 Thorndon, Wellington
Proposal:	To undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks
Operative District Plan Zone:	Residential
Proposed District Plan Zone:	Residential
Activity Status:	Subdivision - Non-Complying Land Use - Discretionary

Report prepared by: Marnie Rydon, Principal Resource Consents Planner
Report peer reviewed by: Vijay Soma, Resource Consents and Compliance Manager

1. PREAMBLE

This report assesses the potential adverse effects in respect to resource consent application RM190125 and includes a recommendation and decision on whether the application be processed on a non-notified, limited notified or publicly notified basis.

2. THE PROPOSAL

2.1 Description of Proposal

The Applicant has applied for resource consent to undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings (one single storey on proposed Lot 1 and one two storey on proposed Lot 2) prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks at 35 Kaitawa Crescent, Paraparaumu.

The proposal includes the following, as described in the Resource Consent Application (WSP Opus, June 2019):

It is proposed to subdivide the site into two lots. Proposed Lot 1 is the front lot with proposed Lot 2 at the rear. The new driveway is located partly on both lots and will be

subject to a right of way and easements for services. The proposed subdivision scheme plan and easements are shown in Appendix B.

Proposed Lot 1 will be rectangular in shape with an area of 442m² (net area of 336m²). It will contain a new, 2-bedroom unit, a new car-pad, a concrete outdoor living area and an outdoor living court at the north eastern corner of the site (plans in Appendix C). The proposed car-pad will be accessed via the new driveway. Two water storage tanks will be located on the eastern boundary of the site. There will also be a grassed outdoor area in the south eastern corner of the site.

Proposed Lot 2 will be rectangular in shape with an area of 400m² (net site area of 384m²). It is proposed to construct a new 3-bedroom unit, a new car-pad, a concrete living area and an outdoor living court to the north of the unit. The proposed car-pad will be accessed via the new driveway (plans in Appendix C). Two water storage tanks will be located in the north eastern corner of the site adjacent to the eastern boundary. There will be grassed lawn surrounding the new unit on the north, east and west sides.

The new driveway will be 4m wide and will run along the west side of the site, and has an area of 151m². A 16m² section of the driveway on proposed Lot 2 will be used for reversing from the new car-pad on Proposed Lot 1. There will be a 1.2m high fence for 5m along the eastern and western boundaries of the site and along the southern (front) boundary at the start of the driveway and a 1.8m high fence at the end of the driveway to provide separation from the driveway and the living area behind it.

New water, sewer, power and telecommunications connections will be provided to the two units. The location of the water, wastewater and stormwater connections are shown on the site plan in Appendix C. The existing overhead cables will be disconnected and re-routed to suit the new units. The existing house and garage will be demolished prior to the issue of the new titles.

Most of the existing vegetation will be removed from the site and new trees will be planted, at the locations shown on the site drawing in Appendix C.

2.2 Application and Supporting Information and Further Information Requested

The following information has been provided by the applicant in support of the application:

- Application and Assessment of Environmental Effects prepared by WSP Opus and dated June 2019.
The Assessment of Environmental Effects concludes that the activity will have less than minor adverse effects on the environment and is consistent with the relevant policy framework of the Proposed District Plan Appeals Version 2018 and the Operative District Plan 1999;
- Record of Title;
- Subdivision Scheme Plan prepared by WSP Opus and dated 27 February 2019;
- Detailed Design Plan prepared by WSP Opus and dated June 2019;
- Water Storage and Hydraulic Neutrality Report prepared by WSP Opus and dated 10 June 2019;
- Geotechnical Assessment Report and Foundation Recommendation prepared by WSP Opus and dated February 2019;
- Contaminated Land Assessment Report, prepared by WSP Opus and dated February 2019;

- Contaminated Land Site Investigation Report, prepared by WSP Opus and dated March 2019;
- Responses to Further Information Requested received 19 December 2019, 8, 9, 15, 16, 22 and 23 January 2020 prepared by WSP Opus.

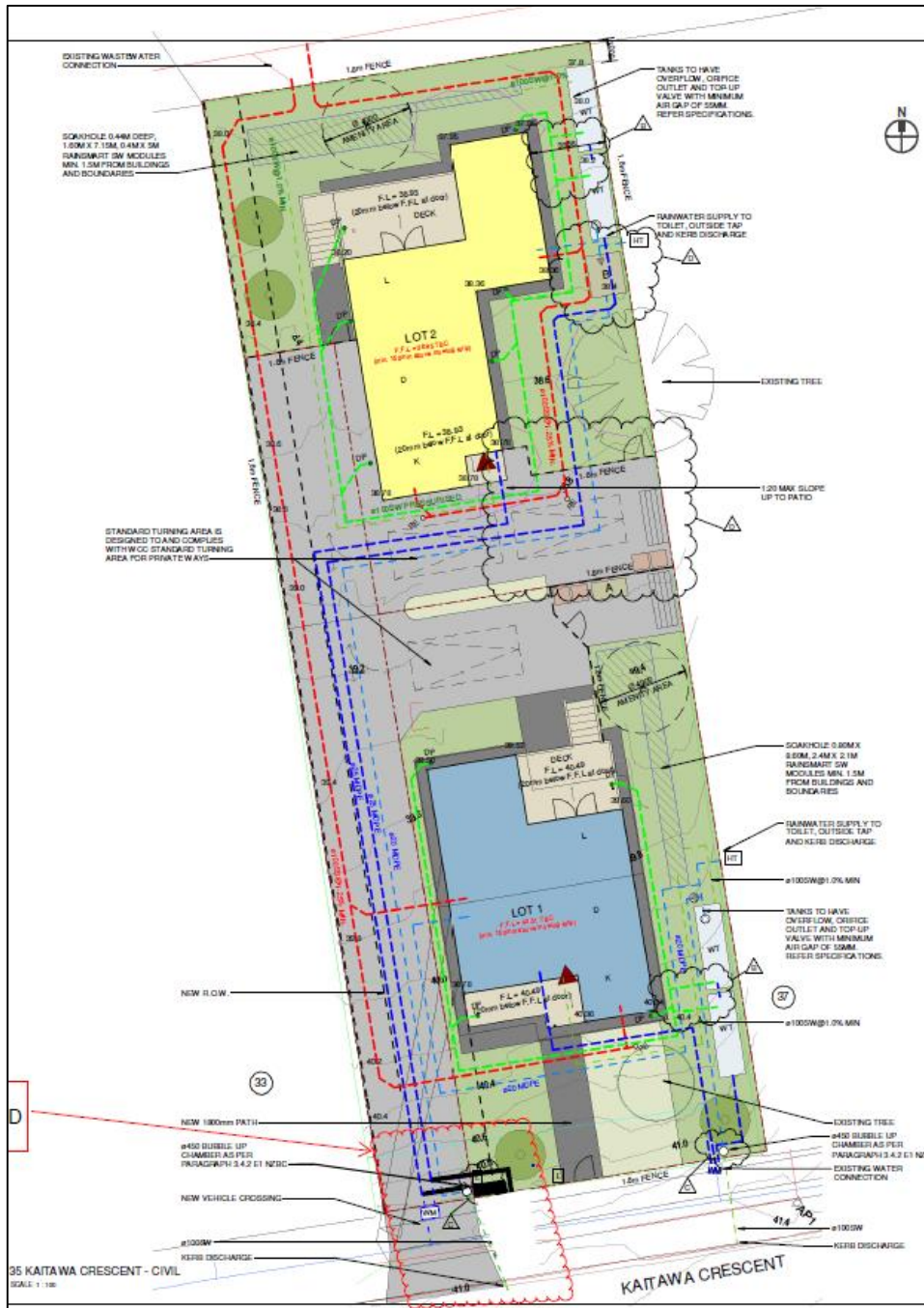


Figure 1: Proposed scheme plan

2.3 Written Approvals

No written approvals for the proposal have been obtained.

3. SITE AND SURROUNDING ENVIRONMENT

3.1 Site Description

The subject site known as 35 Kaitawa Crescent, Paraparaumu, legally described as Lot 62 DP 23300 and held in Record of Title WNB1/1459 is shown to contain an area of 842m². There is a Building Line Restriction Registered on the Record of Title that will not be impacted by the proposal.



Figure 2: Aerial image of subject site showing topography

3.2 Surrounding Environment

The site is surrounded by residential properties that range in size from 809m² to 1,391m². The properties generally contain one dwelling per original lot, accessory buildings and large open spaces of landscaping. No infill development has occurred, although the properties known as 94 Ruapehu Street and 1A Kaitawa Crescent are cross less rather than fee simple and therefore contain two dwellings.

Approximately 170m to the northwest of the subject site is Kaitawa Reserve which contains playground areas, a stream and parts of ecological site K150.



Figure 3: View of 35 Kaitawa Crescent from the street



Figure 4: Garage to be removed and area where the dwelling on proposed Lot 2 is proposed to be constructed

4. DISTRICT PLAN PROVISIONS

In November 2012, Council notified the Proposed District Plan (PDP). Following submissions, hearings and the releasing of decisions on 22 November 2017, there was an appeals period. The appeals period closed on 25 January 2018.

As of 26 January 2018, any provisions of the PDP not appealed are operative and the corresponding provisions of the Operative District Plan (ODP) 1999 fall away. The ODP objectives, policies and maps still have legal effect and must be considered when processing applications.

As this application was lodged on 17 June 2019, the version of the Proposed District Plan most relevant is the one updated on 6 June 2019 to reflect the resolution to appeals.

The District Plans are assessed below.

4.1 Kapiti Coast Operative District Plan Zoning and Overlays

The property is zoned Residential under the Kapiti Coast Operative District Plan. There are no other planning features or notations for the site shown on the planning maps.

5. PROPOSED KAPITI COAST DISTRICT PLAN 2018 (APPEALS VERSION)

5.1 Zoning and Overlays

The property is zoned Residential, as shown in the Proposed District Plan. There are no other planning features or notations for the site shown on the planning maps.

5.2 Relevant Rules and Standards

Land Use

Chapter 5 Living Zones

Table 5A.1 Permitted Activities

6. *New buildings, and any minor works, additions or alterations to any building (excluding any listed historic heritage building).*

Standards

Maximum number of household units

2. *For any lot in the Residential and Beach Residential Zones which is not in a focused infill precinct, no more than one household unit may be erected, except that:*

- a. *up to four household units may be erected on site provided it can be shown that:*
 - i. *each household unit is capable of being contained within its own lot which complies with the subdivision standards under Rules 5A.2.3 and 5A.3.3;*
 - ii. *each household unit must be separated by a distance not less than 4.5 metres, except that this shall not apply to any attached household units;*
 - iii. *each household unit must comply with the permitted activity standards under Rule 5A.1.6; and*
 - iv. *each household unit must comply with the payment of financial contributions under Chapter 12.*

Yards and building location

11. *Any lot must meet the following minimum yard requirements:*

- a. *for any front yard in the Residential Zone:*
 - i. *any building or above ground water tank must be set back at least 4.5 metres from any legal road boundary, except that any primary residential building may be located within a distance no closer than 3 metres from any road boundary provided that any part of the primary residential building located within 4.5 metres of the road boundary is not used as a garage, carport or other covered vehicle storage area;*
- c. *Side and rear yards:*
 - i. *any residential building and any habitable room within any accessory building, must be setback from side or rear boundaries such that the following minimum dimensions are achieved:*
 - a. *if located on front lot - 3 metres rear yard, 3 metres one side yard, and 1.5 metres all other side yards; and*
 - b. *if located on rear lot - 3 metres all yards;*
 - ii. *any accessory building, excluding habitable rooms within the accessory building, must be setback from side or rear boundaries such that rear and side yards have a minimum width of 1 metre.*

Table 5A.4 Discretionary Activities

2. *Any building, minor works, additions or alterations to any building, which does not comply with one or more of the permitted activity standards under Rule 5A.1.6.*

Chapter 11 infrastructure, Services and Associated Resource Use

11.4 Managing Demand on Network Utilities – Water Supply, Sanitation and Stormwater

Table 11B.1 Permitted Activities

2. Any new and relocated residential buildings on land where potable public water supply is available.

Standards

1. All new or relocated residential buildings where potable public water supply is available to a residential building must be fitted with one of the following:

- a. rainwater storage tanks with a minimum capacity of 10,000 litres for the supply of non-potable water for outdoor uses and indoor toilets; or
- b. rainwater storage tanks with a minimum capacity of 4,000 litres for the supply of non-potable water for outdoor areas and indoor toilets, and a greywater re-use system for outdoor irrigation. The greywater re-use system shall re-use all water from bathrooms (excluding toilets) and laundry washing machines.

Table 11B.3 Restricted Discretionary Activities

1. Any new and relocated residential building that does not comply with any one or more of the permitted activity standards under Rule 11B.1.2.

Standards

1. An assessment that demonstrates the system proposed will permanently reduce water demand associated with the household unit(s) by at least 30% from Household 2007 summer average water use.
2. The provision of a non-potable supply for all outdoor uses associated with the household unit, including garden irrigation.
3. Provision must be made to ensure that no outdoor taps can be connected to the potable public water supply.

11.7 Access and Transport

Table 11P.1 Permitted Activities

2. Residential activities including:

- a. Habitable buildings

Standards

1. A minimum of 2 carparks (including garages or carports) per household unit.

Table 11P.4 Discretionary Activities

1. Any activity which is not identified as a permitted, controlled, or restricted discretionary activity.

Subdivision

Chapter 5 Living Zones

Table 5A.2 Controlled Activities

3. Except as provided for under Rule 5A.2.1, subdivision of land within the Residential Zone at Raumati, Paraparaumu, Waikanae and Ōtaki (excluding Ōtaki Beach), excluding land within any precinct listed in Policy 5.1.

Standards

1. Each lot must have legal and physical access to a legal road.
2. Each lot must have a flood free building area above the estimated 1% Annual Exceedance Probability flood event.

Parent lot area

3. The land to be subdivided shall be less than 3,000m² in area.

Note: Subdivision of land greater than 3,000m² is provided for under Rule 5A.3.3.

Minimum lot size

4. For all areas, excluding the Residential Zone at Ōtaki, the minimum lot area shall be 450m² (inclusive of access).

Shape factor

6. Each lot must be capable of accommodating an 18 metre diameter circle.
7. Where a rear lot is created, the shape factor circle for the front lot(s) may extend over the access leg for the rear lot by a distance not exceeding 3 metres.

Infrastructure, access and services

8. Access, water supply, wastewater and stormwater drainage systems, and underground power and telecommunications must be provided in accordance with the Council's Subdivision and Development Principles and Requirements 2012.

9. The maximum number of lots gaining legal and physical access by rights of way shall be 6.

10. Access to all lots must comply with the standards in Chapter 11 – Infrastructure.

Financial Contributions

12. Compliance with Table 12A.1 - financial contributions.

Table 5A.3 Restricted Discretionary Activities

1. Each lot must have legal and physical access to a legal road.

Minimum and average lot sizes

2. Each lot must meet the following minimum requirements:

h. for all other land in the Residential Zone or Beach Residential Zone where the land to be subdivided is less than 3,000m² in area:

i. the minimum lot area shall be 450m² (exclusive of access); and

ii. the minimum average lot area for the entire subdivision shall be 600m² (exclusive of access);

Shape factor

3. Each lot must be capable of accommodating an 18 metre diameter circle.

Table 5A.4 Discretionary Activities

5. Any subdivision of land in the Residential Zone at Raumati, Paraparaumu, Waikanae and Ōtaki (excluding land within any precinct identified in Policy 5.1) where the land to be subdivided is less than 3,000m² in area and it:

a. is not a controlled activity under Rule 5A.2.1 or 5A.2.3;

b. meets all standards under Rule 5A.3.3 except standard (3);

c. has a minimum lot area of 450m²; and

d. each lot can accommodate a 15m diameter circle.

Table 5A.5 Non-Complying Activities

2. Any subdivision of land which is not a controlled activity under Rules 5A.2.1 or 5A.2.3, a restricted discretionary activity under Rule 5A.3.3, or a discretionary activity under Rule 5A.4.5.

5.3 Activity Status

Land Use

- The proposal to construct two dwellings on a site that do not meet the associated subdivision standards is a **discretionary activity** under Rule 5A.4.2;
- The proposal to place water tanks and accessory buildings on the boundary not meeting the required 1m yard setback is a **discretionary activity** under Rule 5A.4.2;
- The proposal to reduce the size of the water tanks is a **restricted discretionary activity** under Rule 11B.3 as all associated standards are complied with;
- The proposal to provide one car park for each proposed dwelling instead of the required two is a **discretionary activity** under Rule 11P.4.1.

Overall, the land use component of the application is a **discretionary activity** as this is the more restrictive activity status.

Subdivision

- The proposed subdivision is a **non-complying activity** under Rule 5A.5.2 as the shape factor and minimum and average lot size requirements for controlled,

restricted discretionary and discretionary subdivisions in the residential zone are not complied with.

6. RELEVANT NATIONAL ENVIRONMENTAL STANDARDS

There are currently six operative National Environmental Standards, these relate to the air quality, sources of drinking water, telecommunication facilities, electricity transmission activities, contaminants in soil and plantation forestry.

The relevant National Environmental Standard is set out below.

6.1 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) is a nationally consistent set of planning controls and soil contaminant values. It ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed - and if necessary, the land is remediated or the contaminants contained to make the land safe for human use.

The NESCS came into effect on 1 January 2012.

The NESCS applies to assessing and managing the actual or potential adverse effects of contaminants in soil on human health from five activities: subdivision, land-use change, soil disturbance, soil sampling, and removing fuel storage systems.

The proposed development of 35 Kaitawa Crescent, Paraparaumu is covered by two of the activities above, subdivision and soil disturbance.

Sampling was undertaken on the site that showed lead concentrations above the Soil Contamination Standard. The preliminary site investigation report does not state that *“it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land”* as required by the permitted activity standards of the NESCS.

The controlled activity standards are also not met as the soil contamination exceeds the application regulation 7 standard for lead. As the permitted and controlled standards are not met, the proposal becomes a **restricted discretionary** activity under Section 10(1) of the NESCS with the following requirements being met:

(2) The activity is a restricted discretionary activity while the following requirements are met:

(a) a detailed site investigation of the piece of land must exist:

(b) the report on the detailed site investigation must state that the soil contamination exceeds the applicable standard in regulation 7:

(c) the consent authority must have the report:

(d) conditions arising from the application of subclause (3), if there are any, must be complied with.

7. RELEVANT NATIONAL POLICY STATEMENTS

There are currently five operative National Policy Statements, these relate to the Coastal Environment, Urban Development Capacity, Freshwater Management, Renewable Electricity Generation and Electricity Generation.

The relevant National Policy Statement is set out below.

7.1 National Policy Statement on Urban Development Capacity (NPSUDC)

The National Policy Statement on Urban Development Capacity 2016 (NPSUDC) sets out the objectives and policies for providing development capacity under the Resource Management Act 1991.

The NPSUDC came into effect on 1 December 2016. The Kapiti Coast is identified in the NPSUDC as a medium-growth urban area.

8. RELEVANT STATUTORY PROVISIONS

In considering whether or not notification is required, Sections 95A to 95E of the Resource Management Act 1991 must be considered. Sections 95F and G are not relevant to this application. Sections 95 to 95E are referenced below:

95 Time limit for public notification or limited notification

95A Public notification of consent applications

95B Limited notification of consent applications

95C Public notification of consent application after request for further information or report

95D Consent authority decides if adverse effects likely to be more than minor

95E Consent authority decides if person is affected person

For the full text of the above provisions, please refer to the Resource Management Act 1991.

8.1 Determining If Notification Is Required

There are two key steps in the process of determining whether an application should be publicly notified, or be processed on a limited or non-notified basis.

Step 1 requires the Council to decide if an application should be publicly notified (as set out below). If the Council determines that the activity should not be publicly notified then they revert to the next step in the process, which is to determine if there are any affected persons who need to be limited notified of the application.

A full list of the provisions for public notification is provided below. In summary, an application should be publicly notified if the adverse effects on the environment are more than minor (but not less than minor or minor) or special circumstances exist that warrant public notification.

A person is considered to be an affected party, for the purpose of limited notification, if the effects on them are minor or more than minor, but not less than minor.

The steps for determining limited notification, as set out in s95B is provided below.

8.2 s95A Public Notification

(1) A consent authority must follow the steps set out in this section, in the order given, to determine whether to publicly notify an application for a resource consent.

Step 1: mandatory public notification in certain circumstances

(2) Determine whether the application meets any of the criteria set out in subsection (3) and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 2.

(3) The criteria for step 1 are as follows:

- (a) the applicant has requested that the application be publicly notified;
- (b) public notification is required under section 95C;
- (c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

Step 2: if not required by step 1, public notification precluded in certain circumstances

(4) Determine whether the application meets either of the criteria set out in subsection (5) and,—

- (a) if the answer is yes, go to step 4 (step 3 does not apply); and
- (b) if the answer is no, go to step 3.

(5) The criteria for step 2 are as follows:

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:

(b) the application is for a resource consent for 1 or more of the following, but no other, activities:

- (i) a controlled activity;
- (ii) a restricted discretionary or discretionary activity, but only if the activity is a subdivision of land or a residential activity;
- (iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity;
- (iv) a prescribed activity (see section 360H(1)(a)(i)).

(6) In subsection (5), residential activity means an activity that requires resource consent under a regional or district plan and that is associated with the construction, alteration, or use of 1 or more dwellinghouses on land that, under a district plan, is intended to be used solely or principally for residential purposes.

Step 3: if not precluded by step 2, public notification required in certain circumstances

(7) Determine whether the application meets either of the criteria set out in subsection (8) and,—

- (a) if the answer is yes, publicly notify the application; and
- (b) if the answer is no, go to step 4.

(8) The criteria for step 3 are as follows:

(a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:

(b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

Step 4: public notification in special circumstances

(9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and,—

- (a) if the answer is yes, publicly notify the application; and
- (b) if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.

8.3 s95B Limited Notification

(1) A consent authority must follow the steps set out in this section, in the order given, to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

Step 1: certain affected groups and affected persons must be notified

(2) Determine whether there are any—

- (a) affected protected customary rights groups; or
- (b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).

(3) Determine—

- (a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and
- (b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

(4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).

Step 2: if not required by step 1, limited notification precluded in certain circumstances

(5) Determine whether the application meets either of the criteria set out in subsection (6) and,—

- (a) if the answer is yes, go to step 4 (step 3 does not apply); and
- (b) if the answer is no, go to step 3.

(6) The criteria for step 2 are as follows:

- (a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification;
- (b) the application is for a resource consent for either or both of the following, but no other, activities:
 - (i) a controlled activity that requires consent under a district plan (other than a subdivision of land);
 - (ii) a prescribed activity (see section 360H(1)(a)(ii)).

Step 3: if not precluded by step 2, certain other affected persons must be notified

(7) Determine whether, in accordance with section 95E, the following persons are affected persons:

- (a) in the case of a boundary activity, an owner of an allotment with an infringed boundary; and
- (b) in the case of any activity prescribed under section 360H(1)(b), a prescribed person in respect of the proposed activity.

(8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

(9) Notify each affected person identified under subsections (7) and (8) of the application.

Step 4: further notification in special circumstances

(10) Determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons), and,—

- (a) if the answer is yes, notify those persons; and
- (b) if the answer is no, do not notify anyone else.

8.4 Effects that must be disregarded

When determining if an application has effects that are more than minor, which would require public notification, section 95D states that the effects on persons who are owners and occupiers of the land in, on or over which the application relates, or of land adjacent to that land must be disregarded. Any effects that are permitted by rules within National Environmental Standards or Plan or Proposed Plan may also be disregarded.

Section 95D states:

Consent authority decides if adverse effects likely to be more than minor

A consent authority that is deciding, for the purpose of section 95A(8)(b), whether an activity will have or is likely to have adverse effects on the environment that are more than minor—

(a) must disregard any effects on persons who own or occupy—

- (i) the land in, on, or over which the activity will occur; or*
- (ii) any land adjacent to that land; and*

(b) may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect; and

(c) in the case of a restricted discretionary activity, must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts discretion; and

(d) must disregard trade competition and the effects of trade competition; and

(e) must disregard any effect on a person who has given written approval to the relevant application.

Effects that must be disregarded – effects on adjacent properties

The adjacent land includes the following properties:

- 7, 33 and 37 Kaitawa Crescent

Any effect on a person who has given written approval to the application must also be disregarded. No written approvals were provided with the application.

Effects that may be disregarded – permitted baseline assessment

The permitted baseline refers to the adverse effects of permitted activities on the subject site.

The Proposed District Plan (PDP) permits one dwelling and one minor flat (of not more than 54m²) and accessory buildings with a maximum total coverage of 60m² to be constructed on a property of 842m² provided they comply with all of the permitted activity rules and standards contained within each of the chapters of the PDP.

The Act provides for the Council to disregard any effect that if a rule in a plan or proposed plan permits an activity with that effect, as a discretion.

The application proposes to construct two dwellings (75m² and 115m²) and undertake a two-lot subdivision. All subdivisions on the Kapiti Coast require a resource consent. Further, the size of the proposed dwellings means that they are larger than what would be anticipated as a complying land use development of the site. Therefore, the permitted baseline is not considered relevant.

8.5 Receiving environment

The effects of the activity are also required to be assessed against the “existing environment”. This includes existing use rights, existing activities carried out under existing consents and resource consents which have been granted where it appears those consents will be implemented. The concept of the existing environment refers to a state of affairs which a consent authority must determine and take into account when assessing the effects of allowing an activity; by contrast, the permitted baseline provide the authority with an optional means of measuring – or more appropriately excluding – adverse effects of that activity which would otherwise be inherent in the proposal.

The receiving environment is comprised of the following:

- The existing dwelling and detached accessory building;
- Residential properties of a similar size to the subject site that contain centrally located dwellings, accessory buildings to the rear and residential landscaping.

This is the reasonably foreseeable environment within which the adverse effects of the proposal are considered.

9. ASSESSMENT OF EFFECTS (Section 95D)

As the land use component of the application is a discretionary activity and the subdivision a non-complying activity, the Council's assessment is not restricted to any particular matters.

In undertaking this assessment of effects, in accordance with s95D(1) I have disregarded:

- any effects on persons who own or occupy the subject site and adjacent land to the site,
- trade competition and the effects thereof.

The matters requiring assessment have been determined to be:

- Character, Amenity and Density Effects
- Servicing and Construction Effects
- Natural Hazards Effects
- Contaminants in Soil Effects
- Transportation Effects
- Water Demand Management Effects

9.1 Character, Amenity and Density Effects

The standards of the PDP endeavour to ensure that development does not detract from the character and amenity of the surrounding environment.

In this case, the density and character of Kaitawa Crescent and the surrounding area is large 800-1,300m² properties that contain one dwelling which is located in the centre of the site. Garages and accessory buildings are generally located to the rear and landscaping areas are located between the dwellings and the property boundaries.

The proposed subdivision resulting in lots of 442m² (proposed Lot 1) and 400m² (proposed Lot 2) are significantly smaller than the properties in the surrounding environment and do not meet the minimum lot size of 450m² anticipated by PDP by 8m² and 50m². The PDP also requires an average lot area of 600m² across the subdivision exclusive of access. The average lot area across the proposed subdivision exclusive of access is 361.5m².

The properties at 33 and 37 Kaitawa will see an increase in the built form on the site due to the proposal for two dwellings including one which is two storeys. This will result in a change to the low density character on the site. It is considered this will have a minor adverse effect on the adjacent sites by resulting in a higher percentage of the land being used for buildings. The current character of the area consists of large areas of open space (lawns) and gardens and the proposal will depart from this.

The Proposed District Plan anticipates a minimum lot size of 450m² with an average minimum lot size across the subdivision of 600m²; therefore; it is considered that the adjoining properties would have a reasonable expectation that a two lot subdivision or the construction of two dwellings on the subject site would be unlikely to occur.

The proposal will result in an additional two storey dwelling to the rear which will adjoin the most sensitive areas (private open space) of the adjoining sites. If the minimum and average lot sizes were met it is considered that the effect upon the adjoining properties would be much less; however, in this instance the effects of the proposed density on the adjoining properties are assessed to be minor.

The occupation of the site in a way that is not anticipated by the Proposed District Plan will have a minor effect on the amenity of the adjoining properties given the higher occupation of the subject site will increase noise from vehicles coming to two dwellings as opposed to one and the noise from the occupants of the proposed dwellings.

The applicant is proposing to place rainwater storage tanks requiring a 1m yard setback directly adjoining the boundary with 37 Kaitawa Crescent. Although due to the height being 2m, they will not encroach the height envelope permitted activity standard, but they will be visible over the top of the proposed fence which is 1.8m in height.

The accessory buildings (garden sheds) that also encroach the required yard setback will be located along the common boundary between proposed Lots 1 and 2 and as these will be retained in the ownership of the Applicant, it is considered that approval for the encroachment is inherent in the application.

Overall, the adverse character, amenity and density effects are considered to be minor on the properties at 7, 33 and 37 Kaitawa Crescent.



Figure 5: Aerial image of the subject site (bordered by black and white) and surrounding environment

9.2 Servicing and Construction Effects

A new sewer connection for proposed Lot 2 will be provided from the Council sewer main located within the property at 7 Kaitawa Crescent as shown in figure 6 below. Both lots are proposed to be serviced from this sewer main as the one located within Kaitawa Crescent to the south of the subject site would require pumps as the road sits higher than the subject site.

Given trenching construction works are required to be undertaken within an adjoining privately owned property for this connection to be created, the adverse effects of servicing on 7 Kaitawa Crescent are considered to be minor.

Water will be provided from Council's reticulated system in Kaitawa Crescent to each of the allotments with one new connection required for proposed Lot 2 which will be located down the proposed right of way.

Underground power and telecommunications services will be provided to each lot as required by Council's Subdivision and Development Principles and Requirements 2012 (SDPR).

A report on stormwater disposal and hydraulic neutrality was provided with the application and demonstrates that each dwelling will be able to comply with the requirements of the PDP and SDPR.

The sewer, water, power, telecommunications and access rights will be protected via proposed easements.

Other than the effects associated with the new sewer connection, the works required for providing services to the proposed dwellings will be temporary in nature and no different to what could be expected in association with a permitted activity (i.e. accessory building); therefore, the other adverse construction effects are considered to be less than minor.



Figure 6: Existing and surrounding services. Dark blue = water, red = sewer and pink = private connections

9.3 Natural Hazards Effects

The site is not shown to be subject to any flood hazards as per the ODP, PDP or latest flood hazard maps or be within any of the fault avoidance areas.

The application was accompanied by a geotechnical report and foundation recommendation that included an assessment on liquefaction risk.

The geotechnical investigations showed that the stratigraphy beneath the site is generally uniform across the site. Under the initial 200mm layer of topsoil at ground level, there is a very stiff silt layer 0.8m in depth. The stiff silt layer is underlain with dense to very dense gravels in a silt matrix. The report further states that “groundwater was not encountered in any of the hand augers, which were excavated to a maximum depth of 1.2m below ground level.”

The report notes that *“GNS undertook a regional liquefaction hazard study for the Wellington Region (GNS, 2014). A liquefaction susceptibility map was developed for this report. This liquefaction susceptibility map indicates that the site lies in “Low” liquefaction susceptibility zone which gives a liquefaction damage rating of “None” for magnitude MM8 and MM9.*

The shallow soil investigation undertaken at the site, appears to confirm the above statement.”

The report concludes:

“Based on the desk study, ground investigation and geotechnical assessment, the conclusions and recommendations are given as follows:

- *Soils underlying 35 Kaitawa Crescent are likely to comprise very stiff silt layer below topsoil underlain by dense to very dense gravel layer with silt matrix;*
- *Based on the geotechnical investigations, “good ground” is encountered from about 0.8m below the existing ground level;*
- *The material above this level does not comply with the requirements of “good ground” as defined in NZS3604, and should the building foundation be above the level of 0.8m below existing ground level, specific engineering design will be required.*
- *A shallow strip / pad foundation or short timber pile foundation is suitable for the proposed building for use at the site.*
- *The site subsoil class for the proposed development site is considered to be Class D –deep or soft soil site, in terms of the seismic design requirements of NZS 1170.5:2004;*
- *The likelihood of liquefaction occurring and ground damage in a seismic event at this site is considered low.”*

As recommended in the geotechnical report, the top 0.8m of material on the site will be removed. Across the site, this equates to approximately 73.8m³ of land disturbance. As the ground level will not alter by more than 1m, the proposed earthworks do not trigger the requirement for resource consent under the PDP.

Based on the report provided with the application, the adverse natural hazard effects are considered to be less than minor.

9.4 Contaminants in Soil Effects

As outlined in section 6.1 of this report, lead contaminated soils were found on the subject site. A Contaminated Land Site Investigation Report was provided with the

application which details that the contaminated soil will be removed from the site as part of the proposed development.

The report also contains the following recommendations:

Produce should not be cultivated in the garden bed along the West side of the house.

Prior to earthworks being undertaken in this area, additional soil samples are collected to delineate the extent of the lead containing soils. This will also be relevant to determine options for management or disposal of soils.

Avoid handling soils in this area by using low maintenance planting and/or installation of hardstand such as weed mat and stone/chip or hard pavement. If soils are handled in this garden bed, hands must be thoroughly washed to remove dirt from hands and beneath finger nails.

Prevent children from playing or gardening in this area.

Additional information on the nature of renovations and garden activities for this property may give a greater understanding for the elevated result.

All potentially contaminated land will be disposed of at an appropriate location offsite prior to the other earthworks occurring on the site.

Overall, the adverse effects associated with the contaminated soil are considered to be less than minor.

9.5 Transportation Effects

The Applicant is proposing to provide one car parking space for the dwelling on proposed Lot 1. Proposed Lot 2 will have the required two car parking spaces and has demonstrated that onsite manoeuvring is able to be undertaken although this is not a requirement of the PDP in this location.

The dwelling on proposed Lot 1 will contain two bedrooms and given the width of the carriageway of Kaitawa Crescent being approximately 7.6m, it has been considered by Council's Access and Transport Manager that one car park is acceptable.

The increase in vehicle movements can easily be accommodated by the surrounding road network and therefore, any transportation effects are considered to be less than minor.

9.6 Water Demand Management Effects

The Applicant is proposing to reduce the size of the required 10,000l rainwater tanks required for water demand management by 4,275l (proposed Lot 1) and 4,642l (proposed Lot 2).

The reduction complies with the restricted discretionary activity standards as demonstrated by the WSP Opus Water Storage and Hydraulic Neutrality Report (10 June 2019) and each dwelling will be provided with an appropriate amount of non-potable water that will have a less than minor effect on public health, ecological and hydrological systems.

9.7 Conclusion

The proposal is considered to have **less than minor** adverse natural hazards effects.

The proposal is considered to have **less than minor** adverse water demand management effects.

The proposal is considered to have **minor** adverse effects from servicing and construction on the property at 7 Kaitawa Crescent.

The proposal is considered to have **minor** adverse effects on character, amenity and density on the properties at 7, 33 and 37 Kaitawa Crescent.

The proposal is considered to have **less than minor** adverse effects on contaminants in soil.

The proposal is considered to have **less than minor** adverse effects on transport.

10. PUBLIC NOTIFICATION RECOMMENDATION

I am of the opinion that the proposal need not be publicly notified for the following reasons:

- The applicant has not requested that the proposal be notified (s95A(3));
- Public notification is not required pursuant to section 95C;
- No exchange of recreation reserve is proposed;
- The adverse effects of the proposal will be minor; and
- There are no special circumstances associated with the proposed development which could warrant the application being publicly notified. While the proposal is a non-complying activity, residential development in a residential area is not considered to be an unusual circumstance.

11. LIMITED NOTIFICATION RECOMMENDATION

I am of the opinion that the proposal be subject to limited notification to the following parties as the adverse effects of the construction of the proposed dwellings and two lot subdivision are minor:

- 7 Kaitawa Crescent
- 33 Kaitawa Crescent
- 37 Kaitawa Crescent

Reported and Recommended by: _____

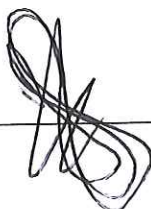


Marnie Rydon

Principal Resource Consents Planner

Decision: *"That the above recommendation be adopted."*

Delegated Officer _____



Vijay Soma

Resource Consents and Compliance Manager

APPENDIX 2
Submissions

Dear Chief Executive Officer at KCDC & Mat Marois, Housing New Zealand Ltd

@: submissions@kapiticoast.govt.nz & mat.marois@wsp.com

Application Number: RM190125

We reside at 7 Kaitawa Crescent, Paraparaumu. The property referred to as bordering north (although we would call this west) of the proposed subdivision Lot 62 DP23300, 35 Kaitawa Crescent, Paraparaumu.

We oppose the application and also support the submission by Paul Marlow, 33 Kaitawa Crescent, 5032 & other submissions by fellow neighbours. They've all included/raised multiple issues/impacts that we support and have not reiterated here.

Reason for submission:

Specific parts of the application that my submission relates to are:

1. Subdivision of the section - high density housing in low density area – increased person on smaller section
2. Two Lvl, 3+1 (4) bedroom home bordering our property – loss privacy, increase in noise level.
3. Storm water run-off / sewage disposal
4. Building consent has been approved?

My submission is:

Include further details on whether you support, oppose or are neutral on the application or specific parts of it and reasons for your views.

1. Subdivision of the section – non-complying activity under Rule 5A.5(2)

The purpose of this bylaw is to ensure a healthy outdoor environment for its occupants and neighbours.

- **High density housing in a low density area** – Find it unusual that you would permit a section of this size to be split in this area and two new houses to be built, in particular the sizes of the houses p/land. Surely a single larger house with a garden section would be a better fit in the community. This isn't Auckland/Wellington CBD, we don't want to encourage small sections and mass populating. If this is permitted with one section, what is to stop others wanting to do the same thing? How will you control this? Seems to be a slippery slope for the Kapiti coast given we can safely assume population increases along with infrastructure improvements over time.

2. Proposed Lot 2 - Two Lvl, 3 +1 (4) bedroom home bordering our property – loss of privacy, increase in noise level.

- **This will 100% impact our environment and privacy.** Which will therefore impact the residents at the new build too. By having the proposed two-story and the placement of the outdoor deck/area, they will be elevated and have direct view over the back fence into our outdoor area and rear of our property. This is the area that we spend majority of our time, Garage, BBQ, sitting area for breakfast, lunch, dinners, grass area we play, swing in the tree litererary by the fence, vegetable areas (where we are planning on building our daughters

tree house), etc.. it also means they will have a clear view into our kitchen, laundry, bathroom, toilet, and two bedrooms windows. The beauty of this property and big part of the reasons with us purchasing it was that we loved the privacy and natural environment for birdlife. It will be a huge impact having to deal with people now being able to see what we are doing in our day-to-day life, or even been worried about them been able to see into the windows is an impact - after the fact that we bought the property. When I initially enquired with the Housing New Zealand, they advised that the impact would be minimal, after reviewing the plans we don't think they have correctly advised us, in that the deck area, leading into the lounge actually will be at such elevated and at a height that they will have a clear view into our property, as we will into there's. Let alone the second story windows.

- **We are also concerned around the additional noise** – backing up our decision to purchase this property was based on it being quiet, an opportunity for us to have a family (which we now have) in a quiet environment, having and encouraging birdlife in our garden. We are concerned that by permitting two new dwellings on such a small section would impede that. Having a two-story house so close to our fence, with their main outdoor area literary on our fence line would impact this, let alone the addition of two-dwellings with potentially 10-12 people on the section behind us. Would definitely impact this.
3. **Storm water/Sewage disposal** – We also would like to express concern around the storm water disposal and sewage disposal sustainability.
- **Storm water** - We already experience flooding during winter when it rains a lot, this has/can cause our garage to flood, our lawns to become 'wet' and a 'river of sort' down our driveway. Our concern is around water displacement by having two dwellings, concreted areas, etc... elevated and behind us. We've read about the pumps, proposed pathway/driveways, etc... However, one can logistically assume that the water run-off has one place to go, downhill, which will be directly into our already flood prone property. What happens then? Would we be responsible with the financial impacts of having to create sink pits, additional/new drainage etc... again, something that we have dealt with in our current environment, but don't deem a fair impact due to two new dwellings being built on an elevated section behind/above us. We can safely assume that the weather will only get worse as our environment changes.
 - **Sewage disposal** – Lot 2 would need to connect into the sewage on our property. Whilst we understand this, we do question the additional sustainability with this... it is safe to assume the infrastructure is old, by connecting a 3+1 bedroom house would add extra, what happens if it doesn't sustain, this will again impact us and our property. By having a single dwelling, this would be eliminated by using the current sewage disposal. Housing NZ has also confirmed that they would replace our fence and bordering mature trees if damaged, however it should be noted that our tree line is mature and provides privacy. The time it would take for new trees to grow sufficiently to provide the privacy required is questionable given there is already a current sewage line that could be used for a single dwelling.

Building consent has been approved?

I question how this could have been done, I find it even more interesting that Opus advised that there are no affected parties, I deem ourselves and other neighbours affected given:

- Our privacy will be hugely impacted
- There is potential for flooding due to water displacement with having 2 x dwellings on the property directly elevated behind us. We acknowledge the pump feature, however what happens if this stops working, we are already experiencing erratic weather conditions that will only get worse, why isn't this thought of?
- They need to dig up our land/garden to connect to the current sewage disposal, what about the current infrastructure fails, are we guaranteed that this won't cause further issues down the line. Ie: potential to have a burst pipe with waste in our garden – seriously what a family does not ever need. The potential of having our mature trees dug-up/impacted.
- Increased noise with having 2 x dwellings behind our section (where we spend a LOT of our family time together playing)

Conclusion

Creating a possibility of 10-12 people living on a 720m2 sections seems irresponsible and not in line with the community approach and strategy for the Kapiti Coast, let alone for Kaitawa Crescent. Perhaps it would be for a different demographic area where this is required and there is a shortage of land, however this seems to be a 'quick fix' plan by housing New Zealand to meet a quota instead of taking into account the surrounding area, consulting with neighbouring properties and just the general look/feel of the neighbourhood. Has the architect actually walked around Kaitawa, viewed what the surrounding houses look like? Will this new build fit into the current environment/community – I just don't think so. There seems to be no reason why a single dwelling couldn't be erected. A dwelling that doesn't impact neighbouring properties as much, this is a community of rate payers who work hard for what we have and have invested our money accordingly to support our lifestyles (which, lets ne honest is is no easy task now days). It would be hoped that the Kapiti Council would/could relate and 'protect' there current rate payers, their community, and consistently apply current restrictions, this is the reason why they were initially implemented right?

Hope the above gives something to think about, we love our neighbourhood, love the people here on the 'east side' of the tracks and would be fairly 'livid' if we had to start dealing with people being able to stare into our garden and rear of the house, as they would feel inhibited by us staring into there's. It would also be dis-hearting having the birdlife impacted and mature trees cut-down and garden dug up to accommodate something that could be done differently and better in our opinion.

Kind Regards, be safe & take care.

Mr & Mrs Peterson

(AKA Mr Richard Peterson & Miss Stevenie Brinkmann – recently got married in our garden)

7 Kaitawa Crescent, Paraparaumu, 5032

SUBMISSION ON A RESOURCE CONSENT APPLICATION THAT IS SUBJECT TO LIMITED NOTIFICATION BY THE KAPITI COAST DISTRICT COUNCIL
 Pursuant to section 96 of the Resource Management Act 1991

Application Number:	RM190125
Applicant:	Housing New Zealand Ltd
Proposal:	To undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks
Legal Description(s):	Lot 62 DP 23300, 35 Kaitawa Crescent, Paraparaumu

DUE AT COUNCIL OFFICE NO LATER THAN 5PM ON 17 April 2020

This is a submission on an application from Housing New Zealand Ltd to undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks.

Please note: This form is only a guideline. If you don't wish to use this form please make sure your submission includes all the following details (see Resource Management (Forms, Fees, and Procedure) Regulations 2003, Form 13 for official submission content requirements):

Please send your Submission to:

To:	Or:
The Chief Executive Officer	Email: submissions@kapiticoast.govt.nz
Kāpiti Coast District Council	Fax: (04) 296 4830
Private Bag 60 601	
Paraparaumu 5254	

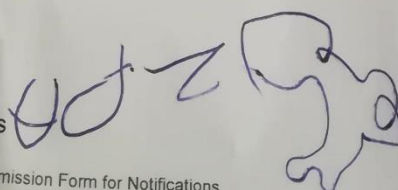
Note: You are required to send a copy of your submission to the applicant as soon as reasonably practicable after you have served your submission on the Kāpiti Coast District Council.

Please serve a copy of your submission to Housing New Zealand Ltd (the Applicant) as below:

Housing New Zealand Ltd
 C/- WSP Opus
 PO Box 12 003
 Thorndon
 Wellington 6144

Or email: mat.marois@wsp.com

Attention: Mat Marois



Note: Pls excuse the scribble – our daughter took it upon herself to draw on it. ☺

Submission Form



Submitter's Details:

Title:	<input type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Dr Other: MR + MRS		
My/Our Full Name(s):	MR RICHARD GARY PETERSON MISS STEVENIE JOAN MARGARET BRINKMANN		Post Code: 5032
Address for service:			
Physical Address:	7 CAITANA CRESCENT PAPAIAUUA		Post Code: 5032
Home Ph:	RICH: 02102268538	Work Ph:	
Home Fax:	STEV: 02102937047	Work Fax:	
Cell:		Email:	STEVENIEBRINKMANN@HOTMAIL.COM → BLOODSWEATANDBEERS@HOTMAIL.COM

Note: Correspondence will be via email unless otherwise requested.

Submitter's Position:

Trade Competition
I / am not* a trade competitor for the purposes of section 308B of the Resource Management Act 1991.
*Delete one

Please use a clear tick in the appropriate box below (✓) to show whether you support the application in full or in part, or oppose the application in full or in part, or are neutral.

<input type="checkbox"/> I / We support the application in full	<input type="checkbox"/> I / We support part of the application *
<input checked="" type="checkbox"/> I / We oppose the application in full	<input type="checkbox"/> I / We oppose part of the application *
<input type="checkbox"/> I / We are neutral on all aspects of the application	<input type="checkbox"/> I / We are neutral on part of the application *

* If you indicate you support, oppose or are neutral for part of the application, please clearly set out the part(s) of the application you are submitting on (including reasons) in the 'My Submission Is' section of this form below.

*** PLS REFER TO EMAIL ATTACHMENT
KCDC Submission Form RM190125**

Form

Submission Form



Page 3 of 5 Page 3 of 5

Reasons for Submission:

The specific parts of the application that my submission relates to are:

Give details:

1. Subdivision of the section - high density housing in low density area - increased person on smaller section.
2. Two W/L, 3+1 (4) bedroom home bordering our property - loss of privacy, increase in noise level.
3. Storm water run-off / sewage disposal
4. Building consent has been approved - unaffected parties? what about us - items 1-3 above.

Please use additional pages if required.

My Submission Is:

Include further detail on whether you support, oppose or are neutral on the application or specific parts of it; and the reasons for your views:

refer to email attachment 'KDC submissions form RM190125'

Please use additional pages if required.

Decision Sought:

I / we seek the following decision from the Kāpiti Coast District Council (provide precise details including the general nature of any conditions or changes sought):

Please use additional pages if required.

Wish to Speak at Hearing:

Please indicate below whether you would like to speak at the hearing for the application (if a hearing is required). Use a clear tick in the appropriate box below (✓).

I / we do not wish to be heard and hereby make *our submission in writing only.
(This means that you will not be advised of the date of the hearing and cannot speak at the hearing)

OR

I / we wish to be heard in respect of my / our submission (to speak at the hearing)
(This means you can speak at the hearing. If at a later date you decide you no longer wish to speak at the hearing you can withdraw from being heard)

*If others make a similar submission, I / we will consider presenting a joint case with them at the hearing.
(This is only for parties wanting to be heard)
* Delete if you would not consider presenting a joint case.

I / we intend to call expert witness(es). Please indicate the disciplines of expected expert witnesses.
(If you do not tick this box, you can change your mind later and decide to call experts to give evidence in relation to your submission, provided you do so in time to meet any procedural direction the Hearing Panel might make)

*Pursuant to Section 100 of the Resource Management Act 1991, I / we request that the Council delegates its functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the Kāpiti Coast District Council.

If you do wish to make a request for an Independent Commissioner pursuant to Section 100, please see notes below for potential cost implications to you.

Submission Form



Page 5 of 5 Page 5 of 5

I / we are aware that I / we are required to send copy of my / our submission to the applicant as required under section 96(6)(b) of the Resource Management Act 1991 (please tick ✓).

DCP
Signature

15/04/20
Date:

[Signature]
Signature

15/04/20
Date:

Please note: Signature of submitter, or person authorised to sign on their behalf is required. Signature is not required for electronic (email) submissions. If this is a joint submission by two or more individuals, each individual's signature is required.

Privacy Disclaimer

Please note: All submissions (including names and contact details) will be made publicly available on Council's website. Personal information will also be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by the Kāpiti Coast District Council, with submitters having the right to access and correct personal information.

Notes to Submitters:

- The Resource Management Act (RMA) 1991 prefers electronic methods of communication.
- The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.
- If you make a request for an independent commissioner(s) under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.
- You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
- If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.

<END>

SUBMISSION ON A RESOURCE CONSENT APPLICATION THAT IS SUBJECT TO LIMITED NOTIFICATION BY THE KAPITI COAST DISTRICT COUNCIL
Pursuant to section 96 of the Resource Management Act 1991

Application Number:	RM190125
Applicant:	Housing New Zealand Ltd
Proposal:	To undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks
Legal Description(s):	Lot 62 DP 23300, 35 Kaitawa Crescent, Paraparaumu

DUE AT COUNCIL OFFICE NO LATER THAN 5PM ON 17 April 2020

This is a submission on an application from Housing New Zealand Ltd to undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks.

Please note: This form is only a guideline. If you don't wish to use this form please make sure your submission includes all the following details (see Resource Management (Forms, Fees, and Procedure) Regulations 2003, Form 13 for official submission content requirements):

Please send your Submission to:

To:	Or:
The Chief Executive Officer	Email: submissions@kapiticoast.govt.nz
Kāpiti Coast District Council	Fax: (04) 296 4830
Private Bag 60 601	
Paraparaumu 5254	

Note: You are required to send a copy of your submission to the applicant as soon as reasonably practicable after you have served your submission on the Kāpiti Coast District Council.

Please serve a copy of your submission to Housing New Zealand Ltd (the Applicant) as below:

Housing New Zealand Ltd
C/- WSP Opus
PO Box 12 003
Thorndon
Wellington 6144

Or email: mat.marois@wsp.com

Attention: Mat Marois

Submitter/s Details:

Title:	<input checked="" type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Dr Other:		
My/Our Full Name(s):	PAUL MARLOW		
Address for service:	33 KAITAWA CRESCENT.	Post Code:	5032
Physical Address:	" " "	Post Code:	" "
Home Ph:		Work Ph:	021 752 856
Home Fax:		Work Fax:	
Cell:	021 752 856	Email:	PSMN2@LIVE.COM

Note: Correspondence will be via email unless otherwise requested.

Submitter/s Position:

Trade Competition
I am / am not* a trade competitor for the purposes of section 308B of the Resource Management Act 1991.
*Delete one

Please use a clear tick in the appropriate box below (✓) to show whether you support the application in full or in part, or oppose the application in full or in part, or are neutral.

<input type="checkbox"/> I / We support the application in full	<input type="checkbox"/> I / We support part of the application *
<input checked="" type="checkbox"/> I / We oppose the application in full	<input type="checkbox"/> I / We oppose part of the application *
<input type="checkbox"/> I / We are neutral on all aspects of the application	<input type="checkbox"/> I / We are neutral on part of the application *

* If you indicate you support, oppose or are neutral for part of the application, please clearly set out the part(s) of the application you are submitting on (including reasons) in the 'My Submission Is' section of this form below.

- 1) SUBDIVISION OF THE SECTION NOT COMPLIANT.
- 2) 2 LVL - 4 BEDROOM HOME = 8 PEOPLE ON SMALL SECTION
- 3) FOUNDATION DESIGN. VERSE DAYLIGHT ANGLE - NON COMPLIANT.
- 4) DECREASE VALUE OF MY HOME
- 5) LOT 2 = 6-8 PEOPLE ON 380M2 SECTION
- 6) LOSS OF PRIVACY
- 7) HIGH DENSITY IN LOW DENSITY AREA.
- 8) I QUESTION THE TURNING CIRCLE FOR BACK LOT.

Reasons for Submission:

The specific parts of the application that my submission relates to are:

Give details:

- SUBDIVISION NON COMPLIANT
- ENVIRONMENTAL IMPACT.
- CARPARKS NON COMPLIANT.
- FOUNDATION DETAIN NON COMPLIANT.
- WATER TANKS ON BOUNDARY NON - COMPLIANT.
- NOISEY WATER PUMPS ON BOUNDARY X 2 HOUSES.
- HOW MANY HEAT PUMPS ON SAME SIDE AS PUMPS.

Please use additional pages if required.

My Submission Is:

Include further detail on whether you support, oppose or are neutral on the application or specific parts of it; and the reasons for your views:

- STILL WAITING FOR 2 LVL HOME PLANS. TO CONFIRM FOUNDATION VERSE DAYLIGHTING COMPLIANCE
- BOTH LOT'S DO NOT MEET COUNCIL BY LAWS TO SUBDIVIDE
- ONE CAR PARKED BEHIND THE OTHER DOESNT. MAKE FOR TRUE COMPLIANCE - SHOULD BE SIDE BY SIDE
- THE APPLICATION IS FOR A 4 BEDROOM HOME BUT STATES 3 BED + 1
- THE PLAN'S KEEP CHANGING AND HAVE NOT BEEN GIVEN THE UP TO DATE PLAN'S.
- * HOW IS IT A BC HAS BEEN GRANTED BEFORE PLANNING
- PLEASE PROVIDE HOW WATER TANKS ARE HELD IN PLACE IN A EARTHQUAKE

Please use additional pages if required.

- THE BACK LOT TURNING CIRCLE IS QUESTIONABLE AS NO ROOM FOR ERROR - WHO FIXES THE FENCE

Decision Sought:

I / we seek the following decision from the Kāpiti Coast District Council (provide precise details including the general nature of any conditions or changes sought):

DO NOT ALLOW THE SUBDIVISION OF 35 KAITAWA CRESCENT,
DO NOT ALLOW THE 2 LEVEL 4 BEDROOM HOME ON
A 380m² SECTION TO BE BUILT
* SHOW ME THE FOUNDATION DETAIL SHOWING GROUND.
CLEARANCE TO COMPLY AS IT CONTRADICTS THE
ELEVATIONS PROVIDED - BUILDER WILL HAVE TO RAISE
THE FINISH FLOOR LEVEL & IN TURN BE NON-COMPLIANT
WITH THE DAYLIGHTING.
ALL I HAVE BEEN GIVEN IS SMOKE & MIRRORS !!! BOUNCED FROM

Please use additional pages if required.

COUNCIL DEPARTMENT
TO THE NEXT.

Wish to Speak at Hearing:

Please indicate below whether you would like to speak at the hearing for the application (if a hearing is required). Use a clear tick in the appropriate box below (✓).

I / we do not wish to be heard and hereby make my / our submission in writing only.
(This means that you will not be advised of the date of the hearing and cannot speak at the hearing)

OR

I / we wish to be heard in respect of my / our submission (to speak at the hearing)
(This means you can speak at the hearing. If at a later date you decide you no longer wish to speak at the hearing you can withdraw from being heard)

*If others make a similar submission, I / we will consider presenting a joint case with them at the hearing.
(This is only for parties wanting to be heard)
* Delete if you would not consider presenting a joint case.

I / we intend to call expert witness(es). Please indicate the disciplines of expected expert witnesses.
(If you do not tick this box, you can change your mind later and decide to call experts to give evidence in relation to your submission, provided you do so in time to meet any procedural direction the Hearing Panel might make)

*Pursuant to Section 100 of the Resource Management Act 1991, I / we request that the Council delegates its functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the Kāpiti Coast District Council. ■

■ If you do wish to make a request for an Independent Commissioner pursuant to Section 100, please see notes below for potential cost implications to you.

I / we are aware that I / we are required to send copy of my / our submission to the applicant as required under section 96(6)(b) of the Resource Management Act 1991 (please tick ✓).

Edmale 10.4.2020

Signature Date: Signature Date:

Please note: Signature of submitter, or person authorised to sign on their behalf is required. Signature is not required for electronic (email) submissions. If this is a joint submission by two or more individuals, each individual's signature is required.

Privacy Disclaimer ✓ Edmale

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- You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
- If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.

Submission by Paul Marlow of 33 Kaitawa Crescent Paraparaumu 14.4.2020

Opposition to the RM190125 35 Kaitawa Crescent Paraparaumu

To the Chief Executive Officer for Kapiti Coast District Council, and WSP Opus Mat Marois acting on behalf of Housing New Zealand,

Please find attached my submission form that opposes the RM190125 to subdivide 35 Kaitawa Crescent Paraparaumu. All of the below points must be added and taken into account to the attached submission form, opposing all of resource consents to subdivide 35 Kaitawa Crescent, Paraparaumu.

The following excerpts (below), are from the resource consent application RM190125 and I wish to register my objection to the bylaws being broken, and I comment further:

“The following resource consents are required under the KCPDP:

1. Subdivision: Non-Complying Activity under Rule 5A.5 (2);

2. Land use: Restricted Discretionary Activity under Rule 5A.3 (1) in relation to building

setbacks;

3. Land use: Discretionary Activity under Rule 11P.4 (1) in relation to minimum parking

space requirements; and ???

4. Land use: Restricted Discretionary Activity under Rule 11B.3.1 of the KCPDP for water

demand management.”

Point 1: The purpose for this bylaw is to ensure healthy outdoor environments for its occupants and neighbours i.e room to run and play, as well as privacy.

The plans show a two-storey 4 bedroom home on Lot 2. The RM190125 is proposing a three bedroom home- please clarify? For this submission, we will refer to this as a 4 bedroom two level design, as this is what is depicted in the plans.

The subdivision needs to take into consideration the size of the homes going on each Lot, especially the two-storey 4 bedroom home on such a tiny section - imagine 6 to 8 people living on a small section and how many vehicles this will generate over the years as the family grows up? (I also note that I have been working hard to get full working drawings or any information, from KCDC and Opus, which isn't forthcoming.)

The back house has an elevated finished floor level (an estimated 1200mm-1400mm high) which equates to traveling noise from timber floors and decks. This also removes the privacy from the three neighbouring properties.

Average Lot sizes are a minimum of 450m² to help ensure healthy outdoor environments to provide outdoor areas for families to play. Please remember this is supposedly a "low density building area." The proposed Lots are unacceptable and fall way below the minimum council requirement. Where is the social and environmental responsibility being demonstrated in this application?

Point 2: The purpose of this bylaw is to keep unwanted structures from impacting on the neighbour-unsightly, fire risk, noise.

- How safe are the non-compliant, free-standing water tanks right on the boundary, being top heavy water tanks weighing in at 6 tonne capacity?
- Provide details on how the water tanks holding 6 tonnes of water (per Lot) on the boundary, are to be restrained in an earthquake.
- Lot 1 and 2: how noisy are the externally housed water pumps, located right on the East boundary facing the neighbours? There are 2 pumps for each lot of water tanks- one for the toilet and outside taps and one for attenuation stormwater, pumped to street.
- What colour are the sheds? Will they be the same as the water tanks?
- Sheds: are they housing flammables? E.g BBQ gas bottles and petrol for lawn mowers.

Point 3: Based on the information provided to me, my concerns are in regard to the volume of traffic.

- The turning circle indicated for Lot 2 is so tight, I don't think it's achievable with absolutely no room for error. This is unacceptable. Who is responsible for fixing the fence?
- Lot 1 and 2: A total of 6 bedrooms is a capacity of 8-12 people and 4-5 cars on a very quiet Crescent. This will increase as the families mature.
- A total of 2 carparks with a possibility of 4-5 vehicles - they will inevitably spill over onto the road.
- How safe are the non-compliant free-standing water tanks right on the boundary? Being top heavy water tanks weighing in at 6 tonne, this is an earthquake safety risk.
- How noisy are the external housed water pumps located on the East boundary, facing neighbours bedrooms? Lot 1 and 2 have a combined total of 4 pumps on the boundary.

- Stormwater discharged to the kerb has a weakness- what if the pump fails?
- The stormwater discharge to the kerb also puts more pressure on council infrastructure as it already struggles in a winter downpour. As I have lived here for 20 years, I know that there is a flooding issue on this street. Even the bubble up theory will not work effectively when the curb is already under pressure and gravity is against you
- Lot 2: The proposed four bedroom home, could accommodate a possible 6-8 people needing possibly 3-4 cars, yet, only one car park per house is currently shown. One car parked behind another does not represent two carparks. What happens when the front car wants to leave? The bylaw wasn't written to accommodate this - either of the two cars should be able to leave safely, at any time.
- The carpark drawn would enable a motor home to be parked increasing pressure on services.

Point 4: This bylaw is to safeguard availability of water.

Due to the limited amount of water available, as proposed, Lot 2 a two-level four bedroom design equates to 6-8 people, therefore they will run out water in the drier months.

- The water consumption for 6-8 people will exceed the water calculations. (provided in Water Storage and Hydraulic Neutrality: Part 4- Conclusions, pg 5 of 8)
- The proposal also states 2 water pumps for each house, which not only makes for an unnecessarily excessive power bill in the middle of winter, but also creates excessive and constant noise, night and day for the neighbour, being located right on the boundary.
- Provide details on how the water tanks holding 6 tonnes of water (per Lot) on the boundary, is to be restrained in an earthquake.
- Soak hole calculations look incorrect for Lot 1 and 2.
- I believe, the permeable paving areas acting as water retention (Flowpave), will fail within 5 years due to the slope and vehicle impact. When this fails, the storm water run-off will flood the lower neighbour.

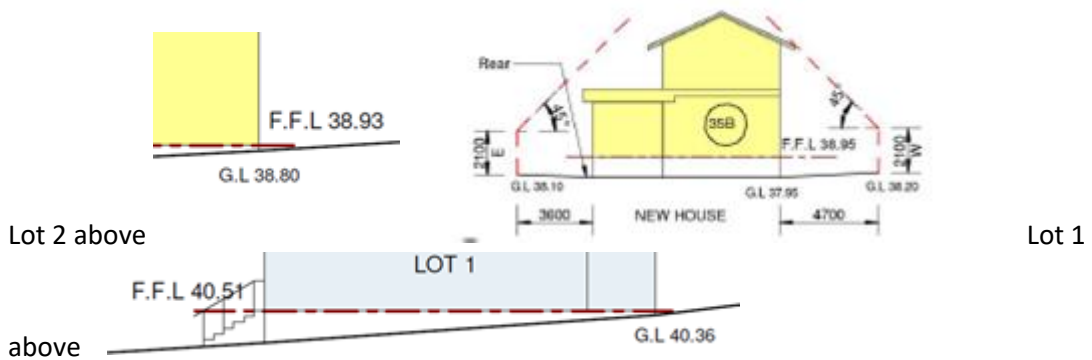
Point 5: I would like to bring to your attention the non-compliance for daylighting which will occur.

The foundation to ground clearance is wrong. The house height will need to be lifted, or the house position will need to be shifted, to comply with daylighting requirements. Please see the below copied diagrams from the RM190125 showing ground clearance for a concrete foundation, whereas the building consent plans are for a timber floor construction (shown to me on screen in council – I am still waiting on copies of the full working drawings, which I have requested from KCDC.)

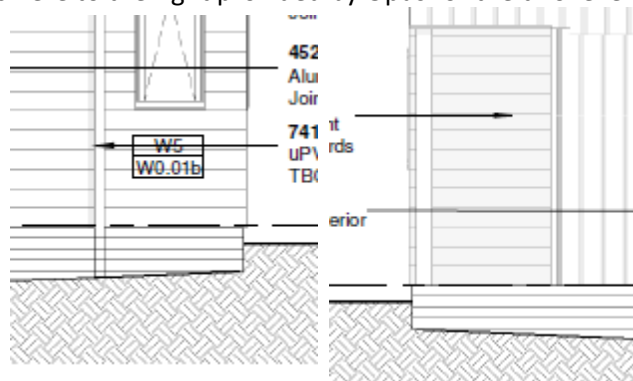
My concerns are around:

- The house is close to touching the day lighting angle and the foundations are shown with base boards.

- As per the building code, the underside of the floor joist to the ground level needs to be a minimum of 450mm. (175mm minimum to the bottom of the cladding) the information provided shows ground level to the finished floor at 130mm for lot2 and lot one at 150mm both non-compliant, if site cuts are to be carried out to drop the ground level this will need to be calculated and provided as part of the resource consent, this would need to include the sloping car part areas
- This is a sloping site- surface water needs to be redirected away from the foundations. Where is this information please?
- The below drawn images from the RM190125 are non-compliant and don't support timber floor clearances.
- Both BC190722 & BC190676 provided by KDCDC are National Multiple-use approval establishes that the plans and specifications to which it relates comply with the building code. However they are designed for a flat site and don't take into consideration the sloping site at 35 Kaitawa Crescent, which has a 3.2mtr fall from the top boundary fence to the bottom fence hence my concerns mentioned above



- The details here to the right provided by Opus for the two level home are drawn being non-



- compliant
- Im trying to save tax payers money here

The application RM190125 and building consent for the future homes do not provide any of the below mentioned, excerpt from the Opus resource consent application:

“· exhibits a sense of social responsibility by having regard to the interests of the community in

which it operates;

· exhibits a sense of environmental responsibility by having regard to the environmental

implications of its operations; and

· operates with good financial oversight and stewardship, and efficiently and effectively

manages its assets and liabilities and the Crown's investment.”

Additional concerns I wish to bring to your attention on behalf of the tax payer:

- Why subdivide land which the Crown (tax-payers) own? This is a waste of money.
- Why are these homes constructed on an elevated timber floor foundation as it's a very expensive way to build? It is hard to insulate and noisy.
- Why use high maintenance claddings and finishes, especially on the two level homes? This requires ongoing maintenance costs to the tax payer i.e scaffold costs every time you need to work on it.
- It has been a very frustrating process to date to get answers from the council and Opus. In one phone call I made to Opus after I pointed out lack of transparency around the number of bedrooms for Lot 2, the reply was, 'Yes, it is a 4 bedroom home and the application will be updated.' It still states 3 bedroom + 1 which is misleading to people not in the trade. I also visited the council and was bounced from planning department to building department and back to planning, and left with no answers.
- Please provide the current and accurate RM190125 with supporting plans.
- Since my enquiry, information has been updated for the building consent, but not passed onto affected parties or added to the RM190125.
- Why has the building consent already been granted while the resource consent has not been processed? The neighbours (affected parties) are not happy. Industry standard is, resource consent before building consent.
- Opus states in the RM190125 that there are no affected parties. That is not correct, we as rate payers and neighbours are affected parties.
- Opus states no environmental effects, that also is incorrect- Both homes totalling 6 bedrooms, creating a possible 10-12 people living on 720m², is not in line with social and environmental responsibilities.
- How would I fare if I was to also make an application to subdivide under the same conditions? My experience in the industry would indicate I would never get this far. Council would not approve from the beginning. This I know from first-hand experience. I tried to do this for clients on a few occasions in the last 15 years and was never allowed, due to the 450m² rule.
- Are they actually subdividing and creating two new titles meaning, is their end goal to provide a buy back scheme which would make HNZ developers? Does this mean myself and other land owners in the area are allowed to break the same rules? If so, I would like to start the application to subdivide my section.

In conclusion, I don't have an issue with helping people, but I do have an issue with the impact on myself and the neighbours, and inefficient use of tax and rate payers money:

- High power consumption due to all 4 of the pumps (and noise)
- How many heat pumps and what side of the house are they on? (noise)
- How are they heating the water in the homes? Are they using califonts or heat-pumps? (noise)
- Timber floor construction (noise)
- Vehicle/ driveway noise
- High maintenance materials
- Subdivision costs
- We question the removal from this property of a well-maintained, perfectly sound home- had this been relocated on the same property and renovated, it would have been far more economical for the tax payer.
- Driveway costs will be horrific due to the products and system used to achieve water retention
- We are concerned about how this development will affect the future value of our properties

Kind regards,

Paul Marlow

On behalf of

Concerned & Affected Rate Payers of Kaitawa Crescent Paraparaumu

Furthermore, please find below a copy of the email sent to Council 09.03.2020. To date, we have only been sent partial information from Opus, with no consultation whatsoever from them. The Council just wished to remain neutral... Does the council represent me as a rate payer? I'm still waiting on plans to help satisfy our questions.

Environmental impact x2 homes

- *A total of 6 bedrooms is a possibility of 8-12 people and 4-5 cars on a very quiet Crescent*
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- *Neighbours views compromised due to two level home*
- *Is this High density housing in an area set out as low density*
- *The adjacent properties will lose all privacy of their back lawns because of the two level home on the proposed lot 2*

As a group we seek

Submission by Paul Marlow of 33 Kaitawa Crescent Paraparaumu 14.4.2020

- *Consultation from either the council or the developer to discuss high density housing in an area set out as low density*
- *The non-compliant resource consent to subdivide*
- *The points we have highlighted above*
- *How does this effect the resale value of our homes ?*
- *Emailed copies of both house plans -stamped BC plans*
- *Types of cladding proposed -finished product*

The below was sent to council 03.03.2020 with no reply to date.

Can someone send me the plans so I can check the treatment of the floor joists and the base boards or will one of your team provide proof of how this is can be achieved without raising the FFL

My concern is that I have built enough homes over the years to know the builder would just wander up, will use spot levels and realise they are wrong and simply lift the floor making the daylighting being non-compliant

I have also discussed this with the rear neighbour whom is also a builder and has the same concerns along with loosing his privacy with the elevated building platform created with this sloping property

As a group we can't believe how a building consent has been granted well before the resource consent has even started consultation with the affected parties

This says to the hard working rate payers of Kaitawa Crescent that it's a done deal

Kind regards

Paul Marlow

On behalf of

Concerned & Affected Rate Payers of Kaitawa Crescent Paraparaumu

SUBMISSION ON A RESOURCE CONSENT APPLICATION THAT IS SUBJECT TO LIMITED NOTIFICATION BY THE KAPITI COAST DISTRICT COUNCIL
Pursuant to section 96 of the Resource Management Act 1991

Application Number:	RM190125
Applicant:	Housing New Zealand Ltd
Proposal:	To undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks
Legal Description(s):	Lot 62 DP 23300, 35 Kaitawa Crescent, Paraparaumu

DUE AT COUNCIL OFFICE NO LATER THAN 5PM ON 17 April 2020

This is a submission on an application from Housing New Zealand Ltd to undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks.

Please note: This form is only a guideline. If you don't wish to use this form please make sure your submission includes all the following details (see Resource Management (Forms, Fees, and Procedure) Regulations 2003, Form 13 for official submission content requirements):

Please send your Submission to:

To:	Or:
The Chief Executive Officer	Email: submissions@kapiticoast.govt.nz
Kāpiti Coast District Council	Fax: (04) 296 4830
Private Bag 60 601	
Paraparaumu 5254	

Note: You are required to send a copy of your submission to the applicant as soon as reasonably practicable after you have served your submission on the Kāpiti Coast District Council.

Please serve a copy of your submission to Housing New Zealand Ltd (the Applicant) as below:

Housing New Zealand Ltd
C/- WSP Opus
PO Box 12 003
Thorndon
Wellington 6144

Or email: mat.marois@wsp.com

Attention: Mat Marois

Submission Form

Submitter/s Details:

Title:	<input checked="" type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Dr Other:		
My/Our Full Name(s):	ROBERT YOUNG		
Address for service:	37 KAITAWA CRESCENT PARAPARAUMU	Post Code:	5032
Physical Address:	37 KAITAWA CRESCENT PARAPARAUMU	Post Code:	5032
Home Ph:		Work Ph:	
Home Fax:		Work Fax:	
Cell:		Email:	ryoung3000@yahoo.com

Note: Correspondence will be via email unless otherwise requested.

Submitter/s Position:

<p>Trade Competition</p> <p>I am / am not* a trade competitor for the purposes of section 308B of the Resource Management Act 1991. *Delete one</p>

Please use a clear tick in the appropriate box below (✓) to show whether you support the application in full or in part, or oppose the application in full or in part, or are neutral.

<input type="checkbox"/> I / We support the application in full	<input type="checkbox"/> I / We support part of the application *
<input checked="" type="checkbox"/> I / We oppose the application in full	<input type="checkbox"/> I / We oppose part of the application *
<input type="checkbox"/> I / We are neutral on all aspects of the application	<input type="checkbox"/> I / We are neutral on part of the application *

* If you indicate you support, oppose or are neutral for part of the application, please clearly set out the part(s) of the application you are submitting on (including reasons) in the 'My Submission Is' section of this form below.

Submission Form



Page 3 of 5 Page 3 of 5

Reasons for Submission:

The specific parts of the application that my submission relates to are:

Give details:

As per the email detailing the points opposing the plans.

Please use additional pages if required.

My Submission Is:

Include further detail on whether you support, oppose or are neutral on the application or specific parts of it; and the reasons for your views:

Please use additional pages if required.

Decision Sought:

I / we seek the following decision from the Kāpiti Coast District Council (provide precise details including the general nature of any conditions or changes sought):

Correction to the plans as detailed in the email

Please use additional pages if required.

Wish to Speak at Hearing:

Please indicate below whether you would like to speak at the hearing for the application (if a hearing is required). Use a clear tick in the appropriate box below (✓).

I / we do not wish to be heard and hereby make my / our submission in writing only.
(This means that you will not be advised of the date of the hearing and cannot speak at the hearing)

OR

I / we wish to be heard in respect of my / our submission (to speak at the hearing)
(This means you can speak at the hearing. If at a later date you decide you no longer wish to speak at the hearing you can withdraw from being heard)

*If others make a similar submission, I / we will consider presenting a joint case with them at the hearing.
(This is only for parties wanting to be heard)

* Delete if you would not consider presenting a joint case.

I / we intend to call expert witness(es). Please indicate the disciplines of expected expert witnesses.
(If you do not tick this box, you can change your mind later and decide to call experts to give evidence in relation to your submission, provided you do so in time to meet any procedural direction the Hearing Panel might make)

*Pursuant to Section 100 of the Resource Management Act 1991, I / we request that the Council delegates its functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the Kapiti Coast District Council. ■

■ If you do wish to make a request for an Independent Commissioner pursuant to Section 100, please see notes below for potential cost implications to you.

I / we are aware that I / we are required to send copy of my / our submission to the applicant as required under section 96(6)(b) of the Resource Management Act 1991 (please tick).

Rehan V 16/4/20

Signature

Date:

Signature

Date:

Please note: Signature of submitter, or person authorised to sign on their behalf is required. Signature is not required for electronic (email) submissions. If this is a joint submission by two or more individuals, each individual's signature is required.

Privacy Disclaimer

Please note: All submissions (including names and contact details) will be made publicly available on Council's website. Personal information will also be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by the Kāpiti Coast District Council, with submitters having the right to access and correct personal information.

Notes to Submitters:

- The Resource Management Act (RMA) 1991 prefers electronic methods of communication.
- The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.
- If you make a request for an independent commissioner(s) under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.
- You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
- If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.

Submission by Young Family of 37 Kaitawa Crescent Paraparaumu 14.4.2020

Opposition to the RM190125 35 Kaitawa Crescent Paraparaumu

To the Chief Executive Officer for Kapiti Coast District Council, and WSP Opus Mat Marois acting on behalf of Housing New Zealand,

Please find attached my submission form that opposes the RM190125 to subdivide 35 Kaitawa Crescent Paraparaumu. All of the below points must be added and taken into account to the attached submission form, opposing all of resource consents to subdivide 35 Kaitawa Crescent, Paraparaumu.

The following excerpts (below), are from the resource consent application RM190125 and I wish to register my objection to the bylaws being broken, and I comment further:

“The following resource consents are required under the KCPDP:

1. Subdivision: Non-Complying Activity under Rule 5A.5 (2);

2. Land use: Restricted Discretionary Activity under Rule 5A.3 (1) in relation to building

setbacks;

3. Land use: Discretionary Activity under Rule 11P.4 (1) in relation to minimum parking

space requirements; and ???

4. Land use: Restricted Discretionary Activity under Rule 11B.3.1 of the KCPDP for water

demand management.”

Point 1: The purpose for this bylaw is to ensure healthy outdoor environments for its occupants and neighbours i.e room to run and play, as well as privacy.

The plans show a two-storey 4 bedroom home on Lot 2. The RM190125 is proposing a three bedroom home- please clarify? For this submission, we will refer to this as a 4 bedroom two level design, as this is what is depicted in the plans.

The subdivision needs to take into consideration the size of the homes going on each Lot, especially the two-storey 4 bedroom home on such a tiny section - imagine 6 to 8 people living on a small section and how many vehicles this will generate over the years as the family grows up? (I also note that I have been working hard to get full working drawings or any information, from KCDC and Opus, which isn't forthcoming.)

The back house has an elevated finished floor level (an estimated 1200mm-1400mm high) which equates to traveling noise from timber floors and decks. This also removes the privacy from the three neighbouring properties.

Average Lot sizes are a minimum of 450m² to help ensure healthy outdoor environments to provide outdoor areas for families to play. Please remember this is supposedly a "low density building area." The proposed Lots are unacceptable and fall way below the minimum council requirement. Where is the social and environmental responsibility being demonstrated in this application?

Point 2: The purpose of this bylaw is to keep unwanted structures from impacting on the neighbour-unsightly, fire risk, noise.

- How safe are the non-compliant, free-standing water tanks right on the boundary, being top heavy water tanks weighing in at 6 tonne capacity?
- Provide details on how the water tanks holding 6 tonnes of water (per Lot) on the boundary, are to be restrained in an earthquake.
- Lot 1 and 2: how noisy are the externally housed water pumps, located right on the East boundary facing the neighbours? There are 2 pumps for each lot of water tanks- one for the toilet and outside taps and one for attenuation stormwater, pumped to street.
- What colour are the sheds? Will they be the same as the water tanks?
- Sheds: are they housing flammables? E.g BBQ gas bottles and petrol for lawn mowers.

Point 3: Based on the information provided to me, my concerns are in regard to the volume of traffic.

- The turning circle indicated for Lot 2 is so tight, I don't think it's achievable with absolutely no room for error. This is unacceptable. Who is responsible for fixing the fence?
- Lot 1 and 2: A total of 6 bedrooms is a capacity of 8-12 people and 4-5 cars on a very quiet Crescent. This will increase as the families mature.
- A total of 2 carparks with a possibility of 4-5 vehicles - they will inevitably spill over onto the road.
- How safe are the non-compliant free-standing water tanks right on the boundary? Being top heavy water tanks weighing in at 6 tonne, this is an earthquake safety risk.
- How noisy are the external housed water pumps located on the East boundary, facing neighbours bedrooms? Lot 1 and 2 have a combined total of 4 pumps on the boundary.

- Stormwater discharged to the kerb has a weakness- what if the pump fails?
- The stormwater discharge to the kerb also puts more pressure on council infrastructure as it already struggles in a winter downpour. As I have lived here for 20 years, I know that there is a flooding issue on this street. Even the bubble up theory will not work effectively when the curb is already under pressure and gravity is against you
- Lot 2: The proposed four bedroom home, could accommodate a possible 6-8 people needing possibly 3-4 cars, yet, only one car park per house is currently shown. One car parked behind another does not represent two carparks. What happens when the front car wants to leave? The bylaw wasn't written to accommodate this - either of the two cars should be able to leave safely, at any time.
- The carpark drawn would enable a motor home to be parked increasing pressure on services.

Point 4: This bylaw is to safeguard availability of water.

Due to the limited amount of water available, as proposed, Lot 2 a two-level four bedroom design equates to 6-8 people, therefore they will run out water in the drier months.

- The water consumption for 6-8 people will exceed the water calculations. (provided in Water Storage and Hydraulic Neutrality: Part 4- Conclusions, pg 5 of 8)
- The proposal also states 2 water pumps for each house, which not only makes for an unnecessarily excessive power bill in the middle of winter, but also creates excessive and constant noise, night and day for the neighbour, being located right on the boundary.
- Provide details on how the water tanks holding 6 tonnes of water (per Lot) on the boundary, is to be restrained in an earthquake.
- Soak hole calculations look incorrect for Lot 1 and 2.
- I believe, the permeable paving areas acting as water retention (Flowpave), will fail within 5 years due to the slope and vehicle impact. When this fails, the storm water run-off will flood the lower neighbour.

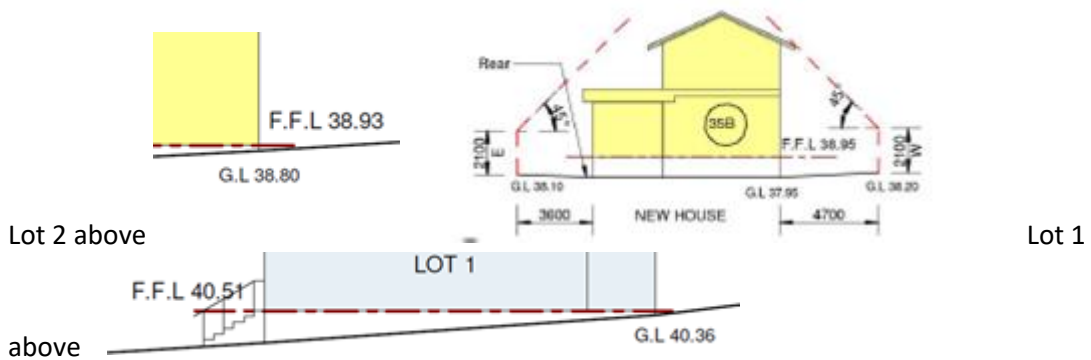
Point 5: I would like to bring to your attention the non-compliance for daylighting which will occur.

The foundation to ground clearance is wrong. The house height will need to be lifted, or the house position will need to be shifted, to comply with daylighting requirements. Please see the below copied diagrams from the RM190125 showing ground clearance for a concrete foundation, whereas the building consent plans are for a timber floor construction (shown to me on screen in council – I am still waiting on copies of the full working drawings, which I have requested from KCDC.)

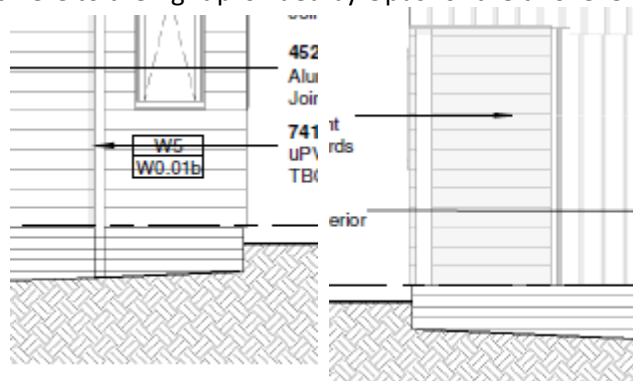
My concerns are around:

- The house is close to touching the day lighting angle and the foundations are shown with base boards.

- As per the building code, the underside of the floor joist to the ground level needs to be a minimum of 450mm. (175mm minimum to the bottom of the cladding) the information provided shows ground level to the finished floor at 130mm for lot2 and lot one at 150mm both non-compliant, if site cuts are to be carried out to drop the ground level this will need to be calculated and provided as part of the resource consent, this would need to include the sloping car part areas
- This is a sloping site- surface water needs to be redirected away from the foundations. Where is this information please?
- The below drawn images from the RM190125 are non-compliant and don't support timber floor clearances.
- Both BC190722 & BC190676 provided by KCDC are National Multiple-use approval establishes that the plans and specifications to which it relates comply with the building code. However they are designed for a flat site and don't take into consideration the sloping site at 35 Kaitawa Crescent, which has a 3.2mtr fall from the top boundary fence to the bottom fence hence my concerns mentioned above



- The details here to the right provided by Opus for the two level home are drawn being non-



- compliant
- Im trying to save tax payers money here

The application RM190125 and building consent for the future homes do not provide any of the below mentioned, excerpt from the Opus resource consent application:

“· exhibits a sense of social responsibility by having regard to the interests of the community in

which it operates;

· exhibits a sense of environmental responsibility by having regard to the environmental

implications of its operations; and

· operates with good financial oversight and stewardship, and efficiently and effectively

manages its assets and liabilities and the Crown's investment.”

Additional concerns I wish to bring to your attention on behalf of the tax payer:

- Why subdivide land which the Crown (tax-payers) own? This is a waste of money.
- Why are these homes constructed on an elevated timber floor foundation as it's a very expensive way to build? It is hard to insulate and noisy.
- Why use high maintenance claddings and finishes, especially on the two level homes? This requires ongoing maintenance costs to the tax payer i.e scaffold costs every time you need to work on it.
- It has been a very frustrating process to date to get answers from the council and Opus. In one phone call I made to Opus after I pointed out lack of transparency around the number of bedrooms for Lot 2, the reply was, 'Yes, it is a 4 bedroom home and the application will be updated.' It still states 3 bedroom + 1 which is misleading to people not in the trade. I also visited the council and was bounced from planning department to building department and back to planning, and left with no answers.
- Please provide the current and accurate RM190125 with supporting plans.
- Since my enquiry, information has been updated for the building consent, but not passed onto affected parties or added to the RM190125.
- Why has the building consent already been granted while the resource consent has not been processed? The neighbours (affected parties) are not happy. Industry standard is, resource consent before building consent.
- Opus states in the RM190125 that there are no affected parties. That is not correct, we as rate payers and neighbours are affected parties.
- Opus states no environmental effects, that also is incorrect- Both homes totalling 6 bedrooms, creating a possible 10-12 people living on 720m², is not in line with social and environmental responsibilities.
- How would I fare if I was to also make an application to subdivide under the same conditions? My experience in the industry would indicate I would never get this far. Council would not approve from the beginning. This I know from first-hand experience. I tried to do this for clients on a few occasions in the last 15 years and was never allowed, due to the 450m² rule.
- Are they actually subdividing and creating two new titles meaning, is their end goal to provide a buy back scheme which would make HNZ developers? Does this mean myself and other land owners in the area are allowed to break the same rules? If so, I would like to start the application to subdivide my section.

In conclusion, I don't have an issue with helping people, but I do have an issue with the impact on myself and the neighbours, and inefficient use of tax and rate payers money:

- High power consumption due to all 4 of the pumps (and noise)
- How many heat pumps and what side of the house are they on? (noise)
- How are they heating the water in the homes? Are they using califonts or heat-pumps? (noise)
- Timber floor construction (noise)
- Vehicle/ driveway noise
- High maintenance materials
- Subdivision costs
- We question the removal from this property of a well-maintained, perfectly sound home- had this been relocated on the same property and renovated, it would have been far more economical for the tax payer.
- Driveway costs will be horrific due to the products and system used to achieve water retention
- We are concerned about how this development will affect the future value of our properties

Kind regards,

Paul Marlow

On behalf of

Concerned & Affected Rate Payers of Kaitawa Crescent Paraparaumu

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From: [Paul M](#)
To: [Mailbox - Submissions](#); mat.marois@wsp.com; [Mailbox - Building Approvals](#); [Amy Camilleri](#)
Cc: ryoung3000@yahoo.com; [Kim Foote](#); leticia.armstrong@hotmail.co.nz; downwoods001@gmail.com
Subject: Oppose KCDC RM190125 of 35 Kaitawa Crescent amended 15.4.2020
Date: Wednesday, 15 April 2020 7:55:28 PM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[Oppose KCDC RM190125 35 Kaitawa Crescent Kapiti 14.4.2020 Pages 1-12.pdf](#)

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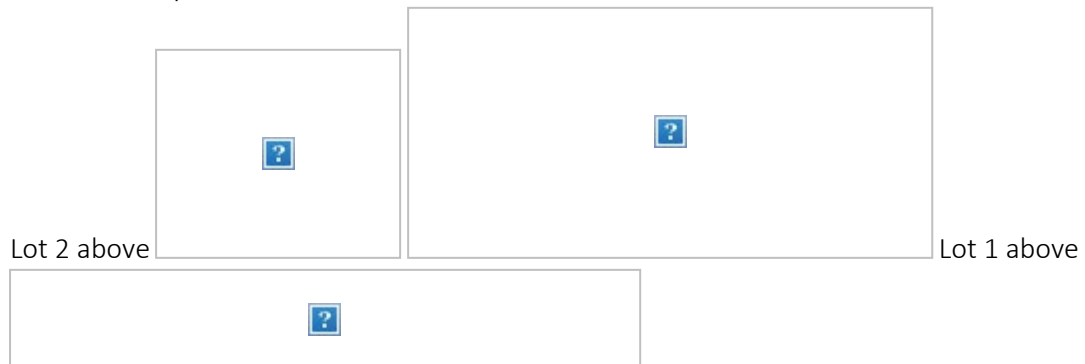
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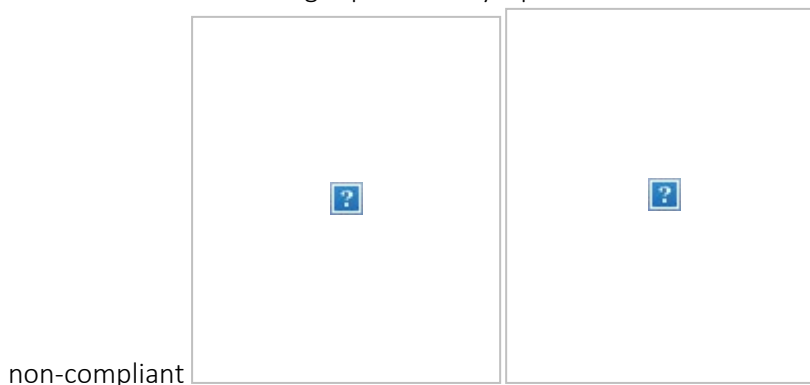
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- As per the building code, the underside of the floor joist to the ground level needs to be a minimum of 450mm. (175mm minimum to the bottom of the cladding) the information provided shows ground level to the finished floor at 130mm for lot2 and lot one at 150mm both non-compliant, if site cuts are to be carried out to drop the ground level this will need to be calculated and provided as part of the resource consent , this would need to include the sloping car part areas
- This is a sloping site- surface water needs to be redirected away from the foundations. Where is this information please?
- The below drawn images from the RM190125 are non-compliant and don't support timber floor clearances.
- Both BC190722 provided by KCDC are National Multiple-use approval establishes that the plans and specifications to which it relates comply with the building code. However front lot is designed for a flat site and doesn't take into consideration the sloping site at 35 Kaitawa Crescent, which has a 3.2mtr fall from the top boundary fence to the bottom fence hence my concerns mentioned above



- The details here to the right provided by Opus for the two level home are drawn being



- Im trying to save tax payers money here

The application RM190125 and building consent for the future homes do not provide any of the below mentioned, excerpt from the Opus resource consent application:

“· **exhibits a sense of social responsibility by having regard to the interests of the community in which it operates;**
 · **exhibits a sense of environmental responsibility by having regard to the environmental**

***implications of its operations; and
· operates with good financial oversight and stewardship, and efficiently and
effectively
manages its assets and liabilities and the Crown's investment."***

Additional concerns I wish to bring to your attention on behalf of the tax payer:

- Why subdivide land which the Crown (tax-payers) own? This is a waste of money.
- Why are these homes constructed on an elevated timber floor foundation as it's a very expensive way to build? It is hard to insulate and noisy.
- Why use high maintenance claddings and finishes, especially on the two level homes? This requires ongoing maintenance costs to the tax payer i.e scaffold costs every time you need to work on it.
- It has been a very frustrating process to date to get answers from the council (have just had a reply from KCDC but is missing key information) and Opus. In one phone call I made to Opus after I pointed out lack of transparency around the number of bedrooms for Lot 2, the reply was, 'Yes, it is a 4 bedroom home and the application will be updated.' It still states 3 bedroom + 1 which is misleading to people not in the trade. I also visited the council and was bounced from planning department to building department and back to planning, and left with no answers.
- Please provide the current and accurate RM190125 with supporting plans.
- Since my enquiry, information has been updated for the building consent, but not passed onto affected parties or added to the RM190125.
- Why has the building consent already been granted while the resource consent has not been processed? The neighbours (affected parties) are not happy. Industry standard is, resource consent before building consent.
- Opus states in the RM190125 that there are no affected parties. That is not correct, we as rate payers and neighbours are affected parties.
- Opus states no environmental effects, that also is incorrect- Both homes totalling 6 bedrooms, creating a possible 10-12 people living on 720m², is not in line with social and environmental responsibilities.
- How would I fare if I was to also make an application to subdivide under the same conditions? My experience in the industry would indicate I would never get this far. Council would not approve from the beginning. This I know from first-hand experience. I tried to do this for clients on a few occasions in the last 15 years and was never allowed, due to the 450m² rule.
- Are they actually subdividing and creating two new titles meaning, is their end goal to provide a buy back scheme which would make HNZ developers? Does this mean myself and other land owners in the area are allowed to break the same rules? If so, I would like to start the application to subdivide my section.

In conclusion, I don't have an issue with helping people, but I do have an issue with the impact on myself and the neighbours, and inefficient use of tax and rate payers money:

- High power consumption due to all 4 of the pumps (and noise)
- How many heat pumps and what side of the house are they on? (noise)
- How are they heating the water in the homes? Are they using califonts or heat-pumps? (noise)
- Timber floor construction (noise)
- Vehicle/ driveway noise
- High maintenance materials
- Subdivision costs
- We question the removal from this property of a well-maintained, perfectly sound home-

had this been relocated on the same property and renovated, it would have been far more economical for the tax payer.

- Driveway costs will be horrific due to the products and system used to achieve water retention
- We are concerned about how this development will affect the future value of our properties

Kind regards,

Paul Marlow

On behalf of

Concerned & Affected Rate Payers of Kaitawa Crescent Paraparaumu

Furthermore, please find below a copy of the email sent to Council 09.03.2020. To date, we have only been sent partial information from Opus, with no consultation whatsoever from them. The Council just wished to remain neutral... Does the council represent me as a rate payer? I'm still waiting on plans to help satisfy our questions.

Environmental impact x2 homes

- A total of 6 bedrooms is a possibility of 8-12 people and 4-5 cars on a very quiet Crescent
- A total of 2 carparks with a possibility of 4-5 vehicles – spill over on road ?
- Shadows will be cast by the two level home on both adjacent properties at either end of the day
- Neighbours views compromised due to two level home
- Is this High density housing in an area set out as low density
- The adjacent properties will lose all privacy of their back lawns because of the two level home on the proposed lot 2

As a group we seek

- Consultation from either the council or the developer to discuss high density housing in an area set out as low density
- The non-compliant resource consent to subdivide
- The points we have highlighted above
- How does this effect the resale value of our homes ?
- Emailed copies of both house plans -stamped BC plans
- Types of cladding proposed -finished product

The below was sent to council 03.03.2020 with no reply to date.

Can someone send me the plans so I can check the treatment of the floor joists and the base boards or will one of your team provide proof of how this is can be achieved without raising the FFL

My concern is that I have built enough homes over the years to know the builder would just wander up, will use spot levels and realise they are wrong and simply lift the floor making the daylighting being non-compliant

I have also discussed this with the rear neighbour whom is also a builder and has the same concerns along with loosing his privacy with the elevated building platform created with this sloping property

As a group we can't believe how a building consent has been granted well before the resource consent has even started consultation with the affected parties

This says to the hard working rate payers of Kaitawa Crescent that it's a done deal

Kind regards

Paul Marlow

On behalf of

Concerned & Affected Rate Payers of Kaitawa Crescent Paraparaumu

APPENDIX 3
Pre-Hearing Meeting Report

Pre-Hearing Meeting Report

Housing New Zealand Limited application to undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks at 35 Kaitawa Crescent, Paraparaumu

26th June 2020 – 10.30am

At the Kapiti Coast District Council Rata and Kohekohe Meeting Rooms

Meeting Chair: Yolanda Morgan

1. BACKGROUND

The Kāpiti Coast District Council has limited notified the above application and has received three submissions.

I was asked by the Council to Chair a Pre-hearing with the applicant and submitters.

The meeting was convened on 26th June 2020 in the Rata and Kohekohe Meeting Rooms at 10.30a.m.

Parties in attendance were asked to sign an attendance register (attached as Appendix A). I note that the following were in attendance:

For the Applicant:

- Mark Lash – Kainga Ora
- Lesa Davidson – Kainga Ora
- Sonia Dolan – Kainga Ora
- Tim Strong – WSP (Consultant to Kainga Ora)
- Mat Marois – WSP (Consultant to Kainga Ora)

Submitters:

- Stevenie and Richard Peterson – 7 Kaitawa Crescent
- Paul Marlow – 33 Kaitawa Crescent
- Mavis and Robert Young – 37 Kaitawa Crescent

Council:

- Marnie Rydon – Reporting Planner
- Sean Man – Development Engineer

The meeting was conducted in an orderly and constructive atmosphere without undue formality. An agenda was pre-prepared and circulated as attached at Appendix B. In particular, I noted that when speaking, any points raised would be on a without prejudice basis.

Whilst present, the reporting planner made detailed notes on the discussion, a copy of which is attached as Appendix C. I have reviewed those notes and believe that they are an accurate reflection of the matters covered in the course of the meeting.

2. SECTION 99(5)(B) MATTERS

Section 99(5)(b) requires that I provide a report that sets out:

- the issues that were agreed on; and
- the issues that are outstanding.

Rather than agreeing on any issues that could be resolved at the pre-hearing the applicant and the submitters discussed areas of concern for the submitters, as outlined in the meeting notes, and the applicant gave an undertaking to look into ways in which some of the matters raised might be addressed.

Issues that were agreed upon:

1. The Applicant has given an undertaken to address the current stormwater issue at number 7 Kaitawa Crescent.
2. The applicant has agreed to pay costs of fencing and will work with neighbours on what they would like to be erected.

Issues that the applicant has undertaken to further address:

3. The applicant will look into the proposed deck on the boundary with 7 Kaitawa Crescent and will develop a landscaping plan to potentially mitigate the effects of this on 7 Kaitawa Crescent. They will provide this plan to the owners of 7 Kaitawa Crescent for comment.
4. The applicant will look at designs for a restraint system for the water tanks on the boundary with 7 Kaitawa Crescent to ensure that they are secure in an earthquake.
5. The applicant will confirm the height of the dwelling proposed for the rear of the subject site, and confirm if they foundations need to be at a higher elevation that the Plans currently show.
6. The applicant will prepare draft conditions that they will offer as part of the consent process.

3. CONCLUDING REMARKS

At the conclusion of the meeting those present were advised of the likely way forward for the application and the process should there be a hearing

I then closed the meeting.

RM190125

Pre-Hearing Meeting Report

Appendix A – Attendance Register

RM190125

Pre-Hearing Meeting Report

Appendix B – Agenda

RM190125

Pre-Hearing Meeting

AGENDA

Housing New Zealand Limited application to undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks at 35 Kaitawa Crescent, Paraparaumu

26th June 2020 – 10.30am

At the Kapiti Coast District Council Rata and Kohekohe Meeting Rooms

Meeting Chair: Yolanda Morgan

1. Welcome and introductions
2. Summary of proposal by the applicant
3. Issues raised in submissions
4. Points of agreement and further actions
5. Next steps

RM190125

Pre-Hearing Meeting Report

Appendix C – Meeting Notes

RM190125

Pre-Hearing Meeting

NOTES

Housing New Zealand Limited application to undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks at 35 Kaitawa Crescent, Paraparaumu

26th June 2020 – 10.30am

At the Kapiti Coast District Council Rata and Kohekohe Meeting Rooms

Meeting Chair: Yolanda Morgan

Meeting commenced

Introductions from attendees

Chairperson overview of process, meeting held without prejudice

Mark Lash (ML): Development Manager charged with undertaking new developments. Kainga Ora has historically had a certain model of development style which no longer meets the needs of tenant, gaining population, live for longer, single people etc. New Land is not opening up and lots of three bedroom developments are being replaced with multiunit developments. Perceived intensification of land use. Increase in density doesn't mean the area is a worse place to live. In this case, two-bedroom dwelling at front of site, single level on the higher part of the site in aim to have the least impact on the street. Four bedroom to the rear of the site, setback from road so there's no difference in character.

Richard Peterson (RP): Rear deck looking into site.

Paul Marlow (PM): Resource consent (RC) application says no effects on neighbours, lucky Council considered that there are.

ML: Mat, take through matters need RC for.

Mat Marois (MM): yards for water tanks and garden sheds, minimum and average lot sizes (450m² and 600m²), as part of further information request response, applied to construct dwellings prior to completing subdivision, car parking, smaller water storage tanks.

PM: Why subdivide tax payer land?

ML: Financial reason to subdivide. Worth less than houses on one section. Portfolio requires subdivision. The sites are not expected to be sold. Government embargo on state housing sales.

PM: Kainga Ora taking a developer role rather than providing for people/land.

ML: Won't be able to find common ground doing away with the subdivision, accountants won't allow it.

Chairperson: Anything else to add about proposal?

ML: Asked if everyone has seen plans of the development?

PM: The plans lack information.

ML: Plans approved by Ministry of Business, Innovation and Employment (MBIE), cookie cutter approach.

PM: Plans lack detail and don't meet code.

ML: Asked if everyone has seen plans of the development?

PM: Finished ground levels, raised will end up encroaching height envelope, who pays if roof is on and it is wrong?

RP: Site has been scrapped and water running directly from site onto my property (7 Kaitawa Crescent) when it rains.

ML: Will get contractors onto the site to get it sorted out. When built, this shouldn't be an issue, stormwater will be controlled onsite.

Stevenie Petersen (SP): Deck be built 3m off boundary.

RP: If it doesn't meet the requirements what happens?

ML: Let us know and it will be fixed.

PM: Elevation of building, 1.5m height of fence.

SP: Height means can see directly into our backyard, daughter playing etc.

PM: Noise from raised timber deck increased with number of people living there.

ML: Noise it not a standard that we have applied to not comply with.

PM: Issues with shadows, noise, visual (water tanks), pumps, costs – who pays when there are issues – our money.

ML: Let's go through items one by one.

PM: Nothing wrong with getting people into houses but what proposing will devalue our properties.

ML: No devaluation of properties. Let's talk about privacy.

SP: Was a site visit undertaking before deciding to lodge RC with current proposal?

ML: Yes, a site visit was undertaken. Rear accessible room downstairs, topography has dictated height of foundations and why a timber foundation was chosen.

PM: Expensive option.

ML: Was based on geotechnical investigations and recommendations.

PM: Building code requirements are not being met.

ML: Building Act requirements will be met and if not, then will be fixed.

PM: To fix would need to be lifted and then wouldn't comply with height envelope.

ML: What can we do for privacy concerns?

SP: Remove deck.

PM: No deck.

ML: Not keen on changing the design at this stage, dwelling has been designed for accessibility. We could look at other options for the outdoor area, fence trellis, landscaping.

SP: Landscaping has previously been discussed.

ML: We will look at fencing/landscaping.

SP and RP: Open to suggestions.

No further issues raised on privacy.

Mavis Young (MY): Noise from pumps for the water tanks.

ML: no, pumps in ground, electric, really quiet.

PM: Submersible?

Tim Strang (TS): pumps will be in tank, no noise rating, difficult to measure noise levels. They are not noisy enough to be annoying because they run quite a bit, they've been design to be submersible.

MY: What are the height of the tanks?

TS: slightly higher than fence, will be visible.

PM: Corrugated or plastic tanks?

TS: Corrugated steel, one pump per house and water tank. If there's a problem with pump it is obvious – toilet won't flush.

ML: There is a house maintenance programme and the pumps will be serviced.

SP: Who does general section maintenance?

ML: Lawns be done by tenant if they are able, if not then someone comes and does them.

RP: What if there is a problem with the tenant?

ML: Call local office or 0800 number.

PM: Water tanks on boundary, how held in situ if there's an earthquake?

TS: Hasn't been considered in lots of detail. Tanks come with restraint system, structural design.

PM: Tanks are against the Young's garage, noise from two water pumps and two heat pumps.

TS: Kainga Ora agree to design appropriate restraint system for water tanks.

PM: Or could the tanks be submersed?

TS: Design has already been looked at.

ML: Other tanks have been looked at and used previously and there have been lots of issues so type of tanks won't be changing. We will however look at a restraint system and getting PS1 from engineers.

PM: The tanks need to be kept stable.

ML: Had experience with, will notice, condition of RC.

RP: Acoustic flooring.

ML: Dwelling has to have homestar six rating, green design, insulated floor which will mitigate noise. Heat pumps are common in residential areas, not asking for permission to do anything different. Can't suggest different heating system because of the need for the homestar six rating.

RP: What about radiators?

ML: High cost of maintenance.

PM: When all non-compliances and issues raised are rolled together, it is a lot.

MY: Is the fence the same height all the way along the boundary?

ML: front boundary for about 5m, 1.2m in height then goes up to 1.8m. This provides passive surveillance of the road, good urban design. If low height is a concern, this can be looked at.

MY: Privacy and noise concerns.

PM: What happens if the fence is broken?

ML: Fence will definitely be constructed, job number one keep neighbours happy and health and safety. Kainga Ora will pick up the cost of the fencing.

PM: Are tenants allowed pets?

SP: Trees, fence, water connection.

RP: Fence design, do we get to be involved, don't want to see the ugly side of the fence.

Lesa Davidson (LD): You will get the good side of the fence.

ML: Design will be worked on together.

SP: What about trees if removed for sewer connection in our property?

LD: Anything done on the site will be fixed, if trees are removed which we will try not to do, then they will be replaced.

SP: If trees are planted, prefer semi-mature ones so we don't have to wait so long for them to provide appropriate screening.

ML: Privacy has been covered, can come up with a plan. Noise?

PM: Stacked parking, if car in front needs to be used, then two vehicles are moving onto the road and causing clogging. Material for pavers for water retention in driveway won't serve purpose, require lots of maintenance. Water use in a four-bedroom home. Calculations for water storage vs. water use.

ML: Water use?

PM: Water tanks. Calculation uses three bedroom and applied to the four bedroom house.

ML: Not civil engineering.

PM: Was in email.

TS: Council use an occupancy rate, three people, purpose to top up town supply, steps are being sued to reduce water use, size of property/people, not bedrooms. No impact on water use from rainwater tank use.

PM: I have to comply with size of water tank standard if I was doing something.

Marnie Rydon (MR): Kainga Ora have done the right thing, permitted activity standard don't want to comply with so have applied to not comply and meet the restricted discretionary activity standards.

Stormwater disposal standards are also met. This has been checked by Council's Development Engineer.

TS: Explained discharge to road, means water won't be going through 7 Kaitawa Crescent, less than before. Paving – valid concern re. maintenance.

PM: Testing on the paving was undertaken in Auckland on a flat site, different topography to subject site.

TS: Runoff and rest retained. Soak hole is final link of defence.

PM: Kerb and channel full in current rainfall events. Floods just down the road from site so why is this being added to by the additional density, won't that cause an issue?

TS: The pumps can handle this situation.

ML: Any other concerns? Purpose of meeting discuss if we could fix any of the concerns. Would you be happy to go ahead with conditions or still unhappy and want to go to a hearing? What conditions could fix concerns?

YM: Do the submitters have any other concerns to raised?

RP: Dwelling at rear being two storey.

YM: Don't have to agree to anything today, can go away and think about it. Actions for Kainga Ora raised.

ML: Can contact individually to discuss concerns.

PM: Will lose morning and afternoon sunlight due to being two storey.

MM: Have had shading analysis one (provided copies for PM to view and will email to MR afterwards). These show existing shading and shading from what is proposed. One period of the year where there is extra shading on #33, otherwise no difference.

ML: We will go away and come up with draft conditions, do extra work to try and resolve concerns.

SP: Yes, will consider proposed conditions.

YM: Conditions be offered to MR/Council.

ML: Would like to find common ground.

PM and RP: Yes.

YM: Reviewed list of action for Kainga Ora again. Nothing formally decided here today.

MR: Explained process of going to hearing, reports/evidence due, another meeting could be held to discuss options/conditions Kainga Ora come up with to try and resolve issues. If all submissions withdrawn, then no hearing. Kainga Ora could request application put on hold to discuss conditions with submitters which means clock will stop.

PM: Still have concerns with daylighting and foundations.

RP: Who will be contractors?

ML: Probably Jennian who then use a local builder. Tawa Street in Waikanae is nearing completion, another eight on Makarini Street and two at 104 Leinster Street – one is two storey.

MR: Makarini Street is within the focused infill precinct so smaller lot sizes = more dwellings are anticipated.

ML: Could organise a visit to the Leinster Ave property is wanted. Thanked everybody for coming.

Meeting closed.

APPENDIX 4
Post Suspension Information

From: [Marois, Mat](#)
To: [Marnie Rydon](#)
Cc: [Jake Henry](#)
Subject: RM190125 - Pre-hearing Meeting Action Response
Date: Thursday, 22 October 2020 10:53:20 AM
Attachments: [image002.png](#)

Dear Marnie,

As previously advised, WSP have prepared an information package to respond to the actions raised at the pre-hearing meeting which occurred on 26 June 2020 between Council, WSP, Kāinga Ora and the affected parties. The Pre-Hearing Meeting Report is attached for reference and included in the information package in the below link.

https://wsponline-my.sharepoint.com/:f/g/personal/mat_marois_wsp_com/Ekmxbn-Le6tBjUma8UkvV8QBjJuufxGvCIBCH6CKqOc2hA?e=ZnX0qN

The information package includes the following:

- All the written consultation that has occurred between WSP, Kāinga Ora and affected parties (summary attached which includes consultation via phone);
- Landscape Plan and Revised Elevations (including lowered rear deck and additional frosted film on rear window of the rear dwelling to mitigate adverse privacy effects);
- Water Tank Restraint Design and Calculations;
- Comment from WSP Architect regarding rear building height (confirming the foundation height does not need to be increased and, even if it did, it would not result in an infringement to the daylight standard); and
- Proposed Draft Conditions;

Please let me know if there are any issues accessing the documents in the above link.

With regard to the draft conditions, please note the following which have been specifically proposed to address concerns raised in the submissions:

- Condition 2 requires a registered surveyor or licensed cadastral surveyor to provide written certification that the foundation height is in accordance with the approved plans.
 - The height of the rear building foundations is not proposed to be increased (see architect comment). The height of the rear dwelling remains the same as proposed in the plans and this condition ensures the constructed height will be in compliance with the plans.
- Conditions 3 and 5 require the landscape plan and water tank restraint designs to be finalised.
- Condition 4 requires the consent holder to provide a noise assessment from a suitably qualified acoustic professional at the request of the Council.
 - Noise standards are not proposed to be breached nor will the development result in any adverse noise nuisances to surrounding parties. However, this condition allows the Council (or neighbours) to confirm this, if they consider the proposed development has resulted in noise nuisances.
- Other standard conditions for land use and subdivision consents.

We consider that the above additional information sufficiently addresses the actions raised in the pre-hearing meeting. In addition and as noted above, the information package also includes all the written consultation that has occurred between WSP, Kāinga Ora and affected parties. Of note, the landowners of 7 and 37 Kaitawa Crescent have agreed to remove their submission and wish to be heard at any future hearing. I've attached their written confirmation of this and this can also be found in the link above.

As you will see, we have also consulted with the landowner of 33 Kaitawa Crescent (Paul Marlow), but we have not been able to satisfy all of his concerns (see attached written correspondence), mainly his concerns around the elevated timber floor foundations. We consider that all of the relevant concerns raised in his submission, regarding density, privacy, noise, stormwater run-off, car parking, daylight saving and water tank restraint, have been sufficiently addressed through the additional information provided in the link above.

It is considered that the outstanding concerns (i.e. foundations) relate to matters outside of the Resource Management Act 1991 and would be better dealt with outside of the resource consent process. We understand that as the wish to be heard from the landowner of 33 Kaitawa Crescent remains, Council is required to hold a hearing under Section 100 of the RMA. However, as their outstanding concerns are mainly non-resource consent related, we would appreciate if Council could raise this with the submitter and seek to have the issues resolved without a hearing.

Kind regards
Mat

Mat Marois
Planner Environment



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Decision A - Land Use

General

1. The activity shall be undertaken in general accordance with the information supplied with application RM190125 and all supporting additional information, including the following:

- WSP Plan titled "Site Plan Proposed", drawing number NH0060-OIC-03-XX-DR, dated 08/05/2019.
- Context Architects Plan titled "Elevations", drawing number RH-C1-A1201, Rev 01, dated 07/06/2019.
- WSP Plan titled "Elevations", drawing number N-H0060-OIC-00-GF-DR, dated 5/07/2019.

Stamped as 'Final Approved Plans' on **XX.XX.XXXX**, except where modified by conditions of consent.

Foundations

2. No building works shall proceed beyond the foundation stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to Kāpiti Coast District Council that the works completed have been completed in accordance with the approved plans as referred to in condition 1 of this consent.

Tank Restraints

3. The stormwater tanks shall have a specific restraint design that is to the satisfaction of Kāpiti Coast District Council. The restraint will be designed by a suitably experienced Chartered Engineer or an appropriately qualified Structural Engineer with regard to their potential seismic performance level.

Noise

4. At the request of the Kāpiti Coast District Council, and within 20 working days of that request, a suitably qualified acoustic professional, engaged by the consent holder, shall provide to Kāpiti Coast District Council a report that:

- a. measures and assesses noise emitted from the pump on each proposed lot.
- b. determines the extent of any compliance or breach of the noise limits specified in Table 12.D.1, Permitted Activity 1, Standard 1 in the Proposed District Plan Appeals Version 2018 (Kāpiti Coast District Council).
- c. recommends specific actions, in the event of a breach, that will ensure compliance with the noise limits specified in Table 12.D.1, Permitted Activity 1, Standard 1 in the Proposed District Plan Appeals Version 2018 (Kāpiti Coast District Council).

In the event of a breach all specific actions outlined in the report provided by the suitably qualified acoustic professional shall be implemented, to the satisfaction of Kāpiti Coast District Council, within 20 working days from the provision of the report.

In the event that the recommendations and actions referred to above are not implemented within the period specified in this condition, the activity directly associated with the source of the noise shall cease until such time that the recommendations are implemented.

Landscape Plan

5. A landscape planting and management plan (with supporting specifications) shall be prepared and submitted to Kāpiti Coast District Council for certification prior to construction commencing.

The landscape planting and management plan shall be prepared in consultation with the owners and occupiers of 7, 33 and 37 Kaitawa Crescent, Paraparaumu and contain:

- a plan detailing the proposed plant species, plant sizes at time of planting, plant locations and timing of planting; and
- a management/maintenance programme, in particular details of maintenance methodology and frequency, allowance for replacement of plants, including specimen trees in case plants are severely damaged / die over the first three years of the planting being established.

Decision B - Subdivision

General

6. The activity shall be undertaken in general accordance with the information supplied with application RM190125 and all supporting additional information, including the following:

- WSP Plan titled "Proposed Scheme Plan Layout" drawing number NH0060-OIC-03-XX-DR, dated 14/05/2019.
- WSP Plan titled "Site Plan Proposed" drawing number NH0060-OIC-03-XX-DR, dated 08/05/2019.

Stamped as 'Final Approved Plans' on **XX.XX.XXXX**, except where modified by conditions of consent.

7. The e-survey dataset shall be in general conformity with the information supplied with application RM190125 and all supporting additional information, including the following:

- WSP Plan titled "Proposed Scheme Plan Layout" drawing number NH0060-OIC-03-XX-DR, dated 14/05/2019.
- WSP Plan titled "Site Plan Proposed" drawing number NH0060-OIC-03-XX-DR, dated 08/05/2019.

Stamped as 'Final Approved Plans' on **XX.XX.XXXX**, except where modified by conditions of consent.

Fees, Levies and Contributions

8. Prior to the issue of section 224(c) certificate under the Resource Management Act 1991, the consent holder shall pay a reserve contribution of **\$XX.XX** including GST.

9. Prior to the issue of a 224(c) certificate under the Resource Management Act 1991, the consent holder shall pay Council Engineering Fees of **\$xx.xx** including GST for work that may be required for plan approvals, site inspections and consent compliance monitoring, plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Engineering

10. The consent holder shall comply with the requirements of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012, unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
11. Prior to works commencing, the consent holder shall submit copies of the plans and specifications for the engineering development for approval to the satisfaction of the Council's Development Engineer. The engineering development must be in accordance with the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012. No works shall commence until the plans are approved by Kāpiti Coast District Council's Development Engineer.
12. Prior to works commencing, the consent holder shall provide the Council's Development Engineer with the names of the Developer's or Owner's Representative(s) appointed in terms of Clause B(ii) of Part 3 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.
13. Prior to works commencing, the consent holder shall advise the names and professional qualifications of any Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012. Suitably Qualified Persons are required for, but not necessarily limited to, civil engineering.
14. Prior to commencement of the following stage of works, the consent holder shall notify Council's Development Engineer so that the Council's Development Engineer, or their authorised representative, are able to present on site to inspect certain stages of the works. These stages are as follows:
- Commencement of works or recommencement after a substantial lapse;
 - Water reticulation connections and services prior to back fill;
 - Wastewater reticulation connections and services prior to back fill;
 - Final inspection; and

Foundations

15. Any future structure requiring a Building Consent in terms of Building Act provisions, proposed on Lots 1 and 2 shall have specific foundation design by a suitably experienced Chartered Engineer or an appropriately qualified Geotechnical Engineer with regard to the potential for earthquake induced liquefaction of the ground on which the structure is to be located, and the potential effects of associated ground settlement and lateral spreading of the ground.

Access and Parking

16. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, the consent holder shall construct the vehicle crossing for the Right of Way in accordance with Kāpiti Coast District Council standard drawing KCDC-RD-005 rev R5. The Right of Way movement lane shall be formed and sealed complying with Part 3, Section D and Part 4 Schedule 3 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.

Stormwater

17. Stormwater disposal for the subdivision shall be in accordance with the requirements and intent of the report "35 Kaitawa Crescent: Water Storage and Hydraulic Neutrality. Ref: N-H0060.01", by WSP and dated 10 June 2019.

Wastewater

18. Prior to the issue of a Section 22(c) certificate under the Resource Management Act 1991, the consent holder shall provide each allotment with a new wastewater lateral which complies with Part 3 Section F and Part 4 Schedule 5 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.

19. The construction of any new wastewater service shall only be undertaken by an approved contractor as defined in Part 3, section F(ix) of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.

Water Supply

20. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide each allotment with a metered water supply which complies with Part 3 Section G and Part 4 Schedule 6 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.

21. The water demand system and water efficient plumbing fixtures and appliances shall be in accordance with the recommendation and intent of the report "35 Kaitawa Crescent: Water Storage and Hydraulic Neutrality. Ref: N-H0060.01", by WSP and dated 10 June 2019.

22. The construction of any new water supply reticulation service shall only be undertaken by an approved contractor as defined in Part 3 section G(vii) of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.

Power and Telecommunication

23. The subdivision shall be serviced with electric power and telecommunication to all lot boundaries. Where new underground power and telecommunication services are required, they shall be provided to the boundary of each lot, to the satisfaction of the Council's Development Engineer.

Easements

24. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. This consent is conditional on the easements being granted or reserved

and they must be subject to section 243 of the Resource Management Act 1991.

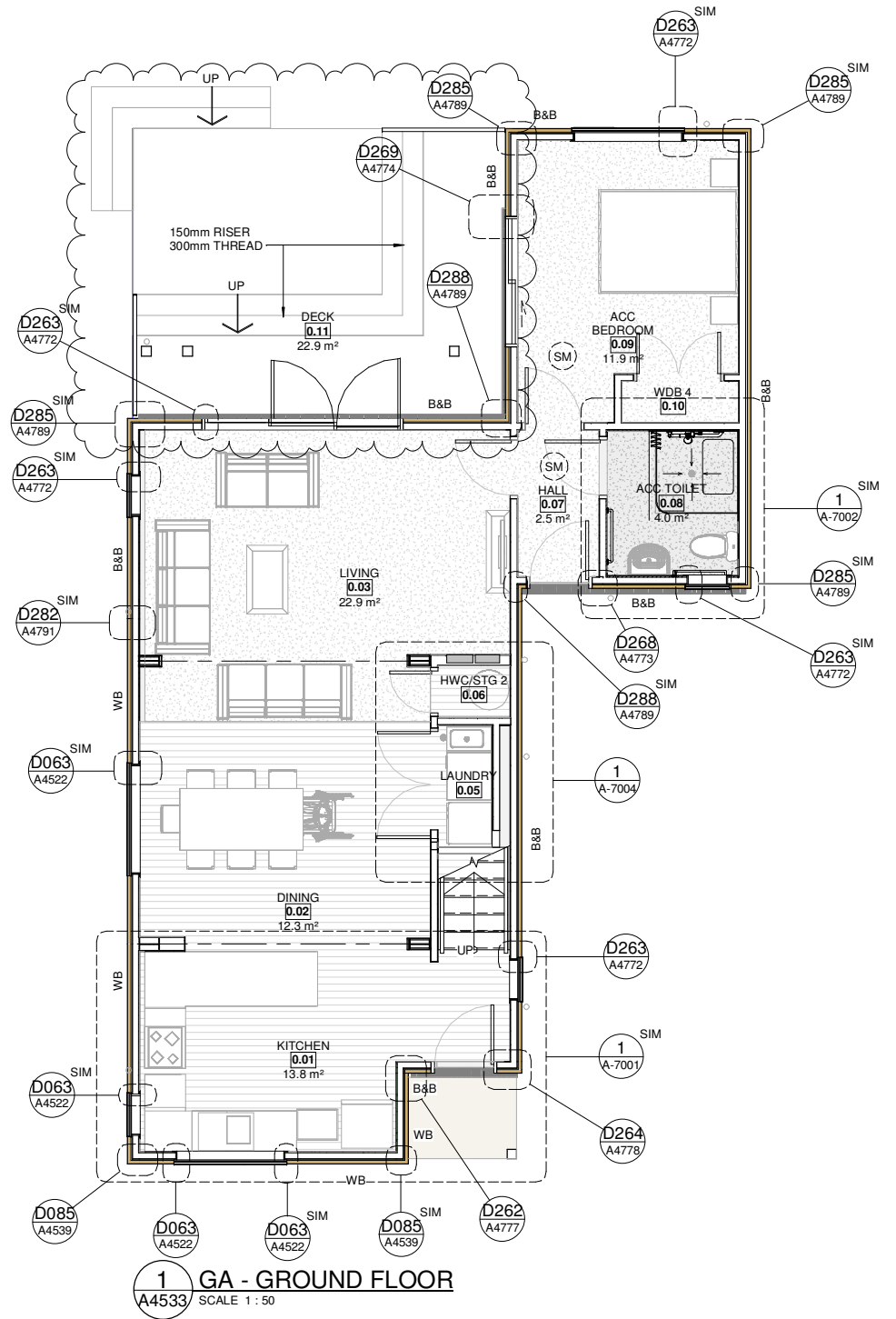
Completion

25. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, completion documentation, including operation and maintenance manuals, shall be submitted in accordance with Part 1 of NZS 4404:2010 and Part 4 Schedule 1 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.
26. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, the consent holder shall submit compliant as-built drawings of the public wastewater drainage and public potable water services to the Council's Development Engineer.
27. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, certification shall be supplied to the satisfaction of the Manager, Resource Consents and shall comprise:
 - NZS4404:2010 Schedule 1B (Contractors Certificate upon completion of Land Development/Subdivision) signed by the Contractor; and
 - NZS4404:2010 Schedule 1C (Certification upon completion of Land Development/Subdivision of Person Responsible for Inspection and Review of Construction) signed by a suitably qualified professional.
28. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide Kāpiti Coast District Council with an itemised schedule of quantities and costs, and the CCTV inspection reports, for those services and assets which are to be vested in Council.
29. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, the consent holder shall supply a copy of the title sheets of the e-survey dataset and shall list and indicate how each condition has been met to the satisfaction of Kāpiti Coast District Council.

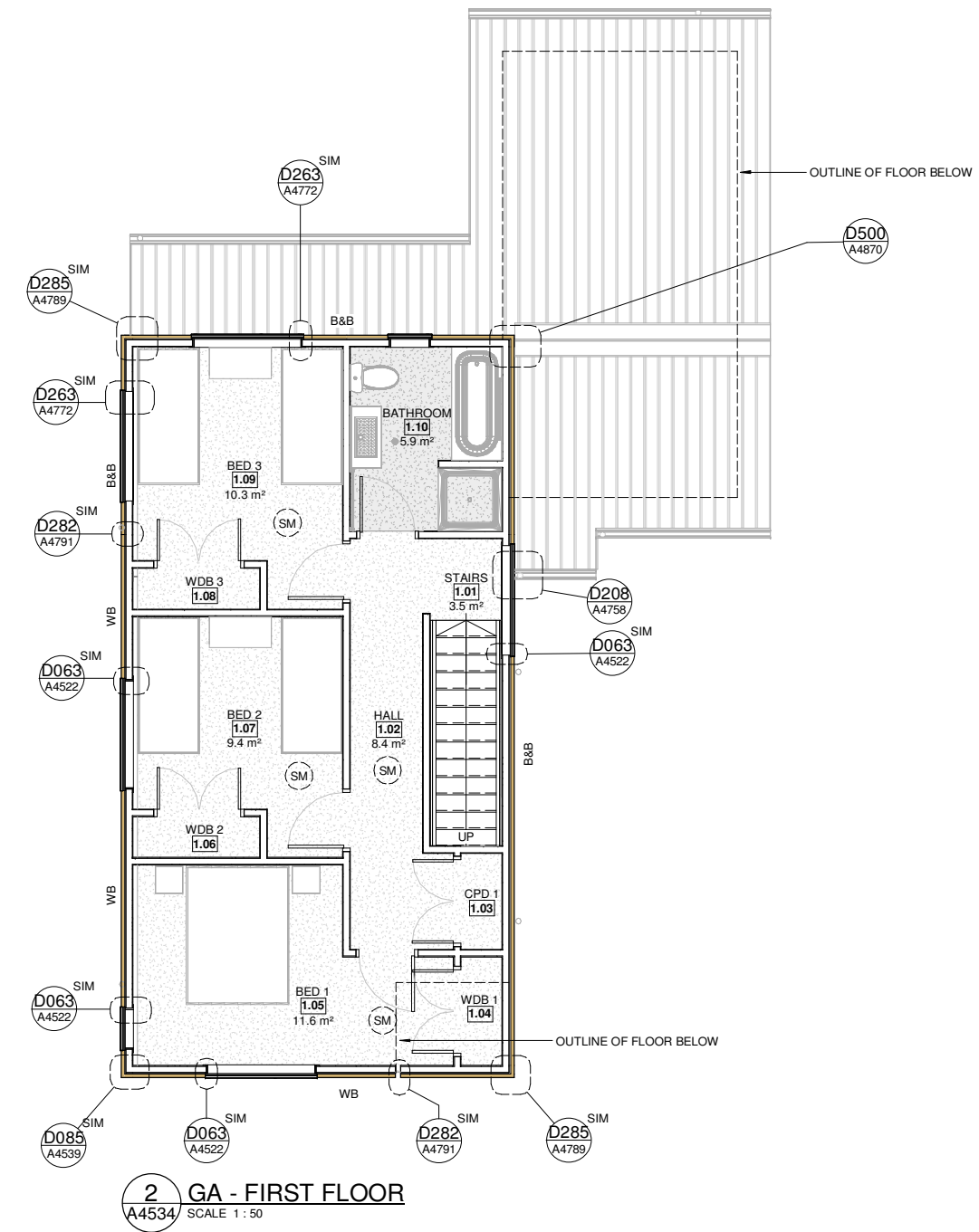
The building could sit at the level indicated. Site-specific details would need to be worked through to achieve this. If, in the worst case, the building clearance needed to be 450mm above the ground level as it is a timber construction the building still sits under the recession plane. At the current ground FFL there is 372mm between the roof and the recession plane at the closest point. If you add this to the current 150mm you get a total of 522mm. This is 72mm below the recession plane. It is close but still below. Tolerance would have to be monitored on-site should this be a problem, but a construction tolerance of 72mm would be large given we have survey information for the ground levels.

300mm
200mm
100
50
10mm

(SM) CEILING MOUNTED TYPE 1 DOMESTIC SMOKE ALARMS WITH TEST AND HUSH BUTTONS TO COMPLY WITH NZBC SECTION F7 C1 3.2



1 GA - GROUND FLOOR SCALE 1:50



2 GA - FIRST FLOOR SCALE 1:50

NOTES:

GENERAL NOTES

THE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ASSOCIATED SPECIFICATIONS AND CONDITIONS OF CONTRACT. THE DRAWINGS SHALL ALSO BE READ IN CONJUNCTION WITH THE STRUCTURAL, SERVICES, CIVIL AND OTHER PROJECT DOCUMENTS. ANY DISCREPANCIES IN THE ARCHITECTURAL DRAWINGS OR BETWEEN AND CONSULTANT DOCUMENTS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION

VERIFY ALL DIMENSIONS WITH STRUCTURAL, SERVICES, CIVIL AND OTHER PROJECT DOCUMENTS PRIOR TO CONSTRUCTION COMMENCING. REFER ALL DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION

SUBSTITUTION FOR OR AMENDMENT OF SPECIFIED DETAILS OR MATERIAL SHALL NOT BE CARRIED OUT WITHOUT PRIOR APPROVAL OF THE ARCHITECT

ALL WORK SHALL COMPLY WITH THE NZBC, ALL RELEVANT LOCAL AUTHORITY BYLAWS, NZS 3604, AND ALL RELEVANT STANDARDS

ALL WORK TO BE UNDERTAKEN TO BE BEST TRADE PRACTICE FOR EACH RESPECTIVE TRADE. ANY SUBSTANDARD WORK OR BUILDING MATERIAL DEFECTS SHALL BE THE CONTRACTORS RESPONSIBILITY TO REMOVE, REPAIR OR REPLACE AT NO EXTRA COST TO THE CONTRACT

UNLESS OTHERWISE NOTED ALL TIMBER FRAMING SHALL BE KILN DRIED MACHINE GAUGED SGB RADIATA PINE WITH A MOISTURE CONTENT BOTH AT INSTALLATION AND IN SERVICE OF NOT MORE THAN 20%.

WHERE SPECIFIED USE HIGHER GRADE TIMBER I.E. SG10.

TIMBER TREATMENTS SHALL BE IN ACCORDANCE WITH NZS3602:2003 AS A MINIMUM. HIGHER TREATMENT LEVELS MAY BE SPECIFIED HEREIN. REFER TO SPECIFICATION FOR EXACT TYPES AND LOCATIONS

ALL TIMBER SHALL BE H1.2 TREATED GRADED SG-8 UNLESS STATED OTHERWISE

ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH NZS3604 UNLESS OTHERWISE NOTED. PROVIDE WASHERS TO ALL BOLTED CONNECTIONS IN ACCORDANCE WITH NZS3604. SEPARATE ALL TIMBER FROM CONCRETE WITH THERMAKRAFT SUPERCOURSE DPC

ALL WATERPROOFING SHALL BE IN ACCORDANCE WITH NZBC E3/AS1. MAIN CONTRACTOR TO ENSURE ALL FLOOR AND WALL JUNCTIONS ARE SEALED TO PREVENT WATER PENETRATION. ALL FITTINGS WITHIN THESE SPACES SHALL ALSO BE SEALED TO PREVENT WATER PENETRATION INTO CONCEALED SPACES

REFER TO THE STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATION FOR STEELWORK AND TIMBER FRAMING SIZES

REFER TO THE SERVICE CONSULTANTS DRAWINGS AND SPECIFICATION FOR ALL SERVICES AND EQUIPMENT REQUIREMENTS

REVISION	AMENDMENT	APP	DATE
P A	TENDER		5.07.2019
P B	LOWERED DECK		24.07.2020

DETAILED DESIGN



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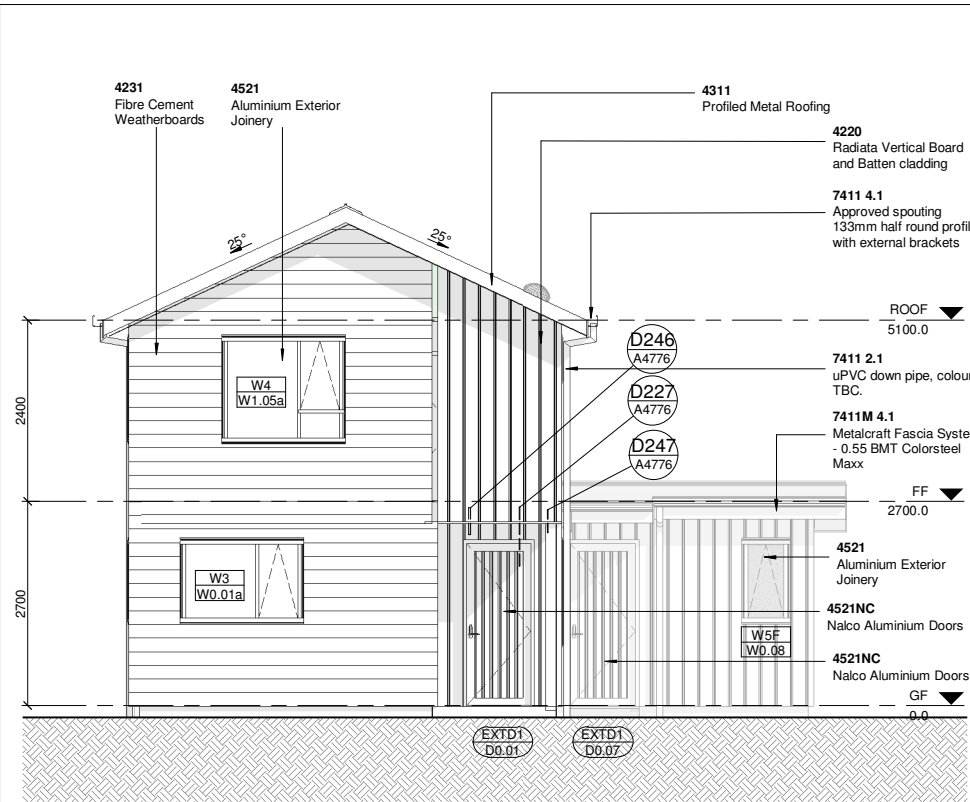
SCALE	DESIGNED	APPROVED	ORIGINAL SIZE
1:50 @ A1	CSC	BS	A1
DRAWN	DESIGNED	APPROVED	
BW	CSC	BS	
DRAWING VERIFIED	DESIGN VERIFIED	APPROVED DATE	
SM		5.07.2019	

PROJECT
HOUSING NEW ZEALAND CORPORATION
REGIONAL HOUSING PROGRAMME

35 KAITAWA CRESCENT, PARAPARAMU
TITLE
GA PLANS

OPUS PROJECT NO.	SUITABILITY	
N-H0060.03		
PROJ-ORIG-VOL-LVL-TYPE	SHEET NO.	REVISION
N-H0060-OIC-00-GF-DR	A-1000	RB

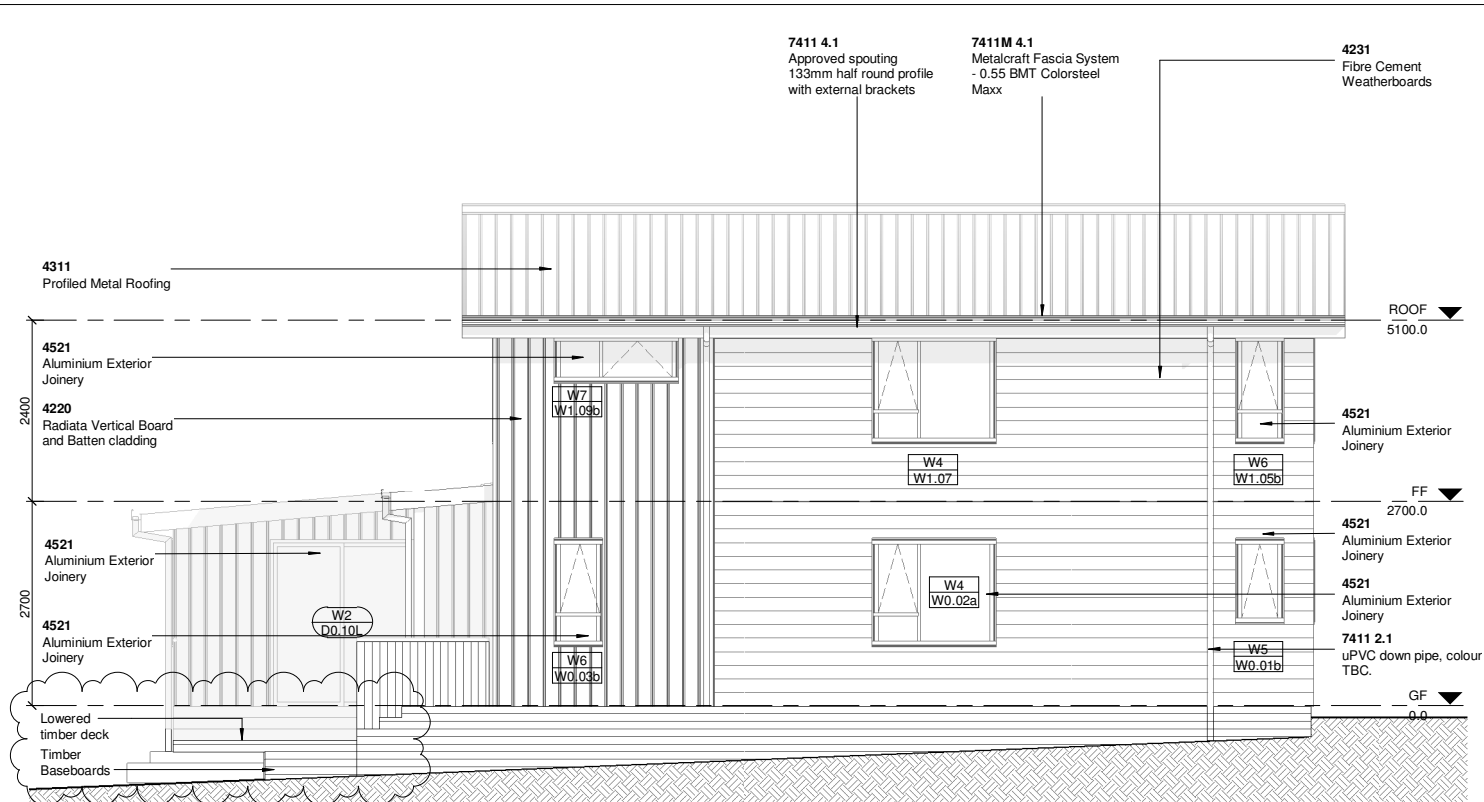
ARCHITECTURE



1 ELEVATION A
A-2000 SCALE 1 : 50

SOUTH

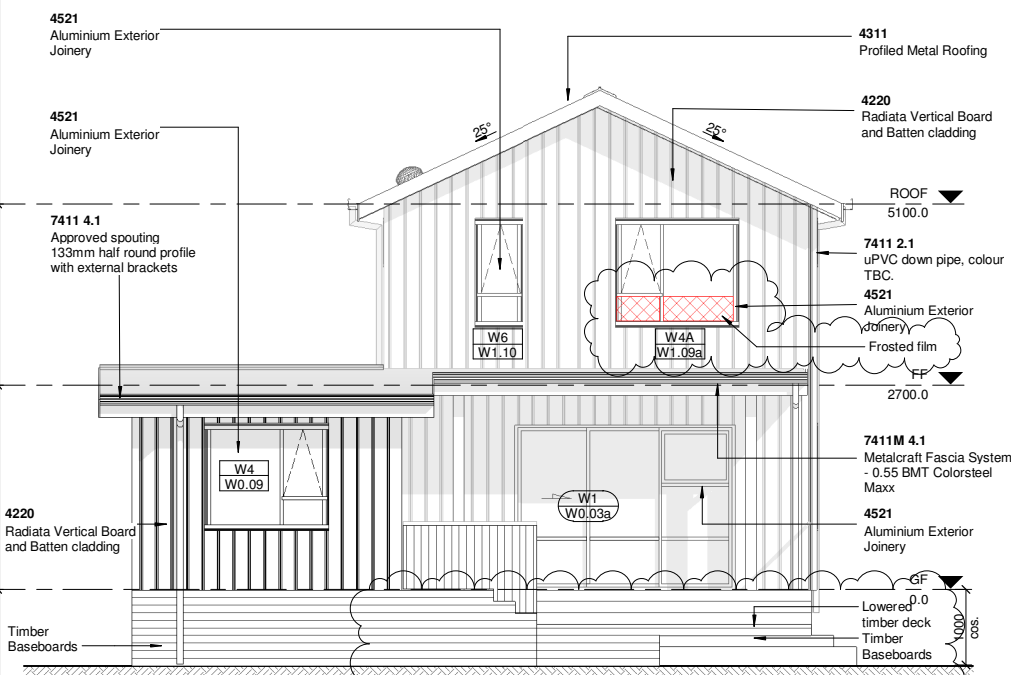
RISK FACTOR	RISK FACTOR	RISK SCORE
WIND ZONE	MEDIUM	0
NO. OF STOREYS	HIGH	2
ROOF/WALL JUNCTION	LOW	0
EAVE WIDTH	HIGH	2
ENVELOPE COMPLEXITY	MEDIUM	1
DECKS	LOW	0
TOTAL		5



2 ELEVATION B
A-2000 SCALE 1 : 50

WEST

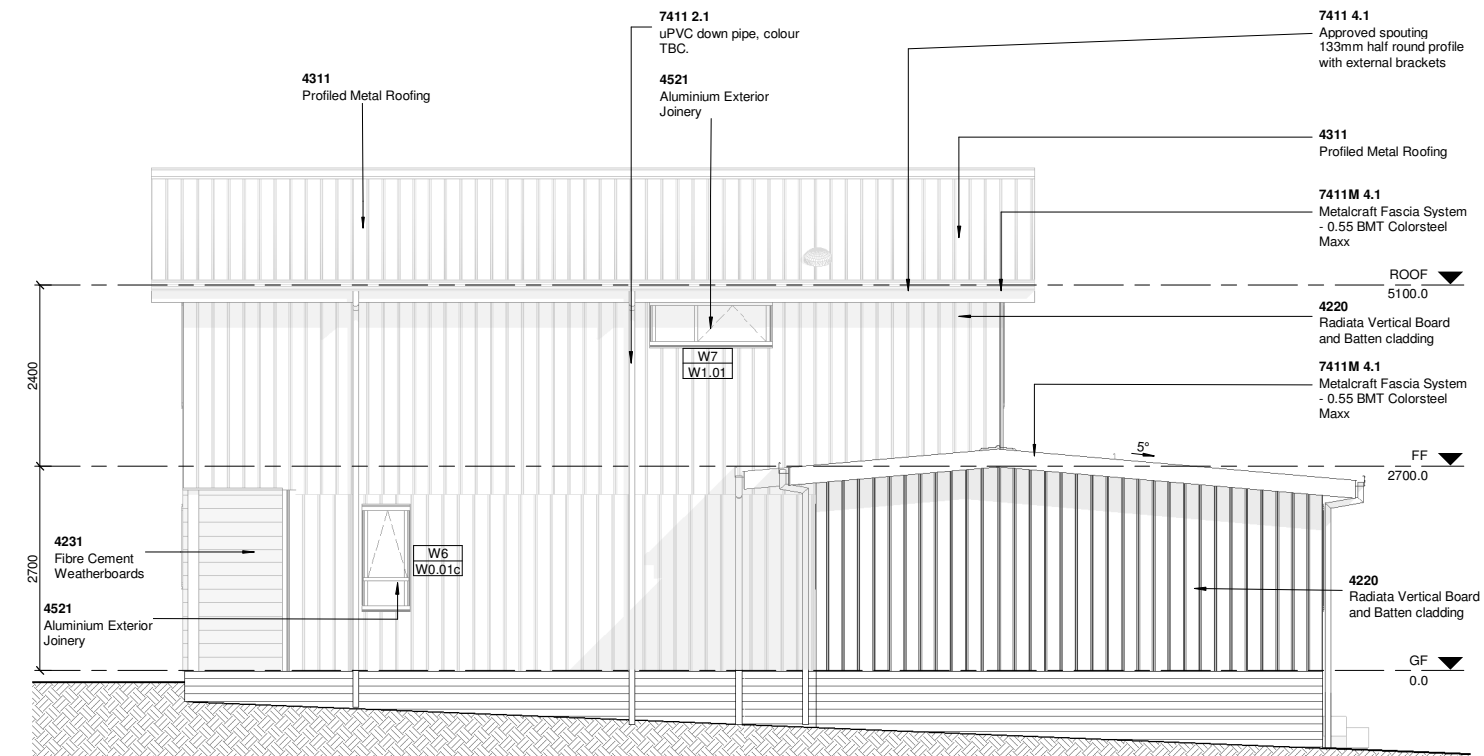
RISK FACTOR	RISK FACTOR	RISK SCORE
WIND ZONE	MEDIUM	0
NO. OF STOREYS	HIGH	2
ROOF/WALL JUNCTION	LOW	0
EAVE WIDTH	HIGH	2
ENVELOPE COMPLEXITY	MEDIUM	1
DECKS	LOW	0
TOTAL		5



3 ELEVATION C
A-2000 SCALE 1 : 50

NORTH

RISK FACTOR	RISK FACTOR	RISK SCORE
WIND ZONE	MEDIUM	0
NO. OF STOREYS	HIGH	2
ROOF/WALL JUNCTION	LOW	0
EAVE WIDTH	HIGH	2
ENVELOPE COMPLEXITY	MEDIUM	1
DECKS	LOW	0
TOTAL		5



4 ELEVATION D
A-2000 SCALE 1 : 50

EAST

RISK FACTOR	RISK FACTOR	RISK SCORE
WIND ZONE	MEDIUM	0
NO. OF STOREYS	HIGH	2
ROOF/WALL JUNCTION	LOW	0
EAVE WIDTH	HIGH	2
ENVELOPE COMPLEXITY	MEDIUM	1
DECKS	LOW	0
TOTAL		5

NOTES:

REVISION	AMENDMENT	APP	DATE
P A	TENDER		5.07.2019
P B	LOWERED DECK		24.07.2020
P C	WINDOW W4A FROSTED FILM	INT	20.10.2020

DETAILED DESIGN



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SCALE	ORIGINAL SIZE
1 : 50 @ A1	A1

DRAWN	DESIGNED	APPROVED
BW	CSC	BS

DRAWING VERIFIED	DESIGN VERIFIED	APPROVED DATE
SM		5.07.2019

PROJECT
HOUSING NEW ZEALAND CORPORATION
REGIONAL HOUSING PROGRAMME

35 KAITAWA CRESCENT, PARAPARAMU
TITLE
ELEVATIONS

OPUS PROJECT NO.	SUITABILITY
N-H0060.03	

PROJ-ORIG-VOL-LVL-TYPE	SHEET NO.	REVISION
N-H0060-OIC-00-GF-DR	A-2040	RC

ARCHITECTURE

NOTES:

WINDOW NOTES:

- ALL MEASUREMENTS ARE TO BE CONFIRMED ON SITE
- WINDOWS ARE VIEWED FROM THE OUTSIDE LOOKING IN.
- SCHEDULE TO READ IN CONJUNCTION WITH ELEVATIONS AND FLOOR PLAN
- ALL EXTERNAL GLAZING FRAMES ARE TO BE GJAMES 265 SERIES OR EQUIVALENT, UNLESS NOTED OTHERWISE. POWDER-COATED FINISH, COLOUR TO SCHEDULE.
- ALL EXTERNAL GLAZING TO HAVE DRAINED SILLS.
- ALL INTERNAL GLAZING TO BE CLEAR UNLESS NOTED OTHERWISE
- ALL OPERABLE SASHES ARE TO HAVE SUPPLIED AND INSTALLED KEY OPERATED LOCKS, KEYS ALIKE.
- AWNING SASHES ARE TO HAVE CHAIN WINDER MECHANISM, THE COLOUR AND FINISH IS TO MATCH WINDOW FRAMES, ALL WINDER HANDLES TO BE METAL.
- ALL WINDOWS ARE TO HAVE PAINTED TIMBER REVEALS, UNLESS NOTED OTHERWISE
- ALL GLAZING TO COMPLY WITH AS 1288
- ALL OBSCURE GLAZING TO BE 'SATINLITE' CLEAR
- ALL WINDOWS ARE TO HAVE A FOLDED COLORBOND WINDOW HEAD FLASHING INSTALLED, IN SELECTED COLOUR.
- WINDOW CONTRACTOR IS TO ALLOW FOR WINDOW LEVELLING.

WINDOW NOTES:

GENERAL

Contractor is to use these drawings as the basis for the works and allow for window swings, handing etc. to provide and install items of hardware not specified, shown or listed, but required for the completion and proper finish of the works.

A4601 - External Opening Schedule must be read in conjunction with all other architect's drawings, details, and specifications. Any discrepancies shall be referred to the architect prior to proceeding with the works.

Contractor to provide shop drawings prepared by joinery manufacturer for designer's review.

Windows are shown as being viewed from the outside. Dimensions are rough opening sizes & openings **must be confirmed on site before fabrication.**

Manufacturer and installer guarantees are to be provided for the supply and installation of all windows and doors.

Warranty of minimum 10 years for complete window and door installation including cost of replacement materials and installation, with insurance-backed guarantee for all components.

All windows and doors, including glazing, **MUST** be protected during construction.

ALUMINIUM JOINERY

Details have been based on Fairview's residential joinery suite and sliding door systems. Details will need to be adapted if alternative system chosen.

Installation to be to manufacturer's written specification and recommendations.

10mm tolerance gap required around heads and reveals of all windows and doors.

All exterior windows and doors to be powdercoated (minimum of 60 microns).

All extruded/pressed sills to be powdercoated (minimum 120 microns). Closed ends to be factory welded, NO site welding / NO site cutting / NO site drilling.

Double draught seals are required around all operable elements and must be continuous. All seals must be suitable for the selected window/door.

Continuous air seal required around window - refer to details and specification.

Depth of flexible MS sealant to be half the width of seal and applied in a single application in accordance with the manufacturer's recommendations to provide a watertight seal of 600Pa.

GLAZING

Generally glazing is IGU with 4mm glass, 12mm air space, low-e pane and argon gas fill. Units weighted & sized for application in accordance with NZS 4223.

Safety glazing, when required, to be heat soaked toughened safety glass to the thickness required by NZS 4223.

Generally safety glazing required for fully framed panels greater than 500x1000mm and within 500mm of the floor, or for side panels greater than 500x1000mm, or within 500mm of the floor or in shower/bathrooms.

Safety glazing required for any door (except vision panel) or an internal partition.

Restrictors stays to be provided to all openings noted.

ARCHITRAVES/LININGS

All exterior joinery to have 20mm grooved timber linings

All interior doors to have 30mm grooved jambs.

REVISION	AMENDMENT	APP	DATE
P A	TENDER		5.07.2019
P B	WINDOW W4A FROSTED FILM	INT	20.10.2020

DETAILED DESIGN



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SCALE As indicated @ A1 ORIGINAL SIZE **A1**

DRAWN	DESIGNED	APPROVED
BW	CSC	BS
DRAWING VERIFIED	DESIGN VERIFIED	APPROVED DATE
SM		5.07.2019

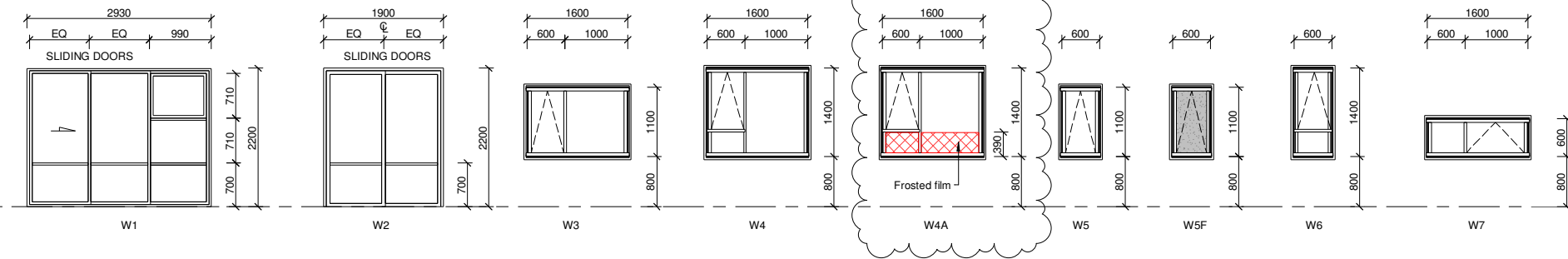
PROJECT
**HOUSING NEW ZEALAND CORPORATION
 REGIONAL HOUSING PROGRAMME**

35 KAITAWA CRESCENT, PARAPARAMU
 TITLE
WINDOW AND DOOR SCHEDULE

OPUS PROJECT NO. N-H0060.03 SUITABILITY

PROJ-ORIG-VOL-LVLT-TYPE	SHEET NO.	REVISION
N-H0060-OIC-00-XX-DR	A-7000	RB

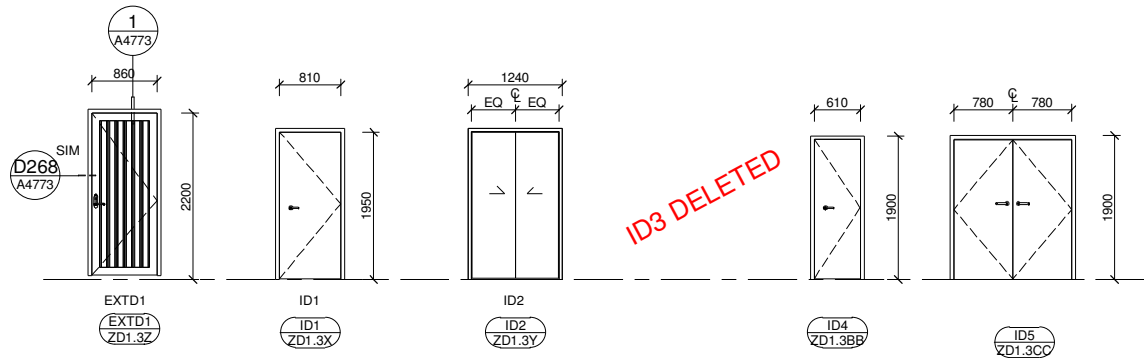
ARCHITECTURE



1 WINDOW ELEVATIONS
 SCALE 1 : 50

NO.	TYPE	LOCATION		DIMENSIONS				HEAD HEIGHT	CONSTRUCTION	Keynote
				OPENING		FRAME				
				HEIGHT	WIDTH	HEIGHT	WIDTH			
W0.01a	W3	GF	KITCHEN	1100.0	1600.0	1100.0	1600.0	2200.0	IGU	4521
W0.01b	W5	GF	KITCHEN	1100.0	600.0	1100.0	600.0	2200.0	IGU	4521
W0.01c	W6	GF	KITCHEN	1400.0	600.0	1400.0	600.0	2200.0	IGU	4521
W0.02a	W4	GF	DINING	1400.0	1600.0	1400.0	1600.0	2200.0	IGU	4521
W0.03b	W6	GF	LIVING	1400.0	600.0	1400.0	600.0	2200.0	IGU	4521
W0.08	W5F	GF	ACC TOILET	1100.0	600.0	1100.0	600.0	2200.0	IGU FROSTED	4521
W0.09	W4	GF	ACC BEDROOM	1400.0	1600.0	1400.0	1600.0	2200.0	IGU	4521
W1.01	W7	FF	HALL	600.0	1600.0	600.0	1600.0	2200.0	IGU	4521
W1.04	W4	GF	HALL	1400.0	1600.0	1400.0	1600.0	2200.0	IGU	4521
W1.05a	W4	FF	BED 1	1400.0	1600.0	1400.0	1600.0	2200.0	IGU	4521
W1.05b	W6	FF	BED 1	1400.0	600.0	1400.0	600.0	2200.0	IGU	4521
W1.07	W4	FF	BED 2	1400.0	1600.0	1400.0	1600.0	2200.0	IGU	4521
W1.09a	W4A	FF	BED 3	1400.0	1600.0	1400.0	1600.0	2200.0	IGU FROSTED BOTTOM	4521
W1.09b	W7	FF	BED 3	600.0	1600.0	600.0	1600.0	2200.0	IGU	4521
W1.10	W6	FF	BATHROOM	1400.0	600.0	1400.0	600.0	2200.0	IGU	4521

NOTE: FOR W1 (W0.03a) & W2(D0.10L) REFER TO DOOR SCHEDULE BELOW



2 DOOR ELEVATIONS
 SCALE 1 : 50

NO.	DOOR TYPE	LOCATION		DIMENSIONS		
				OPENING	PANEL	THICKNESS
				HEIGHT	WIDTH	THICKNESS
D0.01	EXTD1	GF	KITCHEN	2200.0	960.0	40.0
D0.02b	ID5	GF	LAUNDRY	1900.0	1660.0	38.0
D0.02c	ID4	GF	HWC/STG 2	1900.0	710.0	38.0
D0.03a	ID1	GF	HALL	2000.0	910.0	38.0
D0.07	EXTD1	GF	HALL	2200.0	960.0	40.0
D0.08	ID1	GF	ACC TOILET	2000.0	910.0	38.0
D0.09	ID1	GF	ACC BEDROOM	2000.0	910.0	38.0
D0.10	ID6	GF	WDB 4	2000.0	1320.0	38.0
D0.10L	W2	GF	ACC BEDROOM	2200.0	1900.0	40.0
D1.03	ID6	FF	HALL	2000.0	1320.0	38.0
D1.04	ID6	FF	BED 1	2000.0	1320.0	38.0
D1.05	ID1	FF	BED 1	2000.0	910.0	38.0
D1.06	ID6	FF	BED 2	2000.0	1320.0	38.0
D1.07	ID1	FF	BED 2	2000.0	910.0	38.0
D1.08	ID6	FF	BED 3	2000.0	1320.0	38.0
D1.09	ID1	FF	HALL	2000.0	910.0	38.0
D1.10	ID1	FF	BATHROOM	2000.0	910.0	38.0
W0.03a	W1	GF	LIVING	2200.0	2930.0	40.0



- LEGEND**
- ① SITE NUMBER
 - - - SITE BOUNDARY
 - - - 1.2M TIMBER BATTEN FENCE
 - - - 2.0M TIMBER BATTEN FENCE
 - 2 BEDROOM ACCESSIBLE HOUSE
 - 3 BEDROOM + 1 ACCESSIBLE HOUSE
 - A NEW SHED 1530x785x1830
 - B NEW SHED 1830x1530x1980
 - VERANDAH / PATIO
 - OUTDOOR LIVING (LAWN)
 - SHRUB & HEDGE PLANTING
 - 4.0M WIDE DRIVEWAY (PERMEABLE SURFACE)
 - ▲ FRONT DOOR
 - M BESPOKE FRENCH DOORS
 - GLAZED SLIDING DOOR
 - CARPARK
 - CLOTHES LINE
 - RUBBISH BINS
 - WT WATER TANK ON CONCRETE PAD (REFER CIVIL DRAWINGS)
 - L LETTERBOX
 - NEW TREES

REVISION	AMENDMENT	APP	DATE
A	FOR REVIEW	JH	08.09.2020

DETAILED DESIGN



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SCALE	ORIGINAL SIZE
As indicated @ A1	A1

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MB	CSC	JH

DRAWING VERIFIED	DESIGN VERIFIED	APPROVED DATE
JH	HNZ	08.09.2020

PROJECT
HOUSING NEW ZEALAND
 35 KAITAWA CRESCENT, PARAPARAMU

RESOURCE CONSENT
 TITLE
LANDSCAPE - PROPOSED

OPUS PROJECT NO.	SUITABILITY
N-H0060.03	0

PROJ-ORIG-VOL-LVL-TYPE	SHEET NO.	REVISION
NH0060-OIC-03-ZZ-L	L-1120	A

ARCHITECTURE

TREES :



Citrus Meyeri
Meyer lemon



Feijoa 'Kakapo'
feijoa 'Kakapo'



Malus 'Ariane'
Ariane apple



Sophora tetraptera
kōwhai

SHRUBS:



Arthropodium cirratum
rengarenga



Corokia 'Frosted Chocolate'
corokia 'Frosted Chocolate'



Elastostema rugosum
parataniwha



Libertia grandiflora'
NZ iris



Veronica topiaria
hebe topiaria

GROUND COVER:



Acaena inermis "Purpurea"
purple pipiri



Lobelia angulata
panakaneke

REVISION	AMENDMENT	APP	DATE
A	FOR REVIEW	JH	08.09.2020

DETAILED DESIGN



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SCALE	ORIGINAL SIZE
As indicated @ A1	A1
DRAWN	DESIGNED
MB	CSC
DRAWING VERIFIED	DESIGN VERIFIED
JH	HNZ
	APPROVED DATE
	08.09.2020

PROJECT
HOUSING NEW ZEALAND
35 KAITAWA CRESCENT, PARAPARAUMU
RESOURCE CONSENT
TITLE
LANDSCAPE - PLANTING PALETTE

OPUS PROJECT NO.	SUITABILITY
N-H0060.03	0
PROJ-ORIG-VOL-LVL-TYPE	SHEET NO.
NH0060-OIC-03-ZZ-L	L-1121
	REVISION
	A

CALCULATION SHEET

Project/Task/File No: N-110060.03

Sheet No 1 of

Project Description: HNZE KAPITI RMP
35 KAITAWA CRESCENT
WATER TANK SEISMIC RESTRAINTS-

Office: PN,
Computed: Av / /
Check: / /

Tank Seismic Restraint to NZS 4219:2009.

Classify Building & Component

Building is normal residential I.L.2, Table 1.

Tank only represents hazard outside of building Cat P1.

Load Demand.

Floor Height Coefficient

$$C_H = 1.0 \text{ Ground level}$$

Seismic Zone

$$Z = 0.4 \text{ Paraparaumu.}$$

Performance Factor

$$C_p = 0.85, \text{ Table 4.}$$

Risk Factor

$$R_c = 1.0 \text{ Table 5.}$$

Seismic Coefficient

$$C = 2.7 \times 1.0 \times 0.4 \times 0.85 \times 1.0 \\ = 0.92.$$

Weight of Tank W (6000L)

$$W = 6000 \text{ kg} + 130 \text{ kg tank self wt} = 60.2 \text{ kN}$$

Lateral Force on Water Tank = $C \times W$

$$= 0.92 \times 60.2$$

$$= 55.4 \text{ kN (ULS.)}$$

CALCULATION SHEET

Project/Task/File No: N-H0060.03.

Sheet No 2 of

Project Description: 3S KAITAWA CRESCENT

Office: PN

Computed: N / /

Check: / /

Tank Dim's 1150 x 3700 x 1600(H)

Taking moments about base

$$\text{overturning Moment} = 55.4 \times 0.8m = 44.3 \text{ kNm}$$

$$\text{restoring Moment} = \frac{60.2 \times 1.150}{2} = 34.6 \text{ kNm}$$

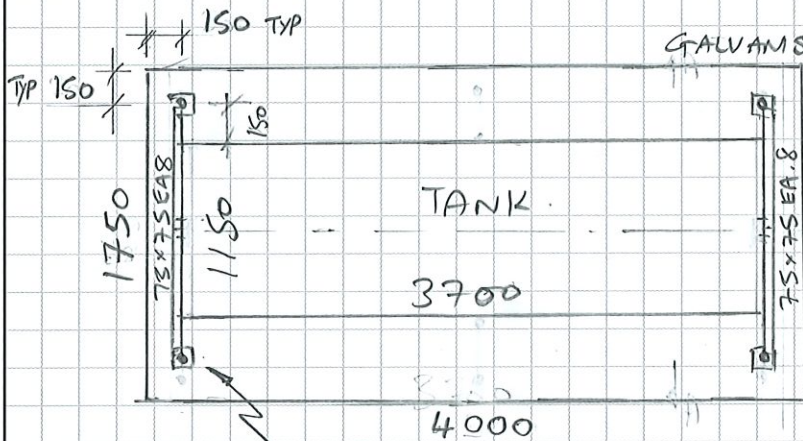
(from Tank)

$$\text{restoring Moment} = \frac{1.75 \times 4.3 \times 0.2 \times 24 \times 1.75}{2} = 31.6 \text{ kNm}$$

(Slab = 200 tk)

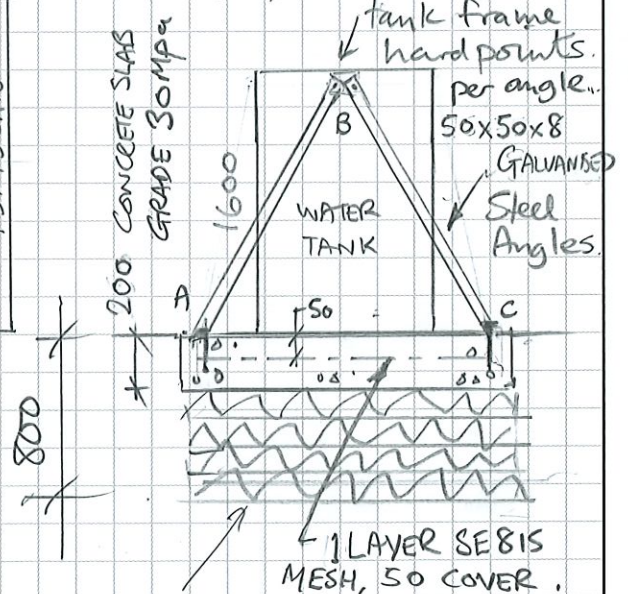
66.2 kNm

Narrow dimension 1150. direction requires restraint.



1" MULTI M16 HIT-HY 200 + HIT-V (8'8) PER ANGLE/BASEPLATE W 16 tk BASEPLATE 6 f.w. all round.
PLAN

GALVANISED 1" M16 (8'8) BOLT Connected to tank frame hard points.



Well Compacted Approved Material or 15 Mpa Concrete.
END ELEVATION.

Tanks by Tanksalot N.Z. have fully engineered internal stainless steel support frame.

This design assumes that the frame design is sufficient to withstand seismic forces.

CALCULATION SHEET

Project/Task/File No: N-M0060.03

Sheet No 3 of

Project Description: HN2C KAPITI RHP

Office: PN

35 KAITAWA CRES

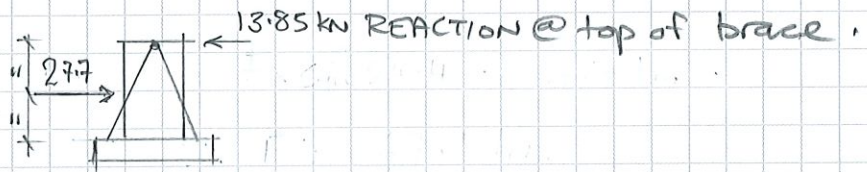
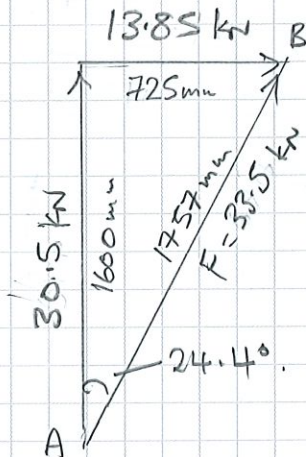
Computed: AV / /

WATER TANK SEISMIC RESTRAINTS

Check: / /

Consider Angle Braces

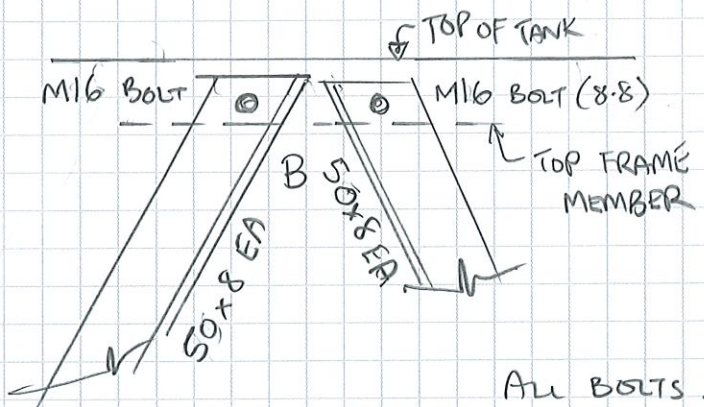
Force in member AB. Half of 55.4 kN = 27.7 kN taken by brace @ each end of tank.



With load equally shared between compression/tension angle

Each angle has 16.8 kN C/T. force.

From table 14 50x50x8 EA @ 1.75m lg compression has > 16.8 kN capacity with 1 N° M16 (8-8) Bolt.



All BOLTS & 50 ANGLES GALVANISED.

From Table 13. 50x50x8 EA with 1 M16 Bolt has 28 kN tension capacity ∴ O.K.

CALCULATION SHEET

Project/Task/File No: N- 40060.03

Sheet No 4 of

Project Description: 35 KAITAWA CREC

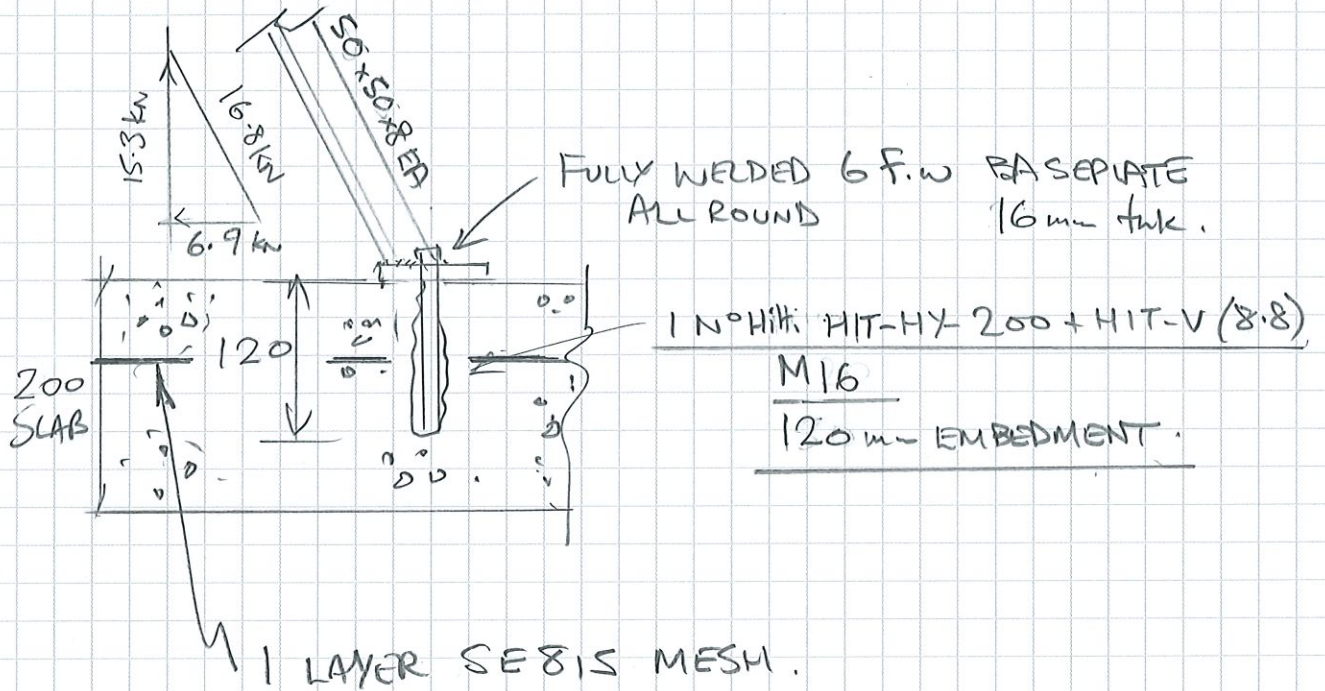
Office: DN

Computed: AU / /

WATER TANK SEISMIC RESTRAINTS

Check: / /

Bolts @ Location A & C.



Company:
 Specifier:
 Address:
 Phone | Fax: |
 E-Mail:

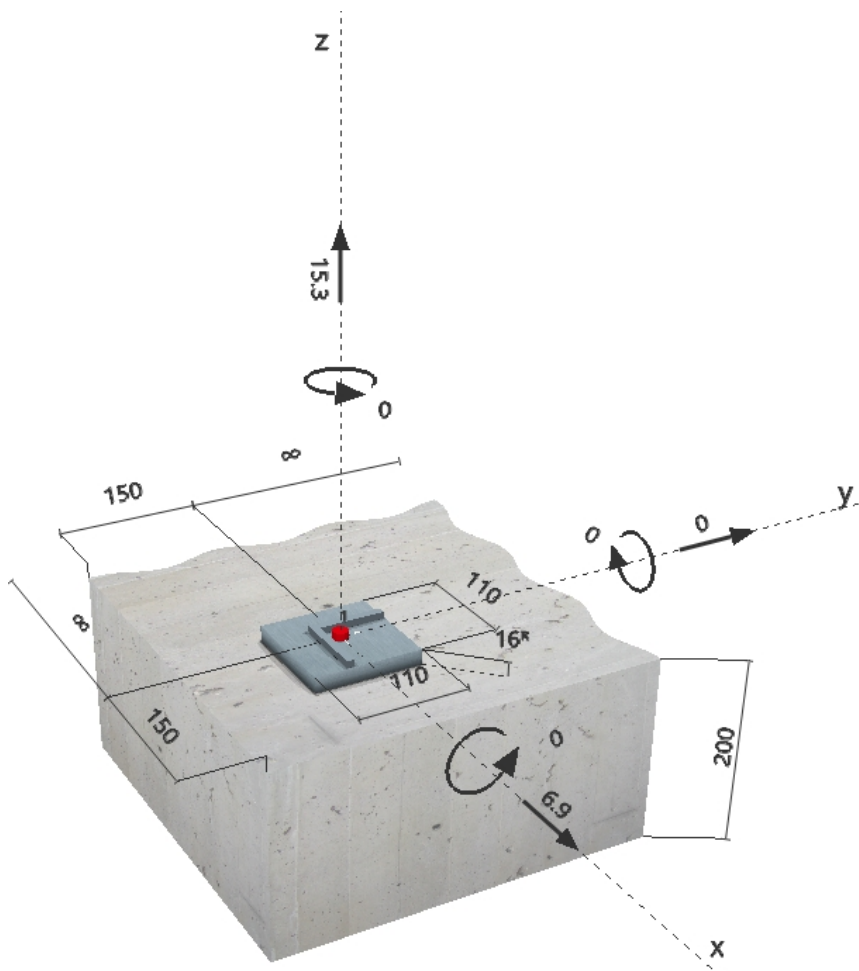
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Specifier's comments:
1 Input data

Anchor type and diameter:	HIT-HY 200 + HIT-V (8.8) M16
Return period (service life in years):	50
Effective embedment depth:	$h_{ef,act} = 120 \text{ mm}$ ($h_{ef,limit} = - \text{ mm}$)
Material:	8.8
Evaluation Service Report:	ETA 12/0084
Issued Valid:	8/28/2019 -
Proof:	Design method ETAG BOND (EOTA TR 029)
Stand-off installation:	$e_b = 0 \text{ mm}$ (no stand-off); $t = 16 \text{ mm}$
Anchor plate:	$l_x \times l_y \times t = 110 \text{ mm} \times 110 \text{ mm} \times 16 \text{ mm}$; (Recommended plate thickness: not calculated)
Profile:	L profile, L 75 x 8; (L x W x T) = 75 mm x 75 mm x 8 mm
Base material:	cracked concrete, C25/30, $f_{c,cube} = 30.00 \text{ N/mm}^2$; $h = 200 \text{ mm}$, Temp. short/long: 0/0 °C
Installation:	hammer drilled hole, Installation condition: Dry
Reinforcement:	no reinforcement or reinforcement spacing $\geq 150 \text{ mm}$ (any \emptyset) or $\geq 100 \text{ mm}$ ($\emptyset \leq 10 \text{ mm}$) with longitudinal edge reinforcement $d \geq 12$



^R - The anchor calculation is based on a rigid anchor plate assumption.

Geometry [mm] & Loading [kN, kNm]


2 Load case/Resulting anchor forces

Load case: Design loads

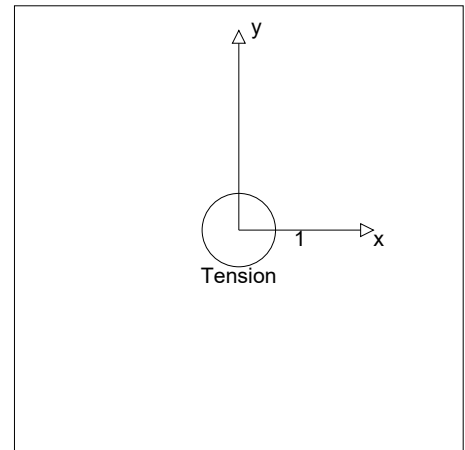
Anchor reactions [kN]

Tension force: (+Tension, -Compression)

Anchor	Tension force	Shear force	Shear force x	Shear force y
1	15.300	6.900	6.900	0.000

max. concrete compressive strain: - [%]
max. concrete compressive stress: - [N/mm²]
resulting tension force in (x/y)=(0/0): 15.300 [kN]
resulting compression force in (x/y)=(0/0): 0.000 [kN]

Anchor forces are calculated based on the assumption of a rigid anchor plate.



3 Tension load (EOTA TR 029, Section 5.2.2)

	Load [kN]	Capacity [kN]	Utilization β_N [%]	Status
Steel Strength*	15.300	83.733	19	OK
Combined pullout-concrete cone failure**	15.300	27.838	55	OK
Concrete Breakout Strength**	15.300	27.588	56	OK
Splitting failure**	15.300	30.229	51	OK

* anchor having the highest loading **anchor group (anchors in tension)

3.1 Steel Strength

$N_{Rk,s}$ [kN]	$\gamma_{M,s}$	$N_{Rd,s}$ [kN]	N_{Sd} [kN]
125.600	1.500	83.733	15.300

3.2 Combined pullout-concrete cone failure

$A_{p,N}$ [mm ²]	$A_{p,N}^0$ [mm ²]	$\tau_{Rk,ucr,25}$ [N/mm ²]	$s_{cr,Np}$ [mm]	$c_{cr,Np}$ [mm]	c_{min} [mm]
108,900	129,600	18.00	360	180	150
ψ_c	$\tau_{Rk,cr}$ [N/mm ²]	k	$\psi_{g,Np}^0$	$\psi_{g,Np}$	
1.020	8.67	2.300	1.000	1.000	
$e_{c1,N}$ [mm]	$\psi_{ec1,Np}$	$e_{c2,N}$ [mm]	$\psi_{ec2,Np}$	$\psi_{s,Np}$	$\psi_{re,Np}$
0	1.000	0	1.000	0.950	1.000
$N_{Rk,p}^0$ [kN]	$N_{Rk,p}$ [kN]	$\gamma_{M,p}$	$N_{Rd,p}$ [kN]	N_{Sd} [kN]	
52.309	41.757	1.500	27.838	15.300	

3.3 Concrete Breakout Strength

$A_{c,N}$ [mm ²]	$A_{c,N}^0$ [mm ²]	$c_{cr,N}$ [mm]	$s_{cr,N}$ [mm]		
108,900	129,600	180	360		
$e_{c1,N}$ [mm]	$\psi_{ec1,N}$	$e_{c2,N}$ [mm]	$\psi_{ec2,N}$	$\psi_{s,N}$	$\psi_{re,N}$
0	1.000	0	1.000	0.950	1.000
k_1	$N_{Rk,c}^0$ [kN]	$\gamma_{M,c}$	$N_{Rd,c}$ [kN]	N_{Sd} [kN]	
7.200	51.840	1.500	27.588	15.300	

3.4 Splitting failure

$A_{c,N}$ [mm ²]	$A_{c,N}^0$ [mm ²]	$c_{cr,sp}$ [mm]	$s_{cr,sp}$ [mm]	$\psi_{h,sp}$		
116,964	147,456	192	384	1.180		
$e_{c1,N}$ [mm]	$\psi_{ec1,N}$	$e_{c2,N}$ [mm]	$\psi_{ec2,N}$	$\psi_{s,N}$	$\psi_{re,N}$	k_1
0	1.000	0	1.000	0.934	1.000	7.200
$N_{Rk,c}^0$ [kN]	$\gamma_{M,sp}$	$N_{Rd,sp}$ [kN]	N_{Sd} [kN]			
51.840	1.500	30.229	15.300			

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4 Shear load (EOTA TR 029, Section 5.2.3)

	Load [kN]	Capacity [kN]	Utilization β_v [%]	Status
Steel Strength (without lever arm)*	6.900	50.240	14	OK
Steel failure (with lever arm)*	N/A	N/A	N/A	N/A
Pryout Strength**	6.900	55.176	13	OK
Concrete edge failure in direction x+**	6.900	16.839	41	OK

* anchor having the highest loading **anchor group (relevant anchors)

4.1 Steel Strength (without lever arm)

$V_{Rk,s}$ [kN]	$\gamma_{M,s}$	$V_{Rd,s}$ [kN]	V_{Sd} [kN]
62.800	1.250	50.240	6.900

4.2 Pryout Strength (Concrete Breakout Strength controls)

$A_{c,N}$ [mm ²]	$A_{c,N}^0$ [mm ²]	$c_{cr,N}$ [mm]	$s_{cr,N}$ [mm]	k-factor	k_1
108,900	129,600	180	360	2.000	7.200
$e_{c1,V}$ [mm]	$\psi_{ec1,N}$	$e_{c2,V}$ [mm]	$\psi_{ec2,N}$	$\psi_{s,N}$	$\psi_{re,N}$
0	1.000	0	1.000	0.950	1.000
$N_{Rk,c}^0$ [kN]	$\gamma_{M,c,p}$	$V_{Rd,cp}$ [kN]	V_{Sd} [kN]		
51.840	1.500	55.176	6.900		

4.3 Concrete edge failure in direction x+

h_{ef} [mm]	d_{nom} [mm]	k_1	α	β		
120	16.0	1.700	0.089	0.064		
c_1 [mm]	$A_{c,V}$ [mm ²]	$A_{c,V}^0$ [mm ²]				
150	75,000	101,250				
$\psi_{s,V}$	$\psi_{h,V}$	$\psi_{a,V}$	$e_{c,V}$ [mm]	$\psi_{ec,V}$	$\psi_{re,V}$	
0.900	1.061	1.000	0	1.000	1.200	
$V_{Rk,c}^0$ [kN]	$\gamma_{M,c}$	$V_{Rd,c}$ [kN]	V_{Sd} [kN]			
29.767	1.500	16.839	6.900			

5 Combined tension and shear loads (EOTA TR 029, Section 5.2.4)

Steel failure

β_N	β_V	α	Utilization $\beta_{N,V}$ [%]	Status
0.555	0.410	1.500	68	OK

$$\beta_N^\alpha + \beta_V^\alpha \leq 1.0$$

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6 Displacements (highest loaded anchor)

Short term loading:

$$\begin{aligned} N_{Sk} &= 11.333 \text{ [kN]} & \delta_N &= 0.132 \text{ [mm]} \\ V_{Sk} &= 5.111 \text{ [kN]} & \delta_V &= 0.204 \text{ [mm]} \\ & & \delta_{NV} &= 0.243 \text{ [mm]} \end{aligned}$$

Long term loading:

$$\begin{aligned} N_{Sk} &= 11.333 \text{ [kN]} & \delta_N &= 0.301 \text{ [mm]} \\ V_{Sk} &= 5.111 \text{ [kN]} & \delta_V &= 0.307 \text{ [mm]} \\ & & \delta_{NV} &= 0.429 \text{ [mm]} \end{aligned}$$

Comments: Tension displacements are valid with half of the required installation torque moment for uncracked concrete! Shear displacements are valid without friction between the concrete and the anchor plate! The gap due to the drilled hole and clearance hole tolerances are not included in this calculation!

The acceptable anchor displacements depend on the fastened construction and must be defined by the designer!

7 Warnings

- The anchor design methods in PROFIS Anchor require rigid anchor plates per current regulations (ETAG 001/Annex C, EOTA TR029, etc.). This means load re-distribution on the anchors due to elastic deformations of the anchor plate are not considered - the anchor plate is assumed to be sufficiently stiff, in order not to be deformed when subjected to the design loading. PROFIS Anchor calculates the minimum required anchor plate thickness with FEM to limit the stress of the anchor plate based on the assumptions explained above. The proof if the rigid anchor plate assumption is valid is not carried out by PROFIS Anchor. Input data and results must be checked for agreement with the existing conditions and for plausibility!
- Checking the transfer of loads into the base material is required in accordance with EOTA TR 029, Section 7!
- The design is only valid if the clearance hole in the fixture is not larger than the value given in Table 4.1 of EOTA TR029! For larger diameters of the clearance hole see Chapter 1.1. of EOTA TR029!
- The accessory list in this report is for the information of the user only. In any case, the instructions for use provided with the product have to be followed to ensure a proper installation.
- Bore hole cleaning must be performed according to instructions for use (blow twice with oil-free compressed air (min. 6 bar), brush twice, blow twice with oil-free compressed air (min. 6 bar)).
- Characteristic bond resistances depend on short- and long-term temperatures.
- Please contact Hilti to check feasibility of HIT-V rod supply.
- Edge reinforcement is not required to avoid splitting failure
- The characteristic bond resistances depend on the return period (service life in years): 50

Fastening meets the design criteria!

APPENDIX A - Site Specific Design Info

3.19 Pressurised Stormwater Pipelines

Pressurised stormwater pipelines are required between the spouting system and the rainwater tank. These pipes will remain full of water and it is essential every joint is completely water tight to prevent leaks or the development of unsightly moulds or slimes.

Joins between the downpipe system and in-ground pipework shall be using fabricated PVC joiners with either solvent-weld or rubber ring joint seals.

The complete pressurised system shall be pressure tested prior to being put into use.

Should any leaking joints develop in the system for any reason, the system will need to be drained, dried and the leaking component re-sealed and cured prior to being put back into service.

3.20 Rainwater Tanks

3.20.1 Overview of Stormwater System

The proposed system includes several features to achieve hydraulic neutrality on a challenging site. These are:

- Rainwater storage and re-use for toilet flushing and garden watering.
- Capture of 90% of average rainfall, followed by pumped discharge to the kerb at less than 0.3 L/s per lot.
- Attenuation up to the 1 in 100 year rainfall event with discharge to on-site soakholes via orifice plates at the tanks.
- Porous paving to reduce site run-off.

3.20.2 Tank Model and Fittings

The tank is to be as specified below, or approved equivalent tank:

Site Address	35 Kaitawa Crescent
Number of Tanks:	4
Type of Tank:	6000L Slimline Steel Tanks 1150x3700x1600 (WxLxH). Site specific design.
Manufacturer:	Tanksalot, Silverdale, Auckland
Details 1:	<p>Tank 1 (for Lot1)</p> <ol style="list-style-type: none"> 1. 100mm inlet from stormwater system to 400mm leaf strainer on top of tank. 2. Tank top-up valve with minimum air gap of 55mm. 3. 50mm connection to Tank2 (at tank base) 4. 100mm overflow to Tank2

NOTES:

Site Address	35 Kaitawa Crescent
Number of Tanks:	4
Type of Tank:	6000L Slimline Steel Tanks 1150x3700x1600 (WxLxH). Site specific design.

LEGEND

- PROPERTY BOUNDARY
- PRESSURE SW
- GRAVITY SW
- GRAVITY SEWER
- WATER
- RODDING EYE
- OVERFLOW RELIEF GULLEY
- TERMINAL VENT
- DOWNPIPE
- WT WATER TANK
- HT HOSE TAP
- P PUMP
- S SOLENOID VALVE
- SH SOAKHOLE AREA
- CONCRETE/CONCRETE MOWING STRIP
- PERMEABLE PAVING AS DETAILED IN CIVIL SPECIFICATION. PROVIDE NIBS/KERBS TO PERIMETER EDGES OF PAVING
- FLUSH CONCRETE KERB
- FLUSH CONCRETE NIB

REVISION	AMENDMENT	APP	DATE
P A	TENDER		08.07.2019
P B	COUNCIL RFI		18.09.2019
P C	BUBBLE UP CHAMBER LOCATION AMENDED		27.09.2019
P D	SITE AMENDMENTS FOR LOT 2		01.11.2019

DETAILED DESIGN



SCALE	1 : 100 @ A1	ORIGINAL SIZE	A1
DRAWN	DESIGNED	APPROVED	
CC	TS	JD	
DRAWING VERIFIED	DESIGN VERIFIED	APPROVED DATE	01.11.2019
JD			

PROJECT
HOUSING NEW ZEALAND
35 KAITAWA CRESCENT, PARAPARAMU
BUILDING CONSENT
TITLE
CIVIL PLAN

OPUS PROJECT NO.	SUITABILITY
N-H0060.03	
PROJ-ORIG-VOL-LVL-TYPE	SHEET NO. REVISION
NH0060-OIC-03-XX-DR	A-1400 RD

CIVIL



UPDATED 22/01/20 TO COMPLY WITH PROPOSED EASEMENT PLANS

1 35 KAITAWA CRESCENT - CIVIL
SCALE 1 : 100

8.7 NZS 3604:2011 “Good Ground”

It is desirable for buildings of light-weight timber frame construction to be founded on “good ground” as defined by NZS3604:2011 cl. 3.1.3. Such foundations do not require specific engineering design of foundations. NZS 3604:2011 defines the criteria for “good ground” as that which has an ultimate geotechnical bearing capacity of at least 300 kPa, and excludes:

- Potentially compressible ground, such as topsoil, soft soils, or fill;
- Expansive soils;
- Ground which has buried services or records of land slips and surface creep.

Topsoil was encountered to a depth of 200 mm.

No laboratory testing has been undertaken to determine if the soils on site are expansive, however, based on the site investigation and observation of the existing structure in the site, the soils at the proposed development site do not appear to fall into expansive soil category.

To adopt the NZS3604:2011 cl. 3.1.3 design criteria for the proposed development the following conditions should be satisfied:

- All top soil and should be completely removed from under proposed building footprint
- Any underground services in the proposed development area should be removed and realigned and the trench should be filled with granular material compacted in layers of 150mm.

Our foundation assessment is based on the Scala test results and has been conducted in accordance with the NZS 3604:2011. We interpret that in order for the site to have ‘good ground’, the number of blows per 100mm depth of penetration below the underside of the proposed footing at each test site exceeds:

- Five [blows per 100mm] down to a depth equal to the width of the widest footing below the underside of the proposed footing.
- Three [blows per 100mm] at greater depths.

The silt layer encountered at the site to a depth of about 0.8m does not comply with the NZS3604:2011 ‘good ground’ condition. Specific foundation design is required if the depth of the building foundation is above 0.8m.

The Scala test results indicate that the gravel layer underlying the silt from a depth of about 0.8m is compliant with the NZS3604:2011 definition of ‘good ground’. If the building foundation was founded on this gravel layer standard foundation details from NZS3604 could be used. This could be achieved by using piles into the gravel layer, or by excavating the overlying silt and replacing with an approved fill.

Alternative a specific foundation design of a suitable foundation system could be undertaken of the building structure founded on the in situ silt layer.

8.8 Soakage Test

A soakage test was undertaken in hand auger hole HA-3. The test result is attached in the appendix.

The test revealed a low soakage potential at the site, and it appears that on-site soakage is not appropriate at the site.

9 Conclusions and Recommendations

Based on the desk study, ground investigation and geotechnical assessment, the conclusions and recommendations are given as follows:

- Soils underlying 35 Kaitawa Crescent are likely to comprise very stiff silt layer below topsoil underlain by dense to very dense gravel layer with silt matrix;
- Based on the geotechnical investigations, “good ground” is encountered from about 0.8m below the existing ground level;
- The material above this level does not comply with the requirements of “good ground” as defined in NZS3604, and should the building foundation be above the level of 0.8m below existing ground level, specific engineering design will be required.
- A shallow strip / pad foundation or short timber pile foundation is suitable for the proposed building for use at the site.
- The site subsoil class for the proposed development site is considered to be Class D –deep or soft soil site, in terms of the seismic design requirements of NZS 1170.5:2004;
- The likelihood of liquefaction occurring and ground damage in a seismic event at this site is considered low.

10 Limitation

We have prepared this report in accordance with the brief provided. The contents of the report are for the sole use of the Client, and no responsibility or liability will be accepted to any third party. Data or opinions contained within the report may not be used in other contexts or for any other purposes without our prior review and agreement.

The recommendations in this report are based on data collected at specific locations and by using suitable investigation techniques. Only a finite amount of information has been collected to meet the specific financial and technical requirements of the Client’s brief and this report does not purport to completely describe all the site characteristics and properties. The nature and continuity of the ground between test locations has been inferred using experience and judgement and it must be appreciated that actual conditions could vary from the assumed model.

Subsurface conditions relevant to construction works should be assessed by contractors who can make their own interpretation of the factual data provided. They should perform any additional tests as necessary for their own purposes. This report is not to be reproduced either wholly or in part without our prior written permission. For further information regarding this geotechnical assessment, please do not hesitate to contact WSP.

Pre-Hearing Meeting Report

Housing New Zealand Limited application to undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks at 35 Kaitawa Crescent, Paraparaumu

26th June 2020 – 10.30am

At the Kapiti Coast District Council Rata and Kohekohe Meeting Rooms

Meeting Chair: Yolanda Morgan

1. BACKGROUND

The Kāpiti Coast District Council has limited notified the above application and has received three submissions.

I was asked by the Council to Chair a Pre-hearing with the applicant and submitters.

The meeting was convened on 26th June 2020 in the Rata and Kohekohe Meeting Rooms at 10.30a.m.

Parties in attendance were asked to sign an attendance register (attached as Appendix A). I note that the following were in attendance:

For the Applicant:

- Mark Lash – Kainga Ora
- Lesa Davidson – Kainga Ora
- Sonia Dolan – Kainga Ora
- Tim Strong – WSP (Consultant to Kainga Ora)
- Mat Marois – WSP (Consultant to Kainga Ora)

Submitters:

- Stevenie and Richard Peterson – 7 Kaitawa Crescent
- Paul Marlow – 33 Kaitawa Crescent
- Mavis and Robert Young – 37 Kaitawa Crescent

Council:

- Marnie Rydon – Reporting Planner
- Sean Man – Development Engineer

The meeting was conducted in an orderly and constructive atmosphere without undue formality. An agenda was pre-prepared and circulated as attached at Appendix B. In particular, I noted that when speaking, any points raised would be on a without prejudice basis.

Whilst present, the reporting planner made detailed notes on the discussion, a copy of which is attached as Appendix C. I have reviewed those notes and believe that they are an accurate reflection of the matters covered in the course of the meeting.

2. SECTION 99(5)(B) MATTERS

Section 99(5)(b) requires that I provide a report that sets out:

- the issues that were agreed on; and
- the issues that are outstanding.

Rather than agreeing on any issues that could be resolved at the pre-hearing the applicant and the submitters discussed areas of concern for the submitters, as outlined in the meeting notes, and the applicant gave an undertaking to look into ways in which some of the matters raised might be addressed.

Issues that were agreed upon:

1. The Applicant has given an undertaken to address the current stormwater issue at number 7 Kaitawa Crescent.
2. The applicant has agreed to pay costs of fencing and will work with neighbours on what they would like to be erected.

Issues that the applicant has undertaken to further address:

3. The applicant will look into the proposed deck on the boundary with 7 Kaitawa Crescent and will develop a landscaping plan to potentially mitigate the effects of this on 7 Kaitawa Crescent. They will provide this plan to the owners of 7 Kaitawa Crescent for comment.
4. The applicant will look at designs for a restraint system for the water tanks on the boundary with 7 Kaitawa Crescent to ensure that they are secure in an earthquake.
5. The applicant will confirm the height of the dwelling proposed for the rear of the subject site, and confirm if they foundations need to be at a higher elevation that the Plans currently show.
6. The applicant will prepare draft conditions that they will offer as part of the consent process.

3. CONCLUDING REMARKS

At the conclusion of the meeting those present were advised of the likely way forward for the application and the process should there be a hearing

I then closed the meeting.

RM190125

Pre-Hearing Meeting Report

Appendix A – Attendance Register

RM190125

Pre-Hearing Meeting Report

Appendix B – Agenda

RM190125

Pre-Hearing Meeting

AGENDA

Housing New Zealand Limited application to undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks at 35 Kaitawa Crescent, Paraparaumu

26th June 2020 – 10.30am

At the Kapiti Coast District Council Rata and Kohekohe Meeting Rooms

Meeting Chair: Yolanda Morgan

1. Welcome and introductions
2. Summary of proposal by the applicant
3. Issues raised in submissions
4. Points of agreement and further actions
5. Next steps

RM190125

Pre-Hearing Meeting Report

Appendix C – Meeting Notes

RM190125

Pre-Hearing Meeting

NOTES

Housing New Zealand Limited application to undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks at 35 Kaitawa Crescent, Paraparaumu

26th June 2020 – 10.30am

At the Kapiti Coast District Council Rata and Kohekohe Meeting Rooms

Meeting Chair: Yolanda Morgan

Meeting commenced

Introductions from attendees

Chairperson overview of process, meeting held without prejudice

Mark Lash (ML): Development Manager charged with undertaking new developments. Kainga Ora has historically had a certain model of development style which no longer meets the needs of tenant, gaining population, live for longer, single people etc. New Land is not opening up and lots of three bedroom developments are being replaced with multiunit developments. Perceived intensification of land use. Increase in density doesn't mean the area is a worse place to live. In this case, two-bedroom dwelling at front of site, single level on the higher part of the site in aim to have the least impact on the street. Four bedroom to the rear of the site, setback from road so there's no difference in character.

Richard Peterson (RP): Rear deck looking into site.

Paul Marlow (PM): Resource consent (RC) application says no effects on neighbours, lucky Council considered that there are.

ML: Mat, take through matters need RC for.

Mat Marois (MM): yards for water tanks and garden sheds, minimum and average lot sizes (450m² and 600m²), as part of further information request response, applied to construct dwellings prior to completing subdivision, car parking, smaller water storage tanks.

PM: Why subdivide tax payer land?

ML: Financial reason to subdivide. Worth less than houses on one section. Portfolio requires subdivision. The sites are not expected to be sold. Government embargo on state housing sales.

PM: Kainga Ora taking a developer role rather than providing for people/land.

ML: Won't be able to find common ground doing away with the subdivision, accountants won't allow it.

Chairperson: Anything else to add about proposal?

ML: Asked if everyone has seen plans of the development?

PM: The plans lack information.

ML: Plans approved by Ministry of Business, Innovation and Employment (MBIE), cookie cutter approach.

PM: Plans lack detail and don't meet code.

ML: Asked if everyone has seen plans of the development?

PM: Finished ground levels, raised will end up encroaching height envelope, who pays if roof is on and it is wrong?

RP: Site has been scrapped and water running directly from site onto my property (7 Kaitawa Crescent) when it rains.

ML: Will get contractors onto the site to get it sorted out. When built, this shouldn't be an issue, stormwater will be controlled onsite.

Stevenie Petersen (SP): Deck be built 3m off boundary.

RP: If it doesn't meet the requirements what happens?

ML: Let us know and it will be fixed.

PM: Elevation of building, 1.5m height of fence.

SP: Height means can see directly into our backyard, daughter playing etc.

PM: Noise from raised timber deck increased with number of people living there.

ML: Noise it not a standard that we have applied to not comply with.

PM: Issues with shadows, noise, visual (water tanks), pumps, costs – who pays when there are issues – our money.

ML: Let's go through items one by one.

PM: Nothing wrong with getting people into houses but what proposing will devalue our properties.

ML: No devaluation of properties. Let's talk about privacy.

SP: Was a site visit undertaking before deciding to lodge RC with current proposal?

ML: Yes, a site visit was undertaken. Rear accessible room downstairs, topography has dictated height of foundations and why a timber foundation was chosen.

PM: Expensive option.

ML: Was based on geotechnical investigations and recommendations.

PM: Building code requirements are not being met.

ML: Building Act requirements will be met and if not, then will be fixed.

PM: To fix would need to be lifted and then wouldn't comply with height envelope.

ML: What can we do for privacy concerns?

SP: Remove deck.

PM: No deck.

ML: Not keen on changing the design at this stage, dwelling has been designed for accessibility. We could look at other options for the outdoor area, fence trellis, landscaping.

SP: Landscaping has previously been discussed.

ML: We will look at fencing/landscaping.

SP and RP: Open to suggestions.

No further issues raised on privacy.

Mavis Young (MY): Noise from pumps for the water tanks.

ML: no, pumps in ground, electric, really quiet.

PM: Submersible?

Tim Strang (TS): pumps will be in tank, no noise rating, difficult to measure noise levels. They are not noisy enough to be annoying because they run quite a bit, they've been design to be submersible.

MY: What are the height of the tanks?

TS: slightly higher than fence, will be visible.

PM: Corrugated or plastic tanks?

TS: Corrugated steel, one pump per house and water tank. If there's a problem with pump it is obvious – toilet won't flush.

ML: There is a house maintenance programme and the pumps will be serviced.

SP: Who does general section maintenance?

ML: Lawns be done by tenant if they are able, if not then someone comes and does them.

RP: What if there is a problem with the tenant?

ML: Call local office or 0800 number.

PM: Water tanks on boundary, how held in situ if there's an earthquake?

TS: Hasn't been considered in lots of detail. Tanks come with restraint system, structural design.

PM: Tanks are against the Young's garage, noise from two water pumps and two heat pumps.

TS: Kainga Ora agree to design appropriate restraint system for water tanks.

PM: Or could the tanks be submersed?

TS: Design has already been looked at.

ML: Other tanks have been looked at and used previously and there have been lots of issues so type of tanks won't be changing. We will however look at a restraint system and getting PS1 from engineers.

PM: The tanks need to be kept stable.

ML: Had experience with, will notice, condition of RC.

RP: Acoustic flooring.

ML: Dwelling has to have homestar six rating, green design, insulated floor which will mitigate noise. Heat pumps are common in residential areas, not asking for permission to do anything different. Can't suggest different heating system because of the need for the homestar six rating.

RP: What about radiators?

ML: High cost of maintenance.

PM: When all non-compliances and issues raised are rolled together, it is a lot.

MY: Is the fence the same height all the way along the boundary?

ML: front boundary for about 5m, 1.2m in height then goes up to 1.8m. This provides passive surveillance of the road, good urban design. If low height is a concern, this can be looked at.

MY: Privacy and noise concerns.

PM: What happens if the fence is broken?

ML: Fence will definitely be constructed, job number one keep neighbours happy and health and safety. Kainga Ora will pick up the cost of the fencing.

PM: Are tenants allowed pets?

SP: Trees, fence, water connection.

RP: Fence design, do we get to be involved, don't want to see the ugly side of the fence.

Lesa Davidson (LD): You will get the good side of the fence.

ML: Design will be worked on together.

SP: What about trees if removed for sewer connection in our property?

LD: Anything done on the site will be fixed, if trees are removed which we will try not to do, then they will be replaced.

SP: If trees are planted, prefer semi-mature ones so we don't have to wait so long for them to provide appropriate screening.

ML: Privacy has been covered, can come up with a plan. Noise?

PM: Stacked parking, if car in front needs to be used, then two vehicles are moving onto the road and causing clogging. Material for pavers for water retention in driveway won't serve purpose, require lots of maintenance. Water use in a four-bedroom home. Calculations for water storage vs. water use.

ML: Water use?

PM: Water tanks. Calculation uses three bedroom and applied to the four bedroom house.

ML: Not civil engineering.

PM: Was in email.

TS: Council use an occupancy rate, three people, purpose to top up town supply, steps are being sued to reduce water use, size of property/people, not bedrooms. No impact on water use from rainwater tank use.

PM: I have to comply with size of water tank standard if I was doing something.

Marnie Rydon (MR): Kainga Ora have done the right thing, permitted activity standard don't want to comply with so have applied to not comply and meet the restricted discretionary activity standards.

Stormwater disposal standards are also met. This has been checked by Council's Development Engineer.

TS: Explained discharge to road, means water won't be going through 7 Kaitawa Crescent, less than before. Paving – valid concern re. maintenance.

PM: Testing on the paving was undertaken in Auckland on a flat site, different topography to subject site.

TS: Runoff and rest retained. Soak hole is final link of defence.

PM: Kerb and channel full in current rainfall events. Floods just down the road from site so why is this being added to by the additional density, won't that cause an issue?

TS: The pumps can handle this situation.

ML: Any other concerns? Purpose of meeting discuss if we could fix any of the concerns. Would you be happy to go ahead with conditions or still unhappy and want to go to a hearing? What conditions could fix concerns?

YM: Do the submitters have any other concerns to raised?

RP: Dwelling at rear being two storey.

YM: Don't have to agree to anything today, can go away and think about it. Actions for Kainga Ora raised.

ML: Can contact individually to discuss concerns.

PM: Will lose morning and afternoon sunlight due to being two storey.

MM: Have had shading analysis one (provided copies for PM to view and will email to MR afterwards). These show existing shading and shading from what is proposed. One period of the year where there is extra shading on #33, otherwise no difference.

ML: We will go away and come up with draft conditions, do extra work to try and resolve concerns.

SP: Yes, will consider proposed conditions.

YM: Conditions be offered to MR/Council.

ML: Would like to find common ground.

PM and RP: Yes.

YM: Reviewed list of action for Kainga Ora again. Nothing formally decided here today.

From: [Lesa Davidson](#)
To: [Stevenie Brinkmann](#)
Cc: [Benjamin Cochrane](#)
Subject: RE: 7 Kaitawa Crescent, Paraparaumu
Attachments: [image001.jpg@01D5DAA7.C29EAC70](#)

Hi Stevenie

Thank you for your email and no need to be sorry. It sounds like a very exciting time for you and your family.

We will not be in a position to start the work at your property before the 1st of March. We may start some minor earth works late February but at this stage it is unlikely to begin prior to the 1st of March 2020.

Our standard boundary fencing is a solid timber fence at 1.8mts, and I don't have a mandate to go higher. I propose that we install the fence and re-look at the impact to yourself after the house has been built but before the tenants move in. Ben is the project Manager who will be regularly on site so you can discuss further with him as the site is developed.

Ben will also be in contact with you regarding timing of the works on your section and the reinstatement.

Kind regards

Lesa Davidson

Development Manager
Programme Delivery Team 4
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From: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>

Sent: Monday, 3 February 2020 2:28 PM

To: Lesa Davidson <Lesa.Davidson@kaingaora.govt.nz>

Subject: 7 Kaitawa Crescent, Paraparaumu

Morning Lesa,

Thanks for sending through the letter of intent for 7 Kaitawa Crescent, Paraparaumu.

Looks good, sorry we are in wedding planning mode as you can imagine & appreciate the confirmation that no work will take place on the 15th Feb. I've family from overseas staying at our house till 1 March, could we negotiate the start date for after that pls?

Also appreciate the reinstating of the fence and garden. Question though, any chance we could come to an agreement to have a privacy screen added on top of the 1.8 fence. If you're on our property there is a general slope and after reviewing the plans I've noted that the house bordering our garden will have an outdoor area facing our house, which will result in them looking directly into the back of our house, garden/kitchen area & visa versa... Be good to get something possibly sorted sooner that could work in with the fence then once tenants are in. Thought no harm in asking.

Lmk your thoughts?

Thanks & Regards
Stevenie

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From: [Lesa Davidson](#)
To: [Jake Henry](#)
Subject: FW: 35 Kaitawa Cres
Date: Monday, 19 October 2020 2:35:01 PM
Attachments: [image001.jpg@01D5E73B.9BE15420](#)
[image002.png@01D5E73B.9BE15420](#)

FYI

From: Grinlinton-Hancock, Michelle <Michelle.Grinlinton-Hancock@wsp.com>
Sent: Wednesday, 19 February 2020 3:46 PM
To: Lesa Davidson <Lesa.Davidson@kaingaora.govt.nz>
Subject: RE: 35 Kaitawa Cres

Also – if the other two owners ask for similar things as 7 Kaitawa Cres that kaingaora will be amenable?

Michelle Grinlinton-Hancock
Work Group Manager - Planning and Community Engagement

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Michelle.Grinlinton-Hancock@wsp.com

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From: Lesa Davidson <Lesa.Davidson@kaingaora.govt.nz>
Sent: Wednesday, 19 February 2020 3:24 PM
To: Grinlinton-Hancock, Michelle <Michelle.Grinlinton-Hancock@wsp.com>
Subject: RE: 35 Kaitawa Cres

Hi Michelle

The letter I sent states we will reinstate a new boundary fence.

Lesa

From: Grinlinton-Hancock, Michelle <Michelle.Grinlinton-Hancock@wsp.com>
Sent: Wednesday, 19 February 2020 1:57 PM
To: Lesa Davidson <Lesa.Davidson@kaingaora.govt.nz>
Subject: RE: 35 Kaitawa Cres

Hi

I have spoken to Stevanie and she has asked if you could update the letter you previously sent her with regard to the fencing and email it to her.

She is going to text me tomorrow confirming if she has dropped the approval to council or I am to pick it up – so I will up date you as I know more.

Kind regards

Michelle

Michelle Grinlinton-Hancock
Work Group Manager - Planning and Community Engagement

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From: Lesa Davidson <Lesa.Davidson@kaingaora.govt.nz>

Sent: Wednesday, 19 February 2020 1:42 PM
To: Grinlinton-Hancock, Michelle <Michelle.Grinlinton-Hancock@wsp.com>
Subject: RE: 35 Kaitawa Cres

Hi Michelle

Thanks for this update and fingers crossed the owners are home when you visit on the Friday.

I can confirm our intention is to replace the entire boundary fence – however Stevenie did request to have the fence higher than 1.8mt. I have said that we do not go higher than 1.8mt but will look at the impact on her property once the homes are built.

Lesa

From: Grinlinton-Hancock, Michelle <Michelle.Grinlinton-Hancock@wsp.com>
Sent: Wednesday, 19 February 2020 1:32 PM
To: Lesa Davidson <Lesa.Davidson@kaingaora.govt.nz>
Subject: RE: 35 Kaitawa Cres

Hi Lesa,

I have finally managed to get hold of Stevenie – she and richard are going to look through the paperwork again tonight and have agreed they are going to sign it and she will either drop it into council or text me to say I need to go pick it up from her letter box. She did have one question with regard to the fencing – and the question was would it run the full length of their rear boundary – they don't really want a rear fence that is of two different materials and two different heights. Can you please provide confirmation of what Kaingaora is willing to provide in terms of the rear fence for this party.

The other two properties have been provided with the information – neither of them are in the white pages – I will be back through that way on Friday so will pop in to see them.

Whether the 20th is doable depends on whether we can get the written approvals. If I cannot make contact on Friday – I will endeavour to be in the area either over the weekend or at dinner time during the week next week.

Kind regards

Michelle

Michelle Grinlinton-Hancock
Work Group Manager - Planning and Community Engagement

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From: Lesa Davidson <Lesa.Davidson@kaingaora.govt.nz>
Sent: Wednesday, 12 February 2020 9:26 AM
To: Grinlinton-Hancock, Michelle <Michelle.Grinlinton-Hancock@wsp.com>
Subject: 35 Kaitawa Cres
Importance: High

Hi Michelle

Can you please give me an update on where we are at with all three private owners? I have a deadline to obtain the RC before the 20th March – Can you advise if this is doable?

I have now had to forecast this project out of this financial year due to the delays in obtaining a RC, however the expectation is that we will start on site in April.

Lesa

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From: [Marois, Mat](#)
To: [Stevenie Brinkmann](#); bloodsweatandbeers@hotmail.com
Subject: RE: Landscape Plan - 35 Kaitawa Crescent
Date: Friday, 9 October 2020 10:09:00 AM
Attachments: [7 Kaitawa Crescent KCDC submissions form RM190125.pdf](#)
[LandscapePlan_35 Kaitawa Cres.pdf](#)
[Elevations_35 Kaitawa Cres.pdf](#)
[image002.png](#)

Hi Stevenie and Richard,

Thank you for your email. That's great news.

Sorry to bother you again with this, but could you just confirm that you are happy to remove your submission (attached) and 'request to be heard at a future hearing' for the resource consent application at 35 Kaitawa Crescent?

Or otherwise advise if you want to retain your submission with Council? We are keen to resolve everyone's concerns and proceed without a hearing, but cannot if your 'request to be heard' is still applicable, so would appreciate if you could please confirm that Council can disregard your submission.

Kind regards,
Mat

Mat Marois
Planner Environment


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Mat.Marois@wsp.com

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From: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>
Sent: Thursday, 8 October 2020 7:34 PM
To: bloodsweatandbeers@hotmail.com; Marois, Mat <Mat.Marois@wsp.com>
Subject: Re: Landscape Plan - 35 Kaitawa Crescent

Hi Matt,
Yep, this meets out privacy concerns adequately, thank you.

Regards
Stev & Rich.

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From: Marois, Mat <Mat.Marois@wsp.com>
Sent: Thursday, October 1, 2020 11:23:42 AM
To: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>; bloodsweatandbeers@hotmail.com <bloodsweatandbeers@hotmail.com>
Subject: RE: Landscape Plan - 35 Kaitawa Crescent

Good morning Richard and Stevenie,

I spoke to Kāinga Ora about the second story window and they are happy to provide a window with an opaque film (about 200mm in height within the bottom section) to block views towards your property. Something similar to the below image (we are thinking the opaque film could be across half the window rather than three quarters).

Is this something that could satisfy your concerns regarding overlooking?

Thanks,
Mat



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From: Marois, Mat
Sent: Friday, 18 September 2020 9:15 AM
To: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>
Subject: RE: Landscape Plan - 35 Kaitawa Crescent

Hi Stevenie,

Yes, I can definitely post paper copies of the documents. I will send a package out today and hopefully you will have it early next week.

If you don't mind, I'll give Richard or you a call mid next week just to confirm that you've received it.

Have a great weekend (hopefully the sun comes back out!).

Mat

Mat Marois
Planner Environment



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From: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>
Sent: Friday, 18 September 2020 9:01 AM
To: bloodsweatandbeers@hotmail.com; Marois, Mat <Mat.Marois@wsp.com>
Subject: Re: Landscape Plan - 35 Kaitawa Crescent

Hi Mat,

Thanks for sending this through, sorry about the delayed response. I think it looks good and the lower deck area will provide the privacy adequately and the section around working together re landscaping etc ... but, could you please send us some paper copies of everything so we can have a better look, easier then trying to zoom in on the phone...

Thanks & regards

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From: Marois, Mat <Mat.Marois@wsp.com>
Sent: Thursday, September 10, 2020 1:42:43 PM
To: steveniebrinkmann@hotmail.com <steveniebrinkmann@hotmail.com>; bloodsweatandbeers@hotmail.com <bloodsweatandbeers@hotmail.com>
Subject: Landscape Plan - 35 Kaitawa Crescent

Hi Richard and Stevenie,

Hope all is well. If you recall, I was the Planner who attended the pre-hearing meeting last June for a Kāinga Ora development at 35 Kaitawa Crescent between yourselves, Council, Kāinga Ora and other neighbours.

The property shares a rear boundary with yours and one of the actions that came out of the meeting (see page 2 of the attached pre-hearing report) was that Kāinga Ora would look at reducing the height of the proposed rear deck and provide landscaping between your property and 35 Kaitawa Crescent to provide privacy between the two properties.

To address this, WSP has prepared a landscape plan and revised elevations and floor plans of the rear dwelling building showing a lowered deck. See attached landscape, elevations and floor plans for details.

Feijoa and Corokia are proposed along the rear boundary (see second page of landscape plan for visualisation), which can potentially grow up to 3 metres in height (2m within 5 years). The fence is also proposed to be increased to 2 metres along this boundary.

I've annotated a separate elevation plan to illustrate where the fence and vegetation will sit in relation to the house.

As mentioned in the meeting and noted in the report, Kāinga Ora will try to avoid removing any trees on your property for sewer connection purposes, but if any are removed, they will be replaced.

I've also attached a set of draft conditions we are proposing to include in the resource consent application. Among these conditions will be the need to provide a finalised landscape planting and management plan in consultation with yourselves.

Could you please advise if this addresses your concerns regarding privacy? Or otherwise if you still have concerns? Also, happy to discuss any other concerns you may have.

If you have any questions or matters you wish to discuss, please do not hesitate to contact me (027 317 3901).

Kind regards,
Mat

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Planner Environment



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From: [Lesa Davidson](#)
To: [Stevenie Brinkmann](#)
Cc: [Benjamin Cochrane](#)
Subject: RE: 7 Kaitawa crescent
Attachments: [image004.jpg@01D5F5F6.2C143760](#)
[image005.jpg@01D5F5F6.2C143760](#)
[image006.jpg@01D5F5F6.2C143760](#)
[image007.jpg@01D5F5F6.2C143760](#)

Good Morning Stevenie

Ben will make contact with Richard to discuss the planned development for 35 Kaitawa in the next day or so.

We have also requested for the Kapiti Coast District Council to make this a limited notifiable application. The Council will make direct contact with you, regarding the planned development at 35 Kaitawa.

Regards

Lesa

Lesa Davidson

Development Manager
Programme Delivery Team 4
Construction and Innovation

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From: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>
Sent: Monday, 9 March 2020 6:16 AM
To: Lesa Davidson <Lesa.Davidson@kaingaora.govt.nz>
Cc: Benjamin Cochrane <Benjamin.Cochrane@kaingaora.govt.nz>
Subject: Re: 7 Kaitawa crescent

Morning Lesa,
Appologies for delayed response. Please contact Richard Peterson, my hubby.
02102268538.

His a builder so easier to deal with him direct as he has some further questions. Also the hard copy that Michelle gave us doesn't have height ratios, floor plans, etc... Could you pls send us a copy?

Regards
Stev

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From: Lesa Davidson <Lesa.Davidson@kaingaora.govt.nz>
Sent: Monday, March 2, 2020 12:00:27 PM
To: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>
Cc: Benjamin Cochrane <Benjamin.Cochrane@kaingaora.govt.nz>
Subject: RE: 7 Kaitawa crescent

Good Morning Stevenie

Ben Cochrane the project manager for this redevelopment would like to arrange a day and time to come out and meet with you to discuss the fence – We are happy to replace the entire fence however we will have to discuss this with the neighbouring property owner as well. There is no issue with the fence having the railings facing our property at 35 Kaitawa,

Are you able to send you contact details so Ben can call, to arrange a suit time and day to meet with you?

Kind regards

Lesa Davidson

Development Manager
Programme Delivery Team 4
Construction and Innovation

DDI: (09) 261 5501 Extn: 95501
Mobile: 021 903 973

Email: lesa.davidson@kaingaora.govt.nz

From: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>
Sent: Thursday, 20 February 2020 7:50 AM
To: Lesa Davidson <Lesa.Davidson@kaingaora.govt.nz>
Subject: 7 Kaitawa crescent

Morning Lesa,

Hope all is well. Our wedding was Saturday and happy to say all went well, thanks for the well wishes & discussions to date. We've now had a chance to shift our attention to the new build.

We've had a read of the letter again too, Michelle rung re the council consent & we've had a couple discussions and we need some further clarification re couple points pls.

1. Can you pls confirm you will replace our entire fence line at the back of the garden, not only the section that borders 35 Kaitawa. If not, we would end up having two different types of fence along one fence line. Breaking at the neighbours garage (see pics below)
2. Will you be doubling up on the pailings, or facing the railings to 35 Kaitawa, otherwise we will end up having the railings facing our property, which I'm sure you'd agree isn't a good visual.

I've popped a couple of pics below so you can see what we mean re the look of our current fence. Not trying to be difficult or anything & hope you understand where we're coming from re the change to our side of the fence.

We're heading up to Taupo for a long weekend today, so apologies re delayed / lack of response.

Thanks & Regards
Stev

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27 January 2020

Stevenie Brinkmann & Richard Peterson
7 Kaitawa Crescent
Paraparaumu, Kapiti
5032

Dear Stevenie & Robert

Re: Letter of intent, Redevelopment 35 Kaitawa Crescent Paraparaumu.

Kāinga Ora Homes and Communities is redeveloping the section at 35 Kaitawa Crescent Paraparaumu, to make more efficient use of its land and increase the pace and scale of our housing supply within the Kapiti region.

We seek approval to gain access into the back of your section to locate and connect to the exiting sewer lateral to serve the new dwelling at 35 Kaitawa. This will involve installing new drainage and saddling directly to the existing sewer main within 7 Kaitawa Crescent Paraparaumu.

All work undertaken by our contractor Jennian Homes at your property will be reinstated including a new 1.8m timber boundary fence at no cost to yourselves.

I wish to offer my congratulations and best wishes for your wedding and can confirm that, no work on your property will commence prior to the weekend of 15th February 2021. This will include contractors not working on the day of your wedding (15th February 2021) as well.

Kāinga Ora project manager Ben Cochrane along with Jennian Homes will be in touch to discuss directly, dates and time frames that they will need to gain access.

Please do not hesitate to contact me directly on 021 903 973 if you wish to discuss further.

Kind regards

Lesa Davidson.

From: [Marois, Mat](#)
To: [Stevenie Brinkmann; bloodsweatandbeers@hotmail.com](mailto:Stevenie.Brinkmann; bloodsweatandbeers@hotmail.com)
Subject: RE: Landscape Plan - 35 Kaitawa Crescent
Date: Thursday, 1 October 2020 11:23:00 AM
Attachments: [image007.png](#)

Good morning Richard and Stevenie,

I spoke to Kāinga Ora about the second story window and they are happy to provide a window with an opaque film (about 200mm in height within the bottom section) to block views towards your property. Something similar to the below image (we are thinking the opaque film could be across half the window rather than three quarters).

Is this something that could satisfy your concerns regarding overlooking?

Thanks,
Mat



Mat Marois
Planner Environment


T: +64 4 471 6452
M: 0273173901
Mat.Marois@wsp.com

WSP
Level 9 Majestic Centre
100 Willis St
Wellington 6011
New Zealand

wsp.com/nz



From: Marois, Mat
Sent: Friday, 18 September 2020 9:15 AM
To: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>
Subject: RE: Landscape Plan - 35 Kaitawa Crescent

Hi Stevenie,

Yes, I can definitely post paper copies of the documents. I will send a package out today and hopefully you will have it early next week.

If you don't mind, I'll give Richard or you a call mid next week just to confirm that you've received it.

Have a great weekend (hopefully the sun comes back out!).

Mat

Mat Marois
Planner Environment



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From: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>
Sent: Friday, 18 September 2020 9:01 AM
To: bloodsweatandbeers@hotmail.com; Marois, Mat <Mat.Marois@wsp.com>
Subject: Re: Landscape Plan - 35 Kaitawa Crescent

Hi Mat,

Thanks for sending this through, sorry about the delayed response. I think it looks good and the lower deck area will provide the privacy adequately and the section around working together re landscaping etc ... but, could you please send us some paper copies of everything so we can have a better look, easier then trying to zoom in on the phone...

Thanks & regards

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From: Marois, Mat <Mat.Marois@wsp.com>
Sent: Thursday, September 10, 2020 1:42:43 PM
To: steveniebrinkmann@hotmail.com <steveniebrinkmann@hotmail.com>; bloodsweatandbeers@hotmail.com <bloodsweatandbeers@hotmail.com>
Subject: Landscape Plan - 35 Kaitawa Crescent

Hi Richard and Stevenie,

Hope all is well. If you recall, I was the Planner who attended the pre-hearing meeting last June for a Kāinga Ora development at 35 Kaitawa Crescent between yourselves, Council, Kāinga Ora and other neighbours.

The property shares a rear boundary with yours and one of the actions that came out of the meeting (see page 2 of the attached pre-hearing report) was that Kāinga Ora would look at reducing the height of the proposed rear deck and provide landscaping between your property and 35 Kaitawa Crescent to provide privacy between the two properties.

To address this, WSP has prepared a landscape plan and revised elevations and floor plans of the rear dwelling building showing a lowered deck. See attached landscape, elevations and floor plans for details.

Feijoa and Corokia are proposed along the rear boundary (see second page of landscape plan for visualisation), which can potentially grow up to 3 metres in height (2m within 5 years). The fence is also proposed to be increased to 2 metres along this boundary.

I've annotated a separate elevation plan to illustrate where the fence and vegetation will sit in relation to the house.

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Could you please advise if this addresses your concerns regarding privacy? Or otherwise if you still have concerns? Also, happy to discuss any other concerns you may have.

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-LAEmi4hHzdJzBTWfa4Hgs7pbKI

From: [Stevenie Brinkmann](#)
To: bloodsweatandbeers@hotmail.com; [Marois, Mat](#)
Subject: Re: Landscape Plan - 35 Kaitawa Crescent
Date: Thursday, 8 October 2020 7:33:38 PM
Attachments: [image007.png](#)

Hi Matt,
Yep, this meets out privacy concerns adequately, thank you.

Regards
Stev & Rich.

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From: Marois, Mat <Mat.Marois@wsp.com>
Sent: Thursday, October 1, 2020 11:23:42 AM
To: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>; bloodsweatandbeers@hotmail.com <bloodsweatandbeers@hotmail.com>
Subject: RE: Landscape Plan - 35 Kaitawa Crescent

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To: bloodsweatandbeers@hotmail.com; Marois, Mat <Mat.Marois@wsp.com>
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From: [Marois, Mat](#)
To: [Stevenie Brinkmann](#)
Subject: RE: Landscape Plan - 35 Kaitawa Crescent
Date: Friday, 18 September 2020 9:15:25 AM
Attachments: [image002.png](#)

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since 1870

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-LAEmHhHzdJz8ITWfa4Hgs7pbKQ

From: [Marois, Mat](mailto:Marois_Mat)
To: steveniebrinkmann@hotmail.com; bloodsweatandbeers@hotmail.com
Subject: Landscape Plan - 35 Kaitawa Crescent
Date: Thursday, 10 September 2020 1:42:00 PM
Attachments: [LandscapePlan_35_Kaitawa_Cres.pdf](#)
[Elevations_35_Kaitawa_Cres.pdf](#)
[ElevationHeights_35_Kaitawa_Cres.pdf](#)
[RM190125 - Chair Pre-Hearing Report - 35 Kaitawa Crescent Paraparaumu TS Edits.pdf](#)
[35 Kaitawa Cres - Draft Conditions.docx](#)
[image002.png](#)

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From: [Stevenie Brinkmann](#)
To: bloodsweatandbeers@hotmail.com; [Marois, Mat](#)
Subject: Re: Landscape Plan - 35 Kaitawa Crescent
Date: Friday, 18 September 2020 9:01:09 AM
Attachments: [image002.png](#)

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Sent: Thursday, September 10, 2020 1:42:43 PM
To: steveniebrinkmann@hotmail.com <steveniebrinkmann@hotmail.com>; bloodsweatandbeers@hotmail.com <bloodsweatandbeers@hotmail.com>
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From: [Marois, Mat](#)
To: [Stevenie Brinkmann](#); bloodsweatandbeers@hotmail.com
Subject: RE: Landscape Plan - 35 Kaitawa Crescent
Date: Tuesday, 6 October 2020 1:33:00 PM
Attachments: [7 Kaitawa Crescent KCDC submissions form RM190125.pdf](#)
[LandscapePlan_35 Kaitawa Cres.pdf](#)
[Elevations_35 Kaitawa Cres.pdf](#)
[image002.png](#)

Hi Richard and Stevenie,

Thank you for the call earlier.

As discussed, if you are happy with the attached revised landscape and elevation plans and the below opaque film inclusion to the first storey rear bedroom window, we would appreciate if you could please confirm by return email that you are happy to remove your submission (attached) and 'request to be heard at a future hearing' for the resource consent application at 35 Kaitawa Crescent.

I'll get our architect to revise the drawings to include the opaque window film, prior to submitting the additional information to Council, and will send you a copy as well.

If there are any other concerns you wish to discuss, please do not hesitate to get in touch.

Kind regards,
Mat

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Planner Environment



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From: Marois, Mat
Sent: Thursday, 1 October 2020 11:24 AM
To: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>; bloodsweatandbeers@hotmail.com
Subject: RE: Landscape Plan - 35 Kaitawa Crescent

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-LAEmFthHzdJzBITWfa4Hgs7pbKI

From: [Stevenie Brinkmann](#)
To: [Paul M](#); submissions@kapiticoast.govt.nz; [Marois, Mat](#); building.approvals@kapiticoast.govt.nz; [Amy Camilleri](#)
ryoung3000@yahoo.com; [Kim Foote](#); bloodsweatandbeers@hotmail.com; leticia.armstrong@hotmail.co.nz
Cc: ryoung3000@yahoo.com; [Kim Foote](#); bloodsweatandbeers@hotmail.com; leticia.armstrong@hotmail.co.nz
Subject: Re: 35 Kaitawa Crescent subdivision Opposal (from 7 Kaitawa Crescent)
Date: Thursday, 16 April 2020 7:39:38 PM
Attachments: [7 Kaitawa Crescent KCDC submissions form RM190125.pdf](#)

Dear Chief Executive Officer at KCDC & Mat Marois, Housing New Zealand Ltd

@: submissions@kapiticoast.govt.nz & mat.marois@wsp.com

Application Number: RM190125

We reside at 7 Kaitawa Crescent, Paraparaumu. The property referred to as bordering north (although we would call this west) of the proposed subdivision Lot 62 DP23300, 35 Kaitawa Crescent, Paraparaumu.

We oppose the application and also support the submission by Paul Marlow, 33 Kaitawa Crescent, 5032 & other submissions by fellow neighbours. They've all included/raised multiple issues/impacts that we support and have not re-reiterated here.

I have PDF'd our opposal, which included photos of the form, as it was easier then scanning etc.. I trust this will be suitable given the current environment and lack of ability to drop off a hard copy.

Take care, be safe & regards

Mr & Mrs Peterson

From: Paul M <psmnz@live.com>
Sent: Thursday, 16 April 2020 4:17 PM
To: submissions@kapiticoast.govt.nz <submissions@kapiticoast.govt.nz>; mat.marois@wsp.com <mat.marois@wsp.com>; building.approvals@kapiticoast.govt.nz <building.approvals@kapiticoast.govt.nz>; [Amy Camilleri](mailto:Amy.Camilleri@kapiticoast.govt.nz) <Amy.Camilleri@kapiticoast.govt.nz>
Cc: ryoung3000@yahoo.com <ryoung3000@yahoo.com>; [Kim Foote](mailto:Kim.Foote@reganandkim@gmail.com) <reganandkim@gmail.com>; bloodsweatandbeers@hotmail.com <bloodsweatandbeers@hotmail.com>; [Stevenie Brinkmann](mailto:Stevenie.Brinkmann@hotmail.com) <steveniebrinkmann@hotmail.com>; leticia.armstrong@hotmail.co.nz <leticia.armstrong@hotmail.co.nz>
Subject: submission. Robert Young - RM190125

To the Chief Executive Officer for Kapiti Coast District Council, and WSP Opus Mat Marois acting on behalf of Housing New Zealand,

Please find attached the Young Families submission form that opposes the RM190125 to subdivide 35 Kaitawa Crescent Paraparaumu. All of the below points must be added and taken into account to the attached submission form, opposing all of resource consents to subdivide 35 Kaitawa Crescent, Paraparaumu.

As they have requested I pass onto you on there behalf

Kind regards
Paul Marlow

-----Original Message-----

From: Paul M
Sent: Thursday, 16 April 2020 3:56 PM

To: ryoung3000@yahoo.com
Subject: FW: copy of submission. Robert Young - RM190125

Hi Robert,

Thank you

I have converted the images and added it all into one pdf ...please confirm you are happy for me to send on your behalf and I will send asap for you If and when we go to a hearing are you keen to be a part of this process

When I send I will copy everyone in , so we are as one

Kind regards

Paul

021752856

-----Original Message-----

From: Robert Young <ryoung3000@yahoo.com>

Sent: Thursday, 16 April 2020 2:24 PM

To: Paul M <psmnz@live.com>

Subject: copy of submission. Robert Young

Paul,

Attached are copies of my submission opposing the development next door.
Had problems with my scanner so I took images of each page. Hope they are sufficient.

Thanks

Robert Young

To the Chief Executive Officer for Kapiti Coast District Council, and WSP Opus Mat Marois acting on behalf of Housing New Zealand,

Please find attached my submission form that opposes the RM190125 to subdivide 35 Kaitawa Crescent Paraparaumu. All of the below points must be added and taken into account to the attached submission form, opposing all of resource consents to subdivide 35 Kaitawa Crescent, Paraparaumu.

The following excerpts (below), are from the resource consent application RM190125 and I wish to register my objection to the bylaws being broken, and I comment further:

"The following resource consents are required under the KCPDP:

1. Subdivision: Non-Complying Activity under Rule 5A.5 (2);
2. Land use: Restricted Discretionary Activity under Rule 5A.3 (1) in relation to building setbacks;
3. Land use: Discretionary Activity under Rule 11P.4 (1) in relation to minimum parking space requirements; and ???
4. Land use: Restricted Discretionary Activity under Rule 11B.3.1 of the KCPDP for water demand management."

Point 1: The purpose for this bylaw is to ensure healthy outdoor environments for its occupants and neighbours i.e room to run and play, as well as privacy.

The plans show a two-storey 4 bedroom home on Lot 2. The RM190125 is proposing a three bedroom home- please clarify? For this submission, we will refer to this as a 4 bedroom two level design, as this is what is depicted in the plans.

The subdivision needs to take into consideration the size of the homes going on each Lot, especially the two-storey 4 bedroom home on such a tiny section - imagine 6 to 8 people living on a small section and how many vehicles this will generate over the years as the family grows up? (I also note that I have been working hard to get full working drawings or any information, from KCDC and Opus, which isn't forthcoming.)

The back house has an elevated finished floor level (an estimated 1200mm-1400mm high) which equates to traveling noise from timber floors and decks. This also removes the privacy from the three neighbouring properties.

Average Lot sizes are a minimum of 450m² to help ensure healthy outdoor environments to provide outdoor areas for families to play. Please remember this is supposedly a "low density building area." The proposed Lots are unacceptable and fall way below the minimum council requirement. Where is the social and environmental responsibility being demonstrated in this application?

Point 2: The purpose of this bylaw is to keep unwanted structures from impacting on the neighbour- unsightly, fire risk, noise.

- How safe are the non-compliant, free-standing water tanks right on the boundary, being top heavy water tanks weighing in at 6 tonne capacity?
- Provide details on how the water tanks holding 6 tonnes of water (per Lot) on the boundary, are to be restrained in an earthquake.
- Lot 1 and 2: how noisy are the externally housed water pumps, located right on the East boundary facing the neighbours? There are 2 pumps for each lot of water tanks- one for the toilet and outside taps and one for attenuation stormwater, pumped to street.
- What colour are the sheds? Will they be the same as the water tanks?
- Sheds: are they housing flammables? E.g BBQ gas bottles and petrol for lawn mowers.

Point 3: Based on the information provided to me, my concerns are in regard to the volume of traffic.

- The turning circle indicated for Lot 2 is so tight, I don't think it's achievable with absolutely no room for error. This is unacceptable. Who is responsible for fixing the fence?
- Lot 1 and 2: A total of 6 bedrooms is a capacity of 8-12 people and 4-5 cars on a very quiet Crescent. This will increase as the families mature.
- A total of 2 carparks with a possibility of 4-5 vehicles - they will inevitably spill over onto the road.
- How safe are the non-compliant free-standing water tanks right on the boundary? Being top heavy water tanks weighing in at 6 tonne, this is an earthquake safety risk.
- How noisy are the external housed water pumps located on the East boundary, facing neighbours bedrooms? Lot 1 and 2 have a combined total of 4 pumps on the boundary.
- Stormwater discharged to the kerb has a weakness- what if the pump fails?
- The stormwater discharge to the kerb also puts more pressure on council infrastructure as it already struggles in a winter downpour. As I have lived here for 20 years, I know that there is a flooding issue on this street. Even the bubble up theory will not work effectively when the curb is already under pressure and gravity is against you
- Lot 2: The proposed four bedroom home, could accommodate a possible 6-8 people

needing possibly 3-4 cars, yet, only one car park per house is currently shown. One car parked behind another does not represent two carparks. What happens when the front car wants to leave? The bylaw wasn't written to accommodate this - either of the two cars should be able to leave safely, at any time.

- The carpark drawn would enable a motor home to be parked increasing pressure on services.

Point 4: This bylaw is to safeguard availability of water.

Due to the limited amount of water available, as proposed, Lot 2 a two-level four bedroom design equates to 6-8 people, therefore they will run out water in the drier months.

- The water consumption for 6-8 people will exceed the water calculations. (provided in Water Storage and Hydraulic Neutrality: Part 4- Conclusions, pg 5 of 8)
- The proposal also states 2 water pumps for each house, which not only makes for an unnecessarily excessive power bill in the middle of winter, but also creates excessive and constant noise, night and day for the neighbour, being located right on the boundary.
- Provide details on how the water tanks holding 6 tonnes of water (per Lot) on the boundary, is to be restrained in an earthquake.
- Soak hole calculations look incorrect for Lot 1 and 2.
- I believe, the permeable paving areas acting as water retention (Flowpave), will fail within 5 years due to the slope and vehicle impact. When this fails, the storm water run-off will flood the lower neighbour.

Point 5: I would like to bring to your attention the non-compliance for daylighting which will occur.

The foundation to ground clearance is wrong. The house height will need to be lifted, or the house position will need to be shifted, to comply with daylighting requirements. Please see the below copied diagrams from the RM190125 showing ground clearance for a concrete foundation, whereas the building consent plans are for a timber floor construction (shown to me on screen in council - I am still waiting on copies of the full working drawings, which I have requested from KCDC.)

My concerns are around:

- The house is close to touching the day lighting angle and the foundations are shown with base boards.
- As per the building code, the underside of the floor joist to the ground level needs to be a minimum of 450mm. (175mm minimum to the bottom of the cladding) the information provided shows ground level to the finished floor at 130mm for lot2 and lot one at 150mm both non-compliant, if site cuts are to be carried out to drop the ground level this will need to be calculated and provided as part of the resource consent, this would need to include the sloping car part areas
- This is a sloping site- surface water needs to be redirected away from the foundations. Where is this information please?
- The below drawn images from the RM190125 are non-compliant and don't support timber floor clearances.
- Both BC190722 provided by KCDC are National Multiple-use approval establishes that the plans and specifications to which it relates comply with the building code. However front lot is designed for a flat site and doesn't take into consideration the sloping site at 35 Kaitawa Crescent, which has a 3.2mtr fall from the top boundary fence to the bottom fence hence my concerns mentioned above

Lot 2 above

Lot 1 above

- The details here to the right provided by Opus for the two level home are drawn being non-compliant
- Im trying to save tax payers money here

The application RM190125 and building consent for the future homes do not provide any of the below mentioned, excerpt from the Opus resource consent application:

"* exhibits a sense of social responsibility by having regard to the interests of the community in which it operates; * exhibits a sense of environmental responsibility by having regard to the environmental implications of its operations; and * operates with good financial oversight and stewardship, and efficiently and effectively manages its assets and liabilities and the Crown's investment."

Additional concerns I wish to bring to your attention on behalf of the tax payer:

- Why subdivide land which the Crown (tax-payers) own? This is a waste of money.
- Why are these homes constructed on an elevated timber floor foundation as it's a very expensive way to build? It is hard to insulate and noisy.
- Why use high maintenance claddings and finishes, especially on the two level homes? This requires ongoing maintenance costs to the tax payer i.e scaffold costs every time you need to work on it.
- It has been a very frustrating process to date to get answers from the council (have just had a reply from KCDC but is missing key information) and Opus. In one phone call I made to Opus after I pointed out lack of transparency around the number of bedrooms for Lot 2, the reply was, 'Yes, it is a 4 bedroom home and the application will be updated.' It still states 3 bedroom + 1 which is misleading to people not in the trade. I also visited the council and was bounced from planning department to building department and back to planning, and left with no answers.
- Please provide the current and accurate RM190125 with supporting plans.
- Since my enquiry, information has been updated for the building consent, but not passed onto affected parties or added to the RM190125.
- Why has the building consent already been granted while the resource consent has not been processed? The neighbours (affected parties) are not happy. Industry standard is, resource consent before building consent.
- Opus states in the RM190125 that there are no affected parties. That is not correct, we as rate payers and neighbours are affected parties.
- Opus states no environmental effects, that also is incorrect- Both homes totalling 6 bedrooms, creating a possible 10-12 people living on 720m2, is not in line with social and environmental responsibilities.
- How would I fare if I was to also make an application to subdivide under the same conditions? My experience in the industry would indicate I would never get this far. Council would not approve from the beginning. This I know from first-hand experience. I tried to do this for clients on a few occasions in the last 15 years and was never allowed, due to the 450m2 rule.
- Are they actually subdividing and creating two new titles meaning, is their end goal to provide a buy back scheme which would make HNZ developers? Does this mean myself and other land owners in the area are allowed to break the same rules? If so, I would like to start the application to subdivide my section.

In conclusion, I don't have an issue with helping people, but I do have an issue with the impact on myself and the neighbours, and inefficient use of tax and rate payers money:

- High power consumption due to all 4 of the pumps (and noise)
- How many heat pumps and what side of the house are they on? (noise)

- How are they heating the water in the homes? Are they using califonts or heat-pumps?
(noise)
- Timber floor construction (noise)
- Vehicle/ driveway noise
- High maintenance materials
- Subdivision costs
- We question the removal from this property of a well-maintained, perfectly sound home- had this been relocated on the same property and renovated, it would have been far more economical for the tax payer.
- Driveway costs will be horrific due to the products and system used to achieve water retention
- We are concerned about how this development will affect the future value of our properties

Kind regards,
Paul Marlow
On behalf of
Concerned & Affected Rate Payers of Kaitawa Crescent Paraparaumu

Furthermore, please find below a copy of the email sent to Council 09.03.2020. To date, we have only been sent partial information from Opus, with no consultation whatsoever from them. The Council just wished to remain neutral... Does the council represent me as a rate payer? I'm still waiting on plans to help satisfy our questions.

Environmental impact x2 homes

- A total of 6 bedrooms is a possibility of 8-12 people and 4-5 cars on a very quiet Crescent
- A total of 2 carparks with a possibility of 4-5 vehicles - spill over on road ?
- Shadows will be cast by the two level home on both adjacent properties at either end of the day
- Neighbours views compromised due to two level home
- Is this High density housing in an area set out as low density
- The adjacent properties will lose all privacy of their back lawns because of the two level home on the proposed lot 2

As a group we seek

- Consultation from either the council or the developer to discuss high density housing in an area set out as low density
- The non-compliant resource consent to subdivide
- The points we have highlighted above
- How does this effect the resale value of our homes ?
- Emailed copies of both house plans -stamped BC plans
- Types of cladding proposed -finished product

The below was sent to council 03.03.2020 with no reply to date.

Can someone send me the plans so I can check the treatment of the floor joists and the base boards or will one of your team provide proof of how this is can be achieved without raising the FFL

My concern is that I have built enough homes over the years to know the builder would just wander up, will use spot levels and realise they are wrong and simply lift the floor making the daylighting being non-compliant I have also discussed this with the rear neighbour whom is also a builder and has the same concerns along with loosing his privacy with the elevated building platform created with this sloping property

As a group we can't believe how a building consent has been granted well before the resource consent has even started consultation with the affected parties

This says to the hard working rate payers of Kaitawa Crescent that it's a done deal

Kind regards

Paul Marlow

On behalf of

Concerned & Affected Rate Payers of Kaitawa Crescent Paraparaumu

From: [Stevenie Brinkmann](#)
To: bloodsweatandbeers@hotmail.com; [Marois, Mat](#)
Cc: [Jake Henry](#)
Subject: Re: Pre-Hearing Actions - 35 Kaitawa Crescent
Date: Thursday, 15 October 2020 9:08:43 PM
Attachments: [image002.png](#)

Hi Matt,
Yep, we're comfortable w the changes you've sent through, to date, re our raised concerns.

Thanks for that!

Regards
Stev & Rich

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From: Marois, Mat <Mat.Marois@wsp.com>
Sent: Thursday, October 15, 2020 3:00:30 PM
To: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>; bloodsweatandbeers@hotmail.com <bloodsweatandbeers@hotmail.com>
Cc: Jake Henry <Jake.Henry@kaingaora.govt.nz>
Subject: Pre-Hearing Actions - 35 Kaitawa Crescent

Hi Stevenie and Richard,

As per my previous correspondence, I understand from prior discussions that all of your concerns raised in the attached submission, regarding density, privacy, noise, stormwater run-off and sewage disposal, had been adequately resolved through the additional information provided to date.

We will be looking at proceeding with the resource consent process next week and would appreciate receiving your agreement to have your submission withdrawn from resource consent application RM190125.

Could you please confirm that you agree to have your submission withdrawn by the end of this week (Friday the 16th of October)?

Always available to discuss if needed.

Many thanks,
Mat

Mat Marois
Planner Environment



T: +64 4 471 6452
M: 0273173901
Mat.Marois@wsp.com

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100 Willis St
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From: Marois, Mat
Sent: Friday, 9 October 2020 10:10 AM
To: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>; bloodsweatandbeers@hotmail.com
Subject: RE: Landscape Plan - 35 Kaitawa Crescent

Hi Stevenie and Richard,

Thank you for your email. That's great news.

Sorry to bother you again with this, but could you just confirm that you are happy to remove your submission (attached) and 'request to be heard at a future hearing' for the resource consent application at 35 Kaitawa Crescent?

Or otherwise advise if you want to retain your submission with Council? We are keen to resolve everyone's concerns and proceed without a hearing, but cannot if your 'request to be heard' is still applicable, so would appreciate if you could please confirm that Council can disregard your submission.

Kind regards,

Mat

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Planner Environment



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the future
of Aotearoa
since 1870

From: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>
Sent: Thursday, 8 October 2020 7:34 PM
To: bloodsweatandbeers@hotmail.com; Marois, Mat <Mat.Marois@wsp.com>
Subject: Re: Landscape Plan - 35 Kaitawa Crescent

Hi Matt,
Yep, this meets out privacy concerns adequately, thank you.

Regards
Stev & Rich.

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From: Marois, Mat <Mat.Marois@wsp.com>
Sent: Thursday, October 1, 2020 11:23:42 AM
To: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>; bloodsweatandbeers@hotmail.com <bloodsweatandbeers@hotmail.com>
Subject: RE: Landscape Plan - 35 Kaitawa Crescent

Good morning Richard and Stevenie,

I spoke to Kāinga Ora about the second story window and they are happy to provide a window with an opaque film (about 200mm in height within the bottom section) to block views towards your property. Something similar to the below image (we are thinking the opaque film could be across half the window rather than three quarters).

Is this something that could satisfy your concerns regarding overlooking?

Thanks,
Mat



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Planner Environment


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From: Marois, Mat
Sent: Friday, 18 September 2020 9:15 AM
To: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>
Subject: RE: Landscape Plan - 35 Kaitawa Crescent

Hi Stevenie,

Yes, I can definitely post paper copies of the documents. I will send a package out today and hopefully you will have it early next week.

If you don't mind, I'll give Richard or you a call mid next week just to confirm that you've received it.

Have a great weekend (hopefully the sun comes back out!).

Mat

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From: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>
Sent: Friday, 18 September 2020 9:01 AM
To: bloodsweatandbeers@hotmail.com; Marois, Mat <Mat.Marois@wsp.com>
Subject: Re: Landscape Plan - 35 Kaitawa Crescent

Hi Mat,

Thanks for sending this through, sorry about the delayed response. I think it looks good and the lower deck area will provide the privacy adequately and the section around working together re landscaping etc ... but, could you please send us some paper copies of everything so we can have a better look, easier then trying to zoom in on the phone...

Thanks & regards

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From: Marois, Mat <Mat.Marois@wsp.com>
Sent: Thursday, September 10, 2020 1:42:43 PM
To: steveniebrinkmann@hotmail.com <steveniebrinkmann@hotmail.com>; bloodsweatandbeers@hotmail.com <bloodsweatandbeers@hotmail.com>
Subject: Landscape Plan - 35 Kaitawa Crescent

Hi Richard and Stevenie,

Hope all is well. If you recall, I was the Planner who attended the pre-hearing meeting last June for a Kāinga Ora development at 35 Kaitawa Crescent between yourselves, Council, Kāinga Ora and other neighbours.

The property shares a rear boundary with yours and one of the actions that came out of the meeting (see page 2 of the attached pre-hearing report) was that Kāinga Ora would look at reducing the height of the proposed rear deck and provide landscaping between your property and 35 Kaitawa Crescent to provide privacy between the two properties.

To address this, WSP has prepared a landscape plan and revised elevations and floor plans of the rear dwelling building showing a lowered deck. See attached landscape, elevations and floor plans for details.

Feijoa and Corokia are proposed along the rear boundary (see second page of landscape plan for visualisation), which can potentially grow up to 3 metres in height (2m within 5 years). The fence is also proposed to be increased to 2 metres along this boundary.

I've annotated a separate elevation plan to illustrate where the fence and vegetation will sit in relation to the house.

As mentioned in the meeting and noted in the report, Kāinga Ora will try to avoid removing any trees on your property for sewer connection purposes, but if any are removed, they will be replaced.

I've also attached a set of draft conditions we are proposing to include in the resource consent application. Among these conditions will be the need to provide a finalised landscape planting and management plan in consultation with yourselves.

Could you please advise if this addresses your concerns regarding privacy? Or otherwise if you still have concerns? Also, happy to discuss any other concerns you may have.

If you have any questions or matters you wish to discuss, please do not hesitate to contact me (027 317 3901).

Kind regards,
Mat

Mat Marois
Planner Environment



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M: 0273173901
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-LAEmlHhHzdJzBITWfa4Hgs7pbKl

From: [Marois, Mat](#)
To: "[Stevenie Brinkmann](#)"; bloodsweatandbeers@hotmail.com
Cc: "[Jake Henry](#)"
Subject: Pre-Hearing Actions - 35 Kaitawa Crescent
Date: Thursday, 15 October 2020 3:00:00 PM
Attachments: [image002.png](#)
[7 Kaitawa Crescent KCDC submissions form RM190125.pdf](#)

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To address this, WSP has prepared a landscape plan and revised elevations and floor plans of the rear dwelling building showing a lowered deck. See attached landscape, elevations and floor plans for details.

Feijoa and Corokia are proposed along the rear boundary (see second page of landscape plan for visualisation), which can potentially grow up to 3 metres in height (2m within 5 years). The fence is also proposed to be increased to 2 metres along this boundary.

I've annotated a separate elevation plan to illustrate where the fence and vegetation will sit in relation to the house.

As mentioned in the meeting and noted in the report, Kāinga Ora will try to avoid removing any trees on your property for sewer connection purposes, but if any are removed, they will be replaced.

I've also attached a set of draft conditions we are proposing to include in the resource consent application. Among these conditions will be the need to provide a finalised landscape planting and management plan in consultation with yourselves.

Could you please advise if this addresses your concerns regarding privacy? Or otherwise if you still have concerns? Also, happy to discuss any other concerns you may have.

If you have any questions or matters you wish to discuss, please do not hesitate to contact me (027 317 3901).

Kind regards,
Mat

Mat Marois
Planner Environment


T: +64 4 471 6452
M: 0273173901
Mat.Marois@wsp.com

WSP
Level 9 Majestic Centre
100 Willis St
Wellington 6011
New Zealand

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-LAEmHhHzdJzBTWfa4Hgs7pbKI

Dear Chief Executive Officer at KCDC & Mat Marois, Housing New Zealand Ltd

@: submissions@kapiticoast.govt.nz & mat.marois@wsp.com

Application Number: RM190125

We reside at 7 Kaitawa Crescent, Paraparaumu. The property referred to as bordering north (although we would call this west) of the proposed subdivision Lot 62 DP23300, 35 Kaitawa Crescent, Paraparaumu.

We oppose the application and also support the submission by Paul Marlow, 33 Kaitawa Crescent, 5032 & other submissions by fellow neighbours. They've all included/raised multiple issues/impacts that we support and have not reiterated here.

Reason for submission:

Specific parts of the application that my submission relates to are:

1. Subdivision of the section - high density housing in low density area – increased person on smaller section
2. Two Lvl, 3+1 (4) bedroom home bordering our property – loss privacy, increase in noise level.
3. Storm water run-off / sewage disposal
4. Building consent has been approved?

My submission is:

Include further details on whether you support, oppose or are neutral on the application or specific parts of it and reasons for your views.

1. Subdivision of the section – non-complying activity under Rule 5A.5(2)

The purpose of this bylaw is to ensure a healthy outdoor environment for its occupants and neighbours.

- **High density housing in a low density area** – Find it unusual that you would permit a section of this size to be split in this area and two new houses to be built, in particular the sizes of the houses p/land. Surely a single larger house with a garden section would be a better fit in the community. This isn't Auckland/Wellington CBD, we don't want to encourage small sections and mass populating. If this is permitted with one section, what is to stop others wanting to do the same thing? How will you control this? Seems to be a slippery slope for the Kapiti coast given we can safely assume population increases along with infrastructure improvements over time.

2. Proposed Lot 2 - Two Lvl, 3 +1 (4) bedroom home bordering our property – loss of privacy, increase in noise level.

- **This will 100% impact our environment and privacy.** Which will therefore impact the residents at the new build too. By having the proposed two-story and the placement of the outdoor deck/area, they will be elevated and have direct view over the back fence into our outdoor area and rear of our property. This is the area that we spend majority of our time, Garage, BBQ, sitting area for breakfast, lunch, dinners, grass area we play, swing in the tree litererary by the fence, vegetable areas (where we are planning on building our daughters

tree house), etc.. it also means they will have a clear view into our kitchen, laundry, bathroom, toilet, and two bedrooms windows. The beauty of this property and big part of the reasons with us purchasing it was that we loved the privacy and natural environment for birdlife. It will be a huge impact having to deal with people now being able to see what we are doing in our day-to-day life, or even been worried about them been able to see into the windows is an impact - after the fact that we bought the property. When I initially enquired with the Housing New Zealand, they advised that the impact would be minimal, after reviewing the plans we don't think they have correctly advised us, in that the deck area, leading into the lounge actually will be at such elevated and at a height that they will have a clear view into our property, as we will into there's. Let alone the second story windows.

- **We are also concerned around the additional noise** – backing up our decision to purchase this property was based on it being quiet, an opportunity for us to have a family (which we now have) in a quiet environment, having and encouraging birdlife in our garden. We are concerned that by permitting two new dwellings on such a small section would impede that. Having a two-story house so close to our fence, with their main outdoor area literary on our fence line would impact this, let alone the addition of two-dwellings with potentially 10-12 people on the section behind us. Would definitely impact this.
3. **Storm water/Sewage disposal** – We also would like to express concern around the storm water disposal and sewage disposal sustainability.
- **Storm water** - We already experience flooding during winter when it rains a lot, this has/can cause our garage to flood, our lawns to become 'wet' and a 'river of sort' down our driveway. Our concern is around water displacement by having two dwellings, concreted areas, etc... elevated and behind us. We've read about the pumps, proposed pathway/driveways, etc... However, one can logistically assume that the water run-off has one place to go, downhill, which will be directly into our already flood prone property. What happens then? Would we be responsible with the financial impacts of having to create sink pits, additional/new drainage etc... again, something that we have dealt with in our current environment, but don't deem a fair impact due to two new dwellings being built on an elevated section behind/above us. We can safely assume that the weather will only get worse as our environment changes.
 - **Sewage disposal** – Lot 2 would need to connect into the sewage on our property. Whilst we understand this, we do question the additional sustainability with this... it is safe to assume the infrastructure is old, by connecting a 3+1 bedroom house would add extra, what happens if it doesn't sustain, this will again impact us and our property. By having a single dwelling, this would be eliminated by using the current sewage disposal. Housing NZ has also confirmed that they would replace our fence and bordering mature trees if damaged, however it should be noted that our tree line is mature and provides privacy. The time it would take for new trees to grow sufficiently to provide the privacy required is questionable given there is already a current sewage line that could be used for a single dwelling.

Building consent has been approved?

I question how this could have been done, I find it even more interesting that Opus advised that there are no affected parties, I deem ourselves and other neighbours affected given:

- Our privacy will be hugely impacted
- There is potential for flooding due to water displacement with having 2 x dwellings on the property directly elevated behind us. We acknowledge the pump feature, however what happens if this stops working, we are already experiencing erratic weather conditions that will only get worse, why isn't this thought of?
- They need to dig up our land/garden to connect to the current sewage disposal, what about the current infrastructure fails, are we guaranteed that this won't cause further issues down the line. Ie: potential to have a burst pipe with waste in our garden – seriously what a family does not ever need. The potential of having our mature trees dug-up/impacted.
- Increased noise with having 2 x dwellings behind our section (where we spend a LOT of our family time together playing)

Conclusion

Creating a possibility of 10-12 people living on a 720m2 sections seems irresponsible and not in line with the community approach and strategy for the Kapiti Coast, let alone for Kaitawa Crescent. Perhaps it would be for a different demographic area where this is required and there is a shortage of land, however this seems to be a 'quick fix' plan by housing New Zealand to meet a quota instead of taking into account the surrounding area, consulting with neighbouring properties and just the general look/feel of the neighbourhood. Has the architect actually walked around Kaitawa, viewed what the surrounding houses look like? Will this new build fit into the current environment/community – I just don't think so. There seems to be no reason why a single dwelling couldn't be erected. A dwelling that doesn't impact neighbouring properties as much, this is a community of rate payers who work hard for what we have and have invested our money accordingly to support our lifestyles (which, lets ne honest is is no easy task now days). It would be hoped that the Kapiti Council would/could relate and 'protect' there current rate payers, their community, and consistently apply current restrictions, this is the reason why they were initially implemented right?

Hope the above gives something to think about, we love our neighbourhood, love the people here on the 'east side' of the tracks and would be fairly 'livid' if we had to start dealing with people being able to stare into our garden and rear of the house, as they would feel inhibited by us staring into there's. It would also be dis-hearting having the birdlife impacted and mature trees cut-down and garden dug up to accommodate something that could be done differently and better in our opinion.

Kind Regards, be safe & take care.

Mr & Mrs Peterson

(AKA Mr Richard Peterson & Miss Stevenie Brinkmann – recently got married in our garden)

7 Kaitawa Crescent, Paraparaumu, 5032

SUBMISSION ON A RESOURCE CONSENT APPLICATION THAT IS SUBJECT TO LIMITED NOTIFICATION BY THE KAPITI COAST DISTRICT COUNCIL
 Pursuant to section 96 of the Resource Management Act 1991

Application Number:	RM190125
Applicant:	Housing New Zealand Ltd
Proposal:	To undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks
Legal Description(s):	Lot 62 DP 23300, 35 Kaitawa Crescent, Paraparaumu

DUE AT COUNCIL OFFICE NO LATER THAN 5PM ON 17 April 2020

This is a submission on an application from Housing New Zealand Ltd to undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks.

Please note: This form is only a guideline. If you don't wish to use this form please make sure your submission includes all the following details (see Resource Management (Forms, Fees, and Procedure) Regulations 2003, Form 13 for official submission content requirements):

Please send your Submission to:

To:	Or:
The Chief Executive Officer	Email: submissions@kapiticoast.govt.nz
Kāpiti Coast District Council	Fax: (04) 296 4830
Private Bag 60 601	
Paraparaumu 5254	

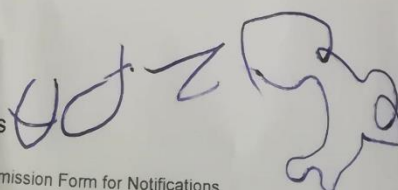
Note: You are required to send a copy of your submission to the applicant as soon as reasonably practicable after you have served your submission on the Kāpiti Coast District Council.

Please serve a copy of your submission to Housing New Zealand Ltd (the Applicant) as below:

Housing New Zealand Ltd
 C/- WSP Opus
 PO Box 12 003
 Thorndon
 Wellington 6144

Or email: mat.marois@wsp.com

Attention: Mat Marois



Note: Pls excuse the scribble – our daughter took it upon herself to draw on it. ☺

Submission Form



Submitter's Details:

Title:	<input type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Dr Other: MR + MRS		
My/Our Full Name(s):	MR RICHARD GARY PETERSON MISS STEVENIE JOAN MARGARET BRINKMANN		Post Code: 5032
Address for service:			
Physical Address:	7 CAITANA CRESCENT PAPAARAU		Post Code: 5032
Home Ph:	RICH: 02102268538	Work Ph:	
Home Fax:	STEV: 02102937047	Work Fax:	
Cell:		Email:	STEVENIEBRINKMANN@HOTMAIL.COM → BLOODSWEATANDBEERS@HOTMAIL.COM

Note: Correspondence will be via email unless otherwise requested.

Submitter's Position:

Trade Competition
I / am not* a trade competitor for the purposes of section 308B of the Resource Management Act 1991.
*Delete one

Please use a clear tick in the appropriate box below (✓) to show whether you support the application in full or in part, or oppose the application in full or in part, or are neutral.

<input type="checkbox"/> I / We support the application in full	<input type="checkbox"/> I / We support part of the application *
<input checked="" type="checkbox"/> I / We oppose the application in full	<input type="checkbox"/> I / We oppose part of the application *
<input type="checkbox"/> I / We are neutral on all aspects of the application	<input type="checkbox"/> I / We are neutral on part of the application *

* If you indicate you support, oppose or are neutral for part of the application, please clearly set out the part(s) of the application you are submitting on (including reasons) in the 'My Submission Is' section of this form below.

*** PLS REFER TO EMAIL ATTACHMENT
KCDC Submission Form RM190125**

Form

Submission Form



Page 3 of 5 Page 3 of 5

Reasons for Submission:

The specific parts of the application that my submission relates to are:

Give details:

1. Subdivision of the section - high density housing in low density area - increased person on smaller section.
2. Two W/L, 3+1 (4) bedroom home bordering our property - loss of privacy, increase in noise level.
3. Storm water run-off / sewage disposal
4. Building consent has been approved - unaffected parties? what about us - items 1-3 above.

Please use additional pages if required.

My Submission Is:

Include further detail on whether you support, oppose or are neutral on the application or specific parts of it; and the reasons for your views:

refer to email attachment 'KDC submissions form RM190125'

Please use additional pages if required.

Decision Sought:

I / we seek the following decision from the Kāpiti Coast District Council (provide precise details including the general nature of any conditions or changes sought):

Please use additional pages if required.

Wish to Speak at Hearing:

Please indicate below whether you would like to speak at the hearing for the application (if a hearing is required). Use a clear tick in the appropriate box below (✓).

I / we do not wish to be heard and hereby make *our submission in writing only.
(This means that you will not be advised of the date of the hearing and cannot speak at the hearing)

OR

I / we wish to be heard in respect of my / our submission (to speak at the hearing)
(This means you can speak at the hearing. If at a later date you decide you no longer wish to speak at the hearing you can withdraw from being heard)

*If others make a similar submission, I / we will consider presenting a joint case with them at the hearing.
(This is only for parties wanting to be heard)
* Delete if you would not consider presenting a joint case.

I / we intend to call expert witness(es). Please indicate the disciplines of expected expert witnesses.
(If you do not tick this box, you can change your mind later and decide to call experts to give evidence in relation to your submission, provided you do so in time to meet any procedural direction the Hearing Panel might make)

*Pursuant to Section 100 of the Resource Management Act 1991, I / we request that the Council delegates its functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the Kapiti Coast District Council.

If you do wish to make a request for an Independent Commissioner pursuant to Section 100, please see notes below for potential cost implications to you.

Submission Form



Page 5 of 5 Page 5 of 5

I / we are aware that I / we are required to send copy of my / our submission to the applicant as required under section 96(6)(b) of the Resource Management Act 1991 (please tick ✓).

DCP
Signature

15/04/20
Date:

[Signature]
Signature

15/04/20
Date:

Please note: Signature of submitter, or person authorised to sign on their behalf is required. Signature is not required for electronic (email) submissions. If this is a joint submission by two or more individuals, each individual's signature is required.

Privacy Disclaimer

Please note: All submissions (including names and contact details) will be made publicly available on Council's website. Personal information will also be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by the Kāpiti Coast District Council, with submitters having the right to access and correct personal information.

Notes to Submitters:

- The Resource Management Act (RMA) 1991 prefers electronic methods of communication.
- The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.
- If you make a request for an independent commissioner(s) under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.
- You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
- If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.

<END>

From: [Marois, Mat](#)
To: [Stevenie Brinkmann](#); bloodsweatandbeers@hotmail.com
Cc: [Jake Henry](#)
Subject: RE: Pre-Hearing Actions - 35 Kaitawa Crescent
Date: Friday, 16 October 2020 10:03:00 AM
Attachments: [image002.png](#)

Thanks Stevenie and Richard. Very appreciated.

Mat Marois
Planner Environment



T: +64 4 471 6452
M: 0273173901
Mat.Marois@wsp.com

WSP
Level 9 Majestic Centre
100 Willis St
Wellington 6011
New Zealand

wsp.com/nz



From: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>
Sent: Thursday, 15 October 2020 9:09 PM
To: bloodsweatandbeers@hotmail.com; Marois, Mat <Mat.Marois@wsp.com>
Cc: Jake Henry <Jake.Henry@kaingaora.govt.nz>
Subject: Re: Pre-Hearing Actions - 35 Kaitawa Crescent

Hi Matt,
Yep, we're comfortable w the changes you've sent through, to date, re our raised concerns.

Thanks for that!

Regards
Stev & Rich

Get [Outlook for Android](#)

From: Marois, Mat <Mat.Marois@wsp.com>
Sent: Thursday, October 15, 2020 3:00:30 PM
To: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>; bloodsweatandbeers@hotmail.com <bloodsweatandbeers@hotmail.com>
Cc: Jake Henry <Jake.Henry@kaingaora.govt.nz>
Subject: Pre-Hearing Actions - 35 Kaitawa Crescent

Hi Stevenie and Richard,

As per my previous correspondence, I understand from prior discussions that all of your concerns raised in the attached submission, regarding density, privacy, noise, stormwater run-off and sewage disposal, had been adequately resolved through the additional information provided to date.

We will be looking at proceeding with the resource consent process next week and would appreciate receiving your agreement to have your submission withdrawn from resource consent application RM190125.

Could you please confirm that you agree to have your submission withdrawn by the end of this week (Friday the 16th of October)?

Always available to discuss if needed.

Many thanks,
Mat

Mat Marois
Planner Environment



T: +64 4 471 6452
M: 0273173901
Mat.Marois@wsp.com

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Level 9 Majestic Centre
100 Willis St

Wellington 6011
New Zealand

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From: Marois, Mat
Sent: Friday, 9 October 2020 10:10 AM
To: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>; bloodsweatandbeers@hotmail.com
Subject: RE: Landscape Plan - 35 Kaitawa Crescent

Hi Stevenie and Richard,

Thank you for your email. That's great news.

Sorry to bother you again with this, but could you just confirm that you are happy to remove your submission (attached) and 'request to be heard at a future hearing' for the resource consent application at 35 Kaitawa Crescent?

Or otherwise advise if you want to retain your submission with Council? We are keen to resolve everyone's concerns and proceed without a hearing, but cannot if your 'request to be heard' is still applicable, so would appreciate if you could please confirm that Council can disregard your submission.

Kind regards,
Mat

Mat Marois
Planner Environment



T: +64 4 471 6452
M: 0273173901
Mat.Marois@wsp.com

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100 Willis St
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New Zealand

wsp.com/nz



From: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>
Sent: Thursday, 8 October 2020 7:34 PM
To: bloodsweatandbeers@hotmail.com; Marois, Mat <Mat.Marois@wsp.com>
Subject: Re: Landscape Plan - 35 Kaitawa Crescent

Hi Matt,
Yep, this meets out privacy concerns adequately, thank you.

Regards
Stev & Rich.

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From: Marois, Mat <Mat.Marois@wsp.com>
Sent: Thursday, October 1, 2020 11:23:42 AM
To: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>; bloodsweatandbeers@hotmail.com <bloodsweatandbeers@hotmail.com>
Subject: RE: Landscape Plan - 35 Kaitawa Crescent

Good morning Richard and Stevenie,

I spoke to Kāinga Ora about the second story window and they are happy to provide a window with an opaque film (about 200mm in height within the bottom section) to block views towards your property. Something similar to the below image (we are thinking the opaque film could be across half the window rather than three quarters).

Is this something that could satisfy your concerns regarding overlooking?

Thanks,
Mat



Mat Marois
Planner Environment



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M: 0273173901
Mat.Marois@wsp.com

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100 Willis St
Wellington 6011
New Zealand

wsp.com/nz



Shaping
the future
of Aotearoa
since 1870

From: Marois, Mat
Sent: Friday, 18 September 2020 9:15 AM
To: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>
Subject: RE: Landscape Plan - 35 Kaitawa Crescent

Hi Stevenie,

Yes, I can definitely post paper copies of the documents. I will send a package out today and hopefully you will have it early next week.

If you don't mind, I'll give Richard or you a call mid next week just to confirm that you've received it.

Have a great weekend (hopefully the sun comes back out!).

Mat

Mat Marois
Planner Environment



T: +64 4 471 6452
M: 0273173901
Mat.Marois@wsp.com

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100 Willis St
Wellington 6011
New Zealand

wsp.com/nz

From: Stevenie Brinkmann <steveniebrinkmann@hotmail.com>
Sent: Friday, 18 September 2020 9:01 AM
To: bloodsweatandbeers@hotmail.com; Marois, Mat <Mat.Marois@wsp.com>
Subject: Re: Landscape Plan - 35 Kaitawa Crescent

Hi Mat,

Thanks for sending this through, sorry about the delayed response. I think it looks good and the lower deck area will provide the privacy adequately and the section around working together re landscaping etc ... but, could you please send us some paper copies of everything so we can have a better look, easier then trying to zoom in on the phone...

Thanks & regards

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From: Marois, Mat <Mat.Marois@wsp.com>
Sent: Thursday, September 10, 2020 1:42:43 PM
To: steveniebrinkmann@hotmail.com <steveniebrinkmann@hotmail.com>; bloodsweatandbeers@hotmail.com <bloodsweatandbeers@hotmail.com>
Subject: Landscape Plan - 35 Kaitawa Crescent

Hi Richard and Stevenie,

Hope all is well. If you recall, I was the Planner who attended the pre-hearing meeting last June for a Kāinga Ora development at 35 Kaitawa Crescent between yourselves, Council, Kāinga Ora and other neighbours.

The property shares a rear boundary with yours and one of the actions that came out of the meeting (see page 2 of the attached pre-hearing report) was that Kāinga Ora would look at reducing the height of the proposed rear deck and provide landscaping between your property and 35 Kaitawa Crescent to provide privacy between the two properties.

To address this, WSP has prepared a landscape plan and revised elevations and floor plans of the rear dwelling building showing a lowered deck. See attached landscape, elevations and floor plans for details.

Feijoa and Corokia are proposed along the rear boundary (see second page of landscape plan for visualisation), which can potentially grow up to 3 metres in height (2m within 5 years). The fence is also proposed to be increased to 2 metres along this boundary.

I've annotated a separate elevation plan to illustrate where the fence and vegetation will sit in relation to the house.

As mentioned in the meeting and noted in the report, Kāinga Ora will try to avoid removing any trees on your property for sewer connection purposes, but if any are removed, they will be replaced.

I've also attached a set of draft conditions we are proposing to include in the resource consent application. Among these conditions will be the need to provide a finalised landscape planting and management plan in consultation with yourselves.

Could you please advise if this addresses your concerns regarding privacy? Or otherwise if you still have concerns? Also, happy to discuss any other concerns you may have.

If you have any questions or matters you wish to discuss, please do not hesitate to contact me (027 317 3901).

Kind regards,
Mat

Mat Marois
Planner Environment



T: +64 4 471 6452
M: 0273173901
Mat.Marois@wsp.com

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-LAEmFthHzdJzBITWfa4Hgs7pbKI

From: [Renee Regal](#)
To: "Paul M"
Cc: [Lesla Davidson](#)
Subject: RE: Development - 35 Kaitawa Crescent
Date: Friday, 24 April 2020 11:12:36 AM

Thanks Paul. I'm pleased you have received our correspondence.

We have your concerns noted and as mentioned the council will progress with their submission process.

We just wanted to reach out to you regardless.

As mentioned, happy to talk with you

Have a safe, long weekend.

Take care

cid:image001.jpg@01D578F6.C325A5D0



Renée Regal

Senior Stakeholder Relationship Manager
Partnerships and Community Engagement

DDI: (04) 439 3078 Extn: 43078
Mobile: 021 998 724
Email: Renee.Regal@kaingaora.govt.nz

Freephone: 0800 801 601 | Kāinga Ora - Homes and Communities
PO BOX 14655 Wellington 6241 | New Zealand Government | www.kaingaora.govt.nz

From: Paul M [mailto:psmnz@live.com]
Sent: Thursday, 23 April 2020 11:01 p.m.
To: Renee Regal
Cc: Lesla Davidson
Subject: RE: Development - 35 Kaitawa Crescent

Good evening Renee,

Thank you for the follow up , yes I have received thank you and have re-typed my reply three times, as Im not sure it will be well received to be honest

I will endeavour to spell check it and try and be as positive as possible with a reply over the weekend , am just finishing up drawing concept plans for a clients new home

Have a great weekend

Kind regards
Paul

From: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Sent: Thursday, 23 April 2020 2:20 PM
To: 'psmnz@live.com' <psmnz@live.com>
Cc: Lesla Davidson <Lesla.Davidson@kaingaora.govt.nz>
Subject: RE: Development - 35 Kaitawa Crescent

Hi Paul,

I hope you are well.

Just checking to see if you received my email?

No problems if you feel that connecting isn't necessary, I just wanted to make sure you had received the email.

Take care

Thanks



Renée Regal

Senior Stakeholder Relationship Manager
Partnerships and Community Engagement

DDI: (04) 439 3078 Extn: 43078
Mobile: 021 998 724
Email: Renee.Regal@kaingaora.govt.nz

Freephone: 0800 801 601 | Kāinga Ora - Homes and Communities
PO BOX 14655 Wellington 6241 | New Zealand Government | www.kaingaora.govt.nz

From: Renee Regal
Sent: Thursday, 16 April 2020 12:00 p.m.
To: 'psmz@live.com'
Cc: Lesa Davidson
Subject: Development - 35 Kaitawa Crescent

Hi Paul,

I hope you and your family are keeping safe and well.

We haven't had the opportunity to connect as yet. I'm the Kāinga Ora contact for the developemnt we're proposing at 35 Kaitawa Crescent, Paraparaumu. I wrote to all neighbours in the early stages of our planning so we had the opportunity to discuss and connect with our neighbours. Did you receive this information? I have copied the link to our website which holds this info (under Kapiti) just in case you haven't received anything.

<https://kaingaora.govt.nz/developments-and-programmes/regional-housing-developments/>

I understand that you have been connecting with our consultant and the council about our plans.

I appreciaet you have put through a submission to council as part of their resource consent process but I thought I would also reach out to you. The submission process will continue but If it is at all helpful, Lesa Dividsn, Development Manager and I would be more than happy to discuss the plans with you and go over your concerns. Usually we would offer the opportunity to meet but as we know current circumstances doesn't allow for this at this stage. We'd be happy however, to arrange a teleconference or a video conference if you would like.

We look forward to hearing from you.

Thanks

cid:image001.jpg@01D578F6.C325A5D0



Renée Regal

Senior Stakeholder Relationship Manager
Partnerships and Community Engagement

DDI: (04) 439 3078 Extn: 43078
Mobile: 021 998 724
Email: Renee.Regal@kaingaora.govt.nz

Freephone: 0800 801 601 | Kāinga Ora - Homes and Communities
PO BOX 14655 Wellington 6241 | New Zealand Government | www.kaingaora.govt.nz

From: [Lesa Davidson](#)
To: [Jake Henry](#)
Subject: FW: Contact details for Paul Marlow
Date: Monday, 19 October 2020 2:33:12 PM
Attachments: [image001.jpg@01D5EBD6.226A7AF0](#)
[image002.png@01D5EBD6.226A7AF0](#)

From: Grinlinton-Hancock, Michelle <Michelle.Grinlinton-Hancock@wsp.com>
Sent: Tuesday, 25 February 2020 12:22 PM
To: Lesa Davidson <Lesa.Davidson@kaingaora.govt.nz>
Subject: RE: Contact details for Paul Marlow

Hi,

Thanks for that – would you like me to let the council know you want to proceed to limited notification?

Kind regards

Michelle

Michelle Grinlinton-Hancock
Work Group Manager - Planning and Community Engagement

T: +64 4 471 1092
M: +64 27 246 4427
Michelle.Grinlinton-Hancock@wsp.com

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100 Willis St
Wellington 6011
New Zealand

wsp.com/nz

From: Lesa Davidson <Lesa.Davidson@kaingaora.govt.nz>
Sent: Tuesday, 25 February 2020 11:19 AM
To: Grinlinton-Hancock, Michelle <Michelle.Grinlinton-Hancock@wsp.com>
Subject: RE: Contact details for Paul Marlow

Hi Michelle

I've discussed with Jonathan and we are going to proceed with making this consent notifiable with the council.

Lesla

From: Grinlinton-Hancock, Michelle <Michelle.Grinlinton-Hancock@wsp.com>
Sent: Tuesday, 25 February 2020 7:55 AM
To: Lesa Davidson <Lesa.Davidson@kaingaora.govt.nz>
Subject: Contact details for Paul Marlow

Hi Lesla,

Pauls email is psmnz@live.com. I think his number is 021752856 as that is the number that called me right before I called you – but I cannot be 100% sure.

I will send through the plans as I said I would – and will cc you into the email.

He raised issues around finished ground levels in relation the baseboards and that the finished floor level will need to be raised by 300? Which would mean it would then not comply with height recession planes.

He also mentioned loss of property values.

Me mentioned this is what he does for a living – a google search (linked in profile) shows that he appears to work for A1 homes as a sales consultant.

He said he was speaking to all of the neighbours and speaking on behalf of them – but had not yet spoken to 7 Kaitawa Cres as they were on their honeymoon.

Kind regards

Michelle

Michelle Grinlinton-Hancock
Work Group Manager - Planning and Community Engagement

T: +64 4 471 1092
M: +64 27 246 4427
Michelle.Grinlinton-Hancock@wsp.com

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Please consider the environment before printing this email.

From: [Paul M](#)
To: [Marois, Mat](#)
Cc: Robert@hfc.co.nz; bloodsweatandbeers@hotmail.com; [Marnie Rydon](#)
Subject: RE: Pre-Hearing Actions - 35 Kaitawa Crescent
Date: Tuesday, 13 October 2020 10:37:29 PM
Attachments: [image002.png](#)

Good evening Mat,

With regard to the proposed subdivision at 35 Kaitawa Crescent and the development of an imposing two level home on the rear proposed lot, which greatly impacts on my privacy and also the value of my property, I wish to register my disappointment that the designs haven't been thought out properly to take into consideration the sloping section and therefore, the environmental impact on the neighbouring properties.

Therefore when I take in all of the key items where the subdivision doesn't meet the council bylaws and requirements, being five in total, along with my concerns around the finish floor levels, my final answer is that I will not give my consent to allow the subdivision to proceed due to the impact on myself and my home.

I have spent a lot of time and effort raising my concerns with all parties and I would like you to refer all of my previous correspondence in this regard. If you had proposed to cut and retain the site with a single level design on a concrete foundation, it would have met with my favourable consideration. However the design does not suit the site at all and is a rushed and badly considered project, at the expense of the neighbours and tax / rate payers .

I hope you appreciate that my decision is based on my knowledge and experience in the building industry and I do not make this decision lightly, as I support housing New Zealand families.

I also hold grave concerns that this will set a precedent for all current and future subdivisions and re write the KCDC rule book, in respect of adhering to bylaws.

Kind regards
Paul Marlow
021752856

From: Marois, Mat <Mat.Marois@wsp.com>
Sent: Thursday, 24 September 2020 4:19 PM
To: Paul M <psmnz@live.com>
Subject: Pre-Hearing Actions - 35 Kaitawa Crescent

Hi Paul,

Hope all is well. If you recall, I was the WSP Planner who attended the pre-hearing meeting last June for the Kāinga Ora development at 35 Kaitawa Crescent between yourself, Council, Kāinga Ora and other neighbours.

The property shares a side boundary with yours and some of the actions that came out of the meeting (see page 2 of the attached pre-hearing report) was that Kāinga Ora would look at reducing the height of the proposed rear deck, look at providing further landscaping, confirm the height of the rear dwelling, prepare draft conditions and design a restraint system for the water tanks.

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The proposed conditions would also require the consent holder to, among others, finalise the landscape plan and tank restraint design and manage noise.

We are currently finalising a draft of the restraint design and will be back in touch shortly with this for your input, but in the meantime I would appreciate your thoughts on the attached.

If you have any questions or matters you wish to discuss, please do not hesitate to contact me (027 317 3901). I would appreciate if you could advise if you still have any outstanding concerns once we've finalised the restraint design.

Also, please let me know if you would like a physical copy of the attached documents and I can send those through as soon as possible.

Kind regards,
Mat

Mat Marois
Planner Environment


T: +64 4 471 6452
M: 0273173901
Mat.Marcois@wsp.com

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

From: [Kim Foote](#)
To: [Paul M](#)
Cc: [Marois, Mat](#); Robert@hfc.co.nz; bloodsweatandbeers@hotmail.com; [Marnie Rydon](#)
Subject: Re: Pre-Hearing Actions - 35 Kaitawa Crescent
Date: Wednesday, 14 October 2020 6:41:16 AM
Attachments: [image002.png](#)

Totally support you with this Paul! It doesnt look like they even listened to yr concerns at all... Fobbing you off with superficial changes

Regan

On 13/10/2020, at 10:37 PM, Paul M <psmnz@live.com> wrote:

Good evening Mat,

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I hope you appreciate that my decision is based on my knowledge and experience in the building industry and I do not make this decision lightly, as I support housing New Zealand families.

I also hold grave concerns that this will set a precedent for all current and future subdivisions and re write the KCDC rule book, in respect of adhering to bylaws.

Kind regards

Paul Marlow

021752856

From: Marois, Mat <Mat.Marois@wsp.com>
Sent: Thursday, 24 September 2020 4:19 PM
To: Paul M <psmnz@live.com>
Subject: Pre-Hearing Actions - 35 Kaitawa Crescent

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Also, please let me know if you would like a physical copy of the attached documents and I can send those through as soon as possible.

Kind regards,
Mat

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Planner Environment



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28 February 2020

Paul Marlow
33 Kaitawa Crescent
Paraparaumu

Dear Paul

Re: 35 Kaitawa Crescent Redevelopment.

As you know Kāinga Ora Homes & Communities is looking to redevelopment the section at 35 Kaitawa Crescent Paraparaumu.

This land borders your property and we would like the opportunity to meet with you to go over what we are planning. We would like to discuss any questions you may have and talk through how we can work with you as we move forward with our plans.

Can you please contact Renee Regal or Lesa Davidson to organise a suitable time to meet?

Kind regards.

Renee Regal
Senior Stakeholder Relationship Manager

021 998724
Renee.Regal@kaingaora.govt.nz

Lesla Davidson
Development Manager

021903973
lesa.davidson@kaingaora.govt.nz

From: [Marois, Mat](#)
To: [Paul M](#)
Subject: Pre-Hearing Actions - 35 Kaitawa Crescent
Date: Thursday, 24 September 2020 4:18:00 PM
Attachments: [Elevations 35 Kaitawa Cres.pdf](#)
[35 Kaitawa Cres - Draft Conditions.docx](#)
[RM190125 - Chair Pre-Hearing Report - 35 Kaitawa Crescent, Paraparaumu.pdf](#)
[LandscapePlan 35 Kaitawa Cres.pdf](#)
[image002.png](#)

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Mat Marois
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M: 0273173901
Mat.Marois@wsp.com

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From: [Paul M](#)
To: [Marois, Mat](#)
Cc: Robert@hfc.co.nz; bloodsweatandbeers@hotmail.com; [Marnie Rydon](#)
Subject: RE: Pre-Hearing Actions - 35 Kaitawa Crescent
Date: Tuesday, 13 October 2020 10:37:29 PM
Attachments: [image002.png](#)

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021752856

From: Marois, Mat <Mat.Marois@wsp.com>
Sent: Thursday, 24 September 2020 4:19 PM
To: Paul M <psmnz@live.com>
Subject: Pre-Hearing Actions - 35 Kaitawa Crescent

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

From: [Renee Regal](#)
To: "Paul M"; [Marois, Mat](#)
Cc: [Jake Henry](#)
Subject: RE: Pre-Hearing Actions - 35 Kaitawa Crescent
Date: Wednesday, 14 October 2020 3:09:02 PM
Attachments: [image006.png](#)

Hi Paul,

Thanks for copying me into this email.

As per my previous correspondence, we acknowledge your concerns and I, along with our Project Manager Jake, are happy to come and meet with you to discuss further. We continue to offer this as we feel meeting would be of benefit. At very least, we can engage with you directly as Kāinga Ora.

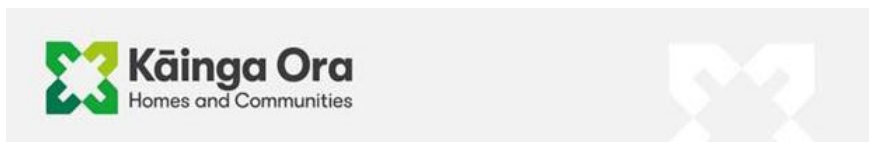
With your knowledge and experience, you will be well aware there is a Council process we're working through. Even through there is a process we are still keen to work with you where we are able.

We have a growing demand for public housing in the region. Delivering new homes in the Kāpiti area will benefit families who are in real need of these homes.

We will be looking to lodge resource consent next week but we can ensure our availability to meet at a time that suit you prior.

Please let me know

Thanks



Renée Regal

Senior Stakeholder Relationship Manager
Partnerships and Community Engagement

DDI: (04) 439 3078 Extn: 43078
Mobile: 021 998 724
Email: Renee.Regal@kaingaora.govt.nz

Freephone: 0800 801 601 | Kāinga Ora - Homes and Communities
PO BOX 14655 Wellington 6241 | New Zealand Government | www.kaingaora.govt.nz

From: Paul M [<mailto:psmnz@live.com>]
Sent: Tuesday, 13 October 2020 10:37 p.m.
To: mat.marois@wsp.com
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Level 9 Majestic Centre
100 Willis St
Wellington 6011
New Zealand

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From: [Paul M](#)
To: submissions@kapiticoast.govt.nz; [Marois, Mat](#); [building.approvals \(building.approvals@kapiticoast.govt.nz\)](mailto:building.approvals@kapiticoast.govt.nz); [Amy Camilleri](#)
Cc: ryoung3000@yahoo.com; [Kim Foote](#); leticia.armstrong@hotmail.co.nz; downwoods001@gmail.com
Subject: FW: DRAFT Oppose KCDC RM190125 of 35 Kaitawa Crescent
Date: Tuesday, 14 April 2020 10:32:47 PM
Attachments: [image005.png](#)
[image007.png](#)
[image008.png](#)
[image003.png](#)
[image006.png](#)
[Oppose KCDC RM190125 35 Kaitawa Crescent Kapiti 14.4.2020 Pages 1-12.pdf](#)

To the Chief Executive Officer for Kapiti Coast District Council, and WSP Opus Mat Marois acting on behalf of Housing New Zealand,

Please find attached my submission form that opposes the RM190125 to subdivide 35 Kaitawa Crescent Paraparaumu. All of the below points must be added and taken into account to the attached submission form, opposing all of resource consents to subdivide 35 Kaitawa Crescent, Paraparaumu.

The following excerpts (below), are from the resource consent application RM190125 and I wish to register my objection to the bylaws being broken, and I comment further:

“The following resource consents are required under the KCPDP:

- 1. Subdivision: Non-Complying Activity under Rule 5A.5 (2);***
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Point 1: The purpose for this bylaw is to ensure healthy outdoor environments for its occupants and neighbours i.e room to run and play, as well as privacy.

The plans show a two-storey 4 bedroom home on Lot 2. The RM190125 is proposing a three bedroom home- please clarify? For this submission, we will refer to this as a 4 bedroom two level design, as this is what is depicted in the plans.

The subdivision needs to take into consideration the size of the homes going on each Lot, especially the two-storey 4 bedroom home on such a tiny section - imagine 6 to 8 people living on a small section and how many vehicles this will generate over the years as the family grows up? (I also note that I have been working hard to get full working drawings or any information, from KCDC and Opus, which isn't forthcoming.)

The back house has an elevated finished floor level (an estimated 1200mm-1400mm high) which equates to traveling noise from timber floors and decks. This also removes the privacy from the

three neighbouring properties.

Average Lot sizes are a minimum of 450m² to help ensure healthy outdoor environments to provide outdoor areas for families to play. Please remember this is supposedly a “low density building area.” The proposed Lots are unacceptable and fall way below the minimum council requirement. Where is the social and environmental responsibility being demonstrated in this application?

Point 2: The purpose of this bylaw is to keep unwanted structures from impacting on the neighbour- unsightly, fire risk, noise.

- How safe are the non-compliant, free-standing water tanks right on the boundary, being top heavy water tanks weighing in at 6 tonne capacity?
- Provide details on how the water tanks holding 6 tonnes of water (per Lot) on the boundary, are to be restrained in an earthquake.
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- What colour are the sheds? Will they be the same as the water tanks?
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- A total of 2 carparks with a possibility of 4-5 vehicles - they will inevitably spill over onto the road.
- How safe are the non-compliant free-standing water tanks right on the boundary? Being top heavy water tanks weighing in at 6 tonne, this is an earthquake safety risk.
- How noisy are the external housed water pumps located on the East boundary, facing neighbours bedrooms? Lot 1 and 2 have a combined total of 4 pumps on the boundary.
- Stormwater discharged to the kerb has a weakness- what if the pump fails?
- The stormwater discharge to the kerb also puts more pressure on council infrastructure as it already struggles in a winter downpour. As I have lived here for 20 years, I know that there is a flooding issue on this street. Even the bubble up theory will not work effectively when the curb is already under pressure and gravity is against you
- Lot 2: The proposed four bedroom home, could accommodate a possible 6-8 people needing possibly 3-4 cars, yet, only one car park per house is currently shown. One car parked behind another does not represent two carparks. What happens when the front car wants to leave? The bylaw wasn't written to accommodate this - either of the two cars should be able to leave safely, at any time.
- The carpark drawn would enable a motor home to be parked increasing pressure on services.

Point 4: This bylaw is to safeguard availability of water.

Due to the limited amount of water available, as proposed, Lot 2 a two-level four bedroom design equates to 6-8 people, therefore they will run out water in the drier months.

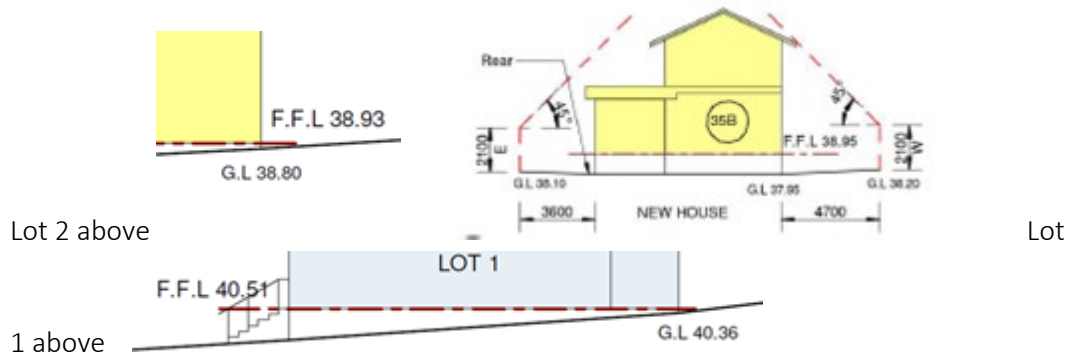
- The water consumption for 6-8 people will exceed the water calculations. (provided in Water Storage and Hydraulic Neutrality: Part 4- Conclusions, pg 5 of 8)
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- Provide details on how the water tanks holding 6 tonnes of water (per Lot) on the boundary, is to be restrained in an earthquake.
- Soak hole calculations look incorrect for Lot 1 and 2.
- I believe, the permeable paving areas acting as water retention (Flowpave), will fail within 5 years due to the slope and vehicle impact. When this fails, the storm water run-off will flood the lower neighbour.

Point 5: I would like to bring to your attention the non-compliance for daylighting which will occur.

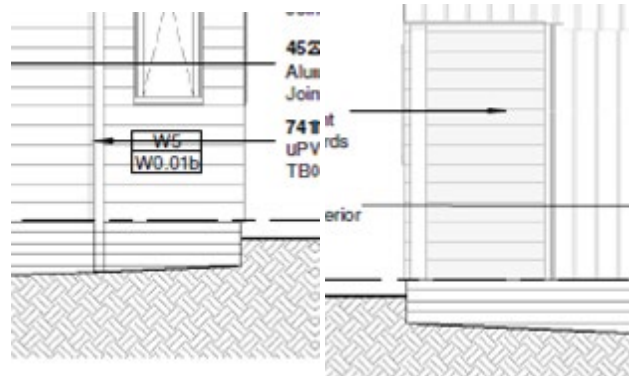
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My concerns are around:

- The house is close to touching the day lighting angle and the foundations are shown with base boards.
- As per the building code, the underside of the floor joist to the ground level needs to be a minimum of 450mm. (175mm minimum to the bottom of the cladding) the information provided shows ground level to the finished floor at 130mm for lot2 and lot one at 150mm both non-compliant, if site cuts are to be carried out to drop the ground level this will need to be calculated and provided as part of the resource consent, this would need to include the sloping car park areas
- This is a sloping site- surface water needs to be redirected away from the foundations. Where is this information please?
- The below drawn images from the RM190125 are non-compliant and don't support timber floor clearances.
- Both BC190722 & BC190676 provided by KCDC are National Multiple-use approval establishes that the plans and specifications to which it relates comply with the building code. However they are designed for a flat site and don't take into consideration the sloping site at 35 Kaitawa Crescent, which has a 3.2mtr fall from the top boundary fence to the bottom fence hence my concerns mentioned above



- The details here to the right provided by Opus for the two level home are drawn being



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The application RM190125 and building consent for the future homes do not provide any of the below mentioned, excerpt from the Opus resource consent application:

“· **exhibits a sense of social responsibility by having regard to the interests of the community in which it operates;**
· **exhibits a sense of environmental responsibility by having regard to the environmental implications of its operations; and**
· **operates with good financial oversight and stewardship, and efficiently and effectively manages its assets and liabilities and the Crown’s investment.”**

Additional concerns I wish to bring to your attention on behalf of the tax payer:

- Why subdivide land which the Crown (tax-payers) own? This is a waste of money.
- Why are these homes constructed on an elevated timber floor foundation as it’s a very expensive way to build? It is hard to insulate and noisy.
- Why use high maintenance claddings and finishes, especially on the two level homes? This requires ongoing maintenance costs to the tax payer i.e scaffold costs every time you need to work on it.
- It has been a very frustrating process to date to get answers from the council (have just had a reply from KCDC but is missing key information) and Opus. In one phone call I made to Opus after I pointed out lack of transparency around the number of bedrooms for Lot

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- Opus states no environmental effects, that also is incorrect- Both homes totalling 6 bedrooms, creating a possible 10-12 people living on 720m², is not in line with social and environmental responsibilities.
- How would I fare if I was to also make an application to subdivide under the same conditions? My experience in the industry would indicate I would never get this far. Council would not approve from the beginning. This I know from first-hand experience. I tried to do this for clients on a few occasions in the last 15 years and was never allowed, due to the 450m² rule.
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Kind regards,
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Cc: ryoung3000@yahoo.com; [Kim Foote](#); leticia.armstrong@hotmail.co.nz; downwoods001@gmail.com
Subject: Oppose KCDC RM190125 of 35 Kaitawa Crescent amended 15.4.2020
Date: Wednesday, 15 April 2020 7:54:43 PM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
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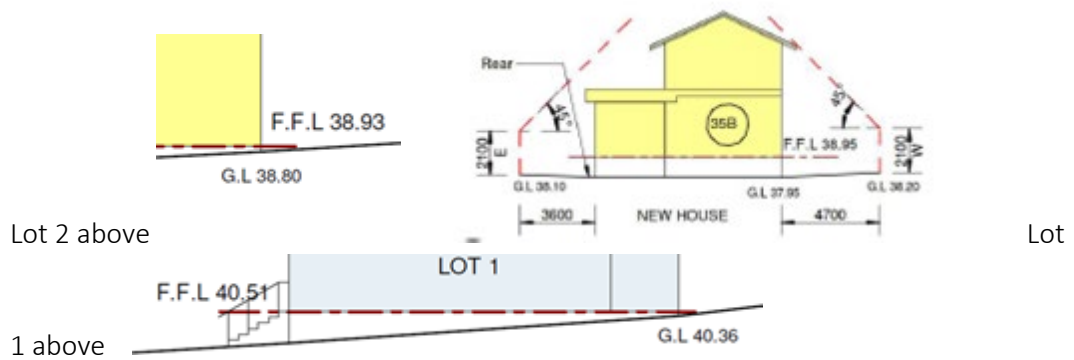
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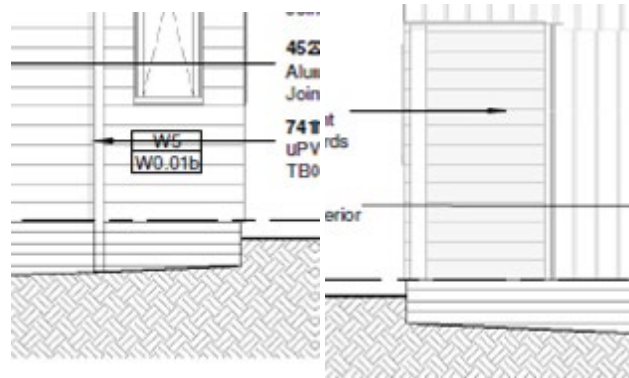
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SUBMISSION ON A RESOURCE CONSENT APPLICATION THAT IS SUBJECT TO LIMITED NOTIFICATION BY THE KAPITI COAST DISTRICT COUNCIL
Pursuant to section 96 of the Resource Management Act 1991

Application Number:	RM190125
Applicant:	Housing New Zealand Ltd
Proposal:	To undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks
Legal Description(s):	Lot 62 DP 23300, 35 Kaitawa Crescent, Paraparaumu

DUE AT COUNCIL OFFICE NO LATER THAN 5PM ON 17 April 2020

This is a submission on an application from Housing New Zealand Ltd to undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks.

Please note: This form is only a guideline. If you don't wish to use this form please make sure your submission includes all the following details (see Resource Management (Forms, Fees, and Procedure) Regulations 2003, Form 13 for official submission content requirements):

Please send your Submission to:

To:	Or:
The Chief Executive Officer	Email: submissions@kapiticoast.govt.nz
Kāpiti Coast District Council	Fax: (04) 296 4830
Private Bag 60 601	
Paraparaumu 5254	

Note: You are required to send a copy of your submission to the applicant as soon as reasonably practicable after you have served your submission on the Kāpiti Coast District Council.

Please serve a copy of your submission to Housing New Zealand Ltd (the Applicant) as below:

Housing New Zealand Ltd
C/- WSP Opus
PO Box 12 003
Thorndon
Wellington 6144

Or email: mat.marois@wsp.com

Attention: Mat Marois

Submitter/s Details:

Title:	<input checked="" type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Dr Other:		
My/Our Full Name(s):	PAUL MARLOW		
Address for service:	33 KAITAWA CRESCENT.	Post Code:	5032
Physical Address:	" " "	Post Code:	" "
Home Ph:		Work Ph:	021 752 856
Home Fax:		Work Fax:	
Cell:	021 752 856	Email:	PSMN2@LIVE.COM

Note: Correspondence will be via email unless otherwise requested.

Submitter/s Position:

Trade Competition
I am / am not* a trade competitor for the purposes of section 308B of the Resource Management Act 1991.
*Delete one

Please use a clear tick in the appropriate box below (✓) to show whether you support the application in full or in part, or oppose the application in full or in part, or are neutral.

<input type="checkbox"/> I / We support the application in full	<input type="checkbox"/> I / We support part of the application *
<input checked="" type="checkbox"/> I / We oppose the application in full	<input type="checkbox"/> I / We oppose part of the application *
<input type="checkbox"/> I / We are neutral on all aspects of the application	<input type="checkbox"/> I / We are neutral on part of the application *

* If you indicate you support, oppose or are neutral for part of the application, please clearly set out the part(s) of the application you are submitting on (including reasons) in the 'My Submission Is' section of this form below.

- 1) SUBDIVISION OF THE SECTION NOT COMPLIANT.
- 2) 2 LVL - 4 BEDROOM HOME = 8 PEOPLE ON SMALL SECTION
- 3) FOUNDATION DESIGN. VERSE DAYLIGHT ANGLE - NON COMPLIANT.
- 4) DECREASE VALUE OF MY HOME
- 5) LOT 2 = 6-8 PEOPLE ON 380M2 SECTION
- 6) LOSS OF PRIVACY
- 7) HIGH DENSITY IN LOW DENSITY AREA.
- 8) I QUESTION THE TURNING CIRCLE FOR BACK LOT.

Reasons for Submission:

The specific parts of the application that my submission relates to are:

Give details:

- SUBDIVISION NON COMPLIANT
- ENVIRONMENTAL IMPACT.
- CARPARKS NON COMPLIANT.
- FOUNDATION DETAIN NON COMPLIANT.
- WATER TANKS ON BOUNDARY NON - COMPLIANT.
- NOISEY WATER PUMPS ON BOUNDARY X 2 HOUSES.
- HOW MANY HEAT PUMPS ON SAME SIDE AS PUMPS.

Please use additional pages if required.

My Submission Is:

Include further detail on whether you support, oppose or are neutral on the application or specific parts of it; and the reasons for your views:

- STILL WAITING FOR 2 LVL HOME PLANS. TO CONFIRM FOUNDATION VERSE DAYLIGHTING COMPLIANCE
- BOTH LOT'S DO NOT MEET COUNCIL BY LAWS TO SUBDIVIDE
- ONE CAR PARKED BEHIND THE OTHER DOESNT. MAKE FOR TRUE COMPLIANCE - SHOULD BE SIDE BY SIDE
- THE APPLICATION IS FOR A 4 BEDROOM HOME BUT STATES 3 BED + 1
- THE PLAN'S KEEP CHANGING AND HAVE NOT BEEN GIVEN THE UP TO DATE PLAN'S.
- * HOW IS IT A BC HAS BEEN GRANTED BEFORE PLANNING
- PLEASE PROVIDE HOW WATER TANKS ARE HELD IN PLACE IN A EARTHQUAKE

Please use additional pages if required.

- THE BACK LOT TURNING CIRCLE IS QUESTIONABLE AS NO ROOM FOR ERROR - WHO FIXES THE FENCE

Decision Sought:

I / we seek the following decision from the Kāpiti Coast District Council (provide precise details including the general nature of any conditions or changes sought):

DO NOT ALLOW THE SUBDIVISION OF 35 KAITAWA CRESCENT,
DO NOT ALLOW THE 2 LEVEL 4 BEDROOM HOME ON
A 380m² SECTION TO BE BUILT
* SHOW ME THE FOUNDATION DETAIL SHOWING GROUND.
CLEARANCE TO COMPLY AS IT CONTRADICTS THE
ELEVATIONS PROVIDED - BUILDER WILL HAVE TO RAISE
THE FINISH FLOOR LEVEL & IN TURN BE NON-COMPLIANT
WITH THE DAYLIGHTING.
ALL I HAVE BEEN GIVEN IS SMOKE & MIRRORS !!! BOUNCED FROM
COUNCIL DEPARTMENT
TO THE NEXT.

Please use additional pages if required.

Wish to Speak at Hearing:

Please indicate below whether you would like to speak at the hearing for the application (if a hearing is required). Use a clear tick in the appropriate box below (✓).

I / we do not wish to be heard and hereby make my / our submission in writing only.
(This means that you will not be advised of the date of the hearing and cannot speak at the hearing)

OR

I / we wish to be heard in respect of my / our submission (to speak at the hearing)
(This means you can speak at the hearing. If at a later date you decide you no longer wish to speak at the hearing you can withdraw from being heard)

*If others make a similar submission, I / we will consider presenting a joint case with them at the hearing.
(This is only for parties wanting to be heard)
* Delete if you would not consider presenting a joint case.

I / we intend to call expert witness(es). Please indicate the disciplines of expected expert witnesses.
(If you do not tick this box, you can change your mind later and decide to call experts to give evidence in relation to your submission, provided you do so in time to meet any procedural direction the Hearing Panel might make)

*Pursuant to Section 100 of the Resource Management Act 1991, I / we request that the Council delegates its functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the Kāpiti Coast District Council. ■

■ If you do wish to make a request for an Independent Commissioner pursuant to Section 100, please see notes below for potential cost implications to you.

I / we are aware that I / we are required to send copy of my / our submission to the applicant as required under section 96(6)(b) of the Resource Management Act 1991 (please tick ✓).

Edmale 10.4.2020

Signature Date: Signature Date:

Please note: Signature of submitter, or person authorised to sign on their behalf is required. Signature is not required for electronic (email) submissions. If this is a joint submission by two or more individuals, each individual's signature is required.

Privacy Disclaimer ✓ Edmale

Please note: All submissions (including names and contact details) will be made publicly available on Council's website. Personal information will also be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by the Kāpiti Coast District Council, with submitters having the right to access and correct personal information.

Notes to Submitters:

- The Resource Management Act (RMA) 1991 prefers electronic methods of communication.
- The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.
- If you make a request for an independent commissioner(s) under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.
- You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
- If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.

Submission by Paul Marlow of 33 Kaitawa Crescent Paraparaumu 14.4.2020

Opposition to the RM190125 35 Kaitawa Crescent Paraparaumu

To the Chief Executive Officer for Kapiti Coast District Council, and WSP Opus Mat Marois acting on behalf of Housing New Zealand,

Please find attached my submission form that opposes the RM190125 to subdivide 35 Kaitawa Crescent Paraparaumu. All of the below points must be added and taken into account to the attached submission form, opposing all of resource consents to subdivide 35 Kaitawa Crescent, Paraparaumu.

The following excerpts (below), are from the resource consent application RM190125 and I wish to register my objection to the bylaws being broken, and I comment further:

“The following resource consents are required under the KCPDP:

1. Subdivision: Non-Complying Activity under Rule 5A.5 (2);

2. Land use: Restricted Discretionary Activity under Rule 5A.3 (1) in relation to building

setbacks;

3. Land use: Discretionary Activity under Rule 11P.4 (1) in relation to minimum parking

space requirements; and ???

4. Land use: Restricted Discretionary Activity under Rule 11B.3.1 of the KCPDP for water

demand management.”

Point 1: The purpose for this bylaw is to ensure healthy outdoor environments for its occupants and neighbours i.e room to run and play, as well as privacy.

The plans show a two-storey 4 bedroom home on Lot 2. The RM190125 is proposing a three bedroom home- please clarify? For this submission, we will refer to this as a 4 bedroom two level design, as this is what is depicted in the plans.

The subdivision needs to take into consideration the size of the homes going on each Lot, especially the two-storey 4 bedroom home on such a tiny section - imagine 6 to 8 people living on a small section and how many vehicles this will generate over the years as the family grows up? (I also note that I have been working hard to get full working drawings or any information, from KCDC and Opus, which isn't forth coming.)

The back house has an elevated finished floor level (an estimated 1200mm-1400mm high) which equates to traveling noise from timber floors and decks. This also removes the privacy from the three neighbouring properties.

Average Lot sizes are a minimum of 450m² to help ensure healthy outdoor environments to provide outdoor areas for families to play. Please remember this is supposedly a "low density building area." The proposed Lots are unacceptable and fall way below the minimum council requirement. Where is the social and environmental responsibility being demonstrated in this application?

Point 2: The purpose of this bylaw is to keep unwanted structures from impacting on the neighbour-unsightly, fire risk, noise.

- How safe are the non-compliant, free-standing water tanks right on the boundary, being top heavy water tanks weighing in at 6 tonne capacity?
- Provide details on how the water tanks holding 6 tonnes of water (per Lot) on the boundary, are to be restrained in an earthquake.
- Lot 1 and 2: how noisy are the externally housed water pumps, located right on the East boundary facing the neighbours? There are 2 pumps for each lot of water tanks- one for the toilet and outside taps and one for attenuation stormwater, pumped to street.
- What colour are the sheds? Will they be the same as the water tanks?
- Sheds: are they housing flammables? E.g BBQ gas bottles and petrol for lawn mowers.

Point 3: Based on the information provided to me, my concerns are in regard to the volume of traffic.

- The turning circle indicated for Lot 2 is so tight, I don't think it's achievable with absolutely no room for error. This is unacceptable. Who is responsible for fixing the fence?
- Lot 1 and 2: A total of 6 bedrooms is a capacity of 8-12 people and 4-5 cars on a very quiet Crescent. This will increase as the families mature.
- A total of 2 carparks with a possibility of 4-5 vehicles - they will inevitably spill over onto the road.
- How safe are the non-compliant free-standing water tanks right on the boundary? Being top heavy water tanks weighing in at 6 tonne, this is an earthquake safety risk.
- How noisy are the external housed water pumps located on the East boundary, facing neighbours bedrooms? Lot 1 and 2 have a combined total of 4 pumps on the boundary.

- Stormwater discharged to the kerb has a weakness- what if the pump fails?
- The stormwater discharge to the kerb also puts more pressure on council infrastructure as it already struggles in a winter downpour. As I have lived here for 20 years, I know that there is a flooding issue on this street. Even the bubble up theory will not work effectively when the curb is already under pressure and gravity is against you
- Lot 2: The proposed four bedroom home, could accommodate a possible 6-8 people needing possibly 3-4 cars, yet, only one car park per house is currently shown. One car parked behind another does not represent two carparks. What happens when the front car wants to leave? The bylaw wasn't written to accommodate this - either of the two cars should be able to leave safely, at any time.
- The carpark drawn would enable a motor home to be parked increasing pressure on services.

Point 4: This bylaw is to safeguard availability of water.

Due to the limited amount of water available, as proposed, Lot 2 a two-level four bedroom design equates to 6-8 people, therefore they will run out water in the drier months.

- The water consumption for 6-8 people will exceed the water calculations. (provided in Water Storage and Hydraulic Neutrality: Part 4- Conclusions, pg 5 of 8)
- The proposal also states 2 water pumps for each house, which not only makes for an unnecessarily excessive power bill in the middle of winter, but also creates excessive and constant noise, night and day for the neighbour, being located right on the boundary.
- Provide details on how the water tanks holding 6 tonnes of water (per Lot) on the boundary, is to be restrained in an earthquake.
- Soak hole calculations look incorrect for Lot 1 and 2.
- I believe, the permeable paving areas acting as water retention (Flowpave), will fail within 5 years due to the slope and vehicle impact. When this fails, the storm water run-off will flood the lower neighbour.

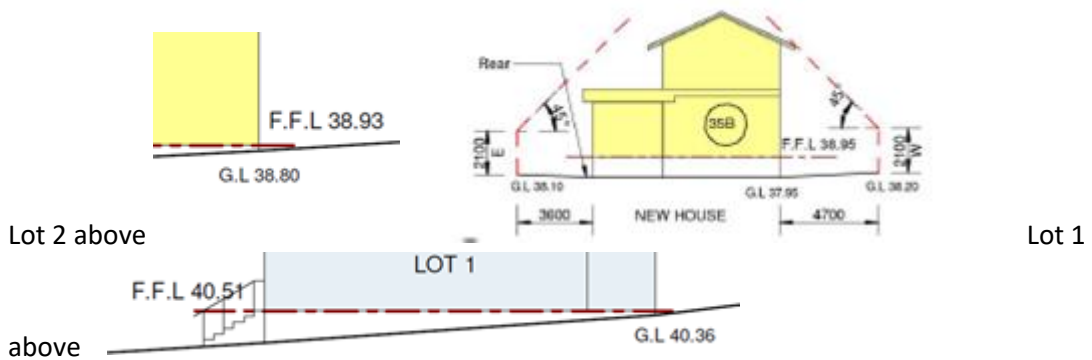
Point 5: I would like to bring to your attention the non-compliance for daylighting which will occur.

The foundation to ground clearance is wrong. The house height will need to be lifted, or the house position will need to be shifted, to comply with daylighting requirements. Please see the below copied diagrams from the RM190125 showing ground clearance for a concrete foundation, whereas the building consent plans are for a timber floor construction (shown to me on screen in council – I am still waiting on copies of the full working drawings, which I have requested from KCDC.)

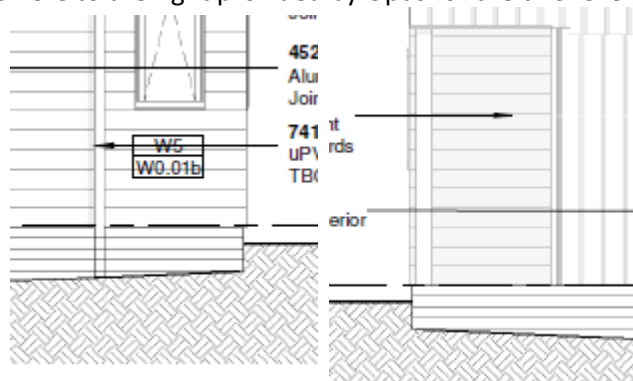
My concerns are around:

- The house is close to touching the day lighting angle and the foundations are shown with base boards.

- As per the building code, the underside of the floor joist to the ground level needs to be a minimum of 450mm. (175mm minimum to the bottom of the cladding) the information provided shows ground level to the finished floor at 130mm for lot2 and lot one at 150mm both non-compliant, if site cuts are to be carried out to drop the ground level this will need to be calculated and provided as part of the resource consent, this would need to include the sloping car part areas
- This is a sloping site- surface water needs to be redirected away from the foundations. Where is this information please?
- The below drawn images from the RM190125 are non-compliant and don't support timber floor clearances.
- Both BC190722 & BC190676 provided by KCDC are National Multiple-use approval establishes that the plans and specifications to which it relates comply with the building code. However they are designed for a flat site and don't take into consideration the sloping site at 35 Kaitawa Crescent, which has a 3.2mtr fall from the top boundary fence to the bottom fence hence my concerns mentioned above



- The details here to the right provided by Opus for the two level home are drawn being non-



- compliant
- Im trying to save tax payers money here

The application RM190125 and building consent for the future homes do not provide any of the below mentioned, excerpt from the Opus resource consent application:

“· exhibits a sense of social responsibility by having regard to the interests of the community in

which it operates;

· exhibits a sense of environmental responsibility by having regard to the environmental

implications of its operations; and

· operates with good financial oversight and stewardship, and efficiently and effectively

manages its assets and liabilities and the Crown's investment.”

Additional concerns I wish to bring to your attention on behalf of the tax payer:

- Why subdivide land which the Crown (tax-payers) own? This is a waste of money.
- Why are these homes constructed on an elevated timber floor foundation as it's a very expensive way to build? It is hard to insulate and noisy.
- Why use high maintenance claddings and finishes, especially on the two level homes? This requires ongoing maintenance costs to the tax payer i.e scaffold costs every time you need to work on it.
- It has been a very frustrating process to date to get answers from the council and Opus. In one phone call I made to Opus after I pointed out lack of transparency around the number of bedrooms for Lot 2, the reply was, 'Yes, it is a 4 bedroom home and the application will be updated.' It still states 3 bedroom + 1 which is misleading to people not in the trade. I also visited the council and was bounced from planning department to building department and back to planning, and left with no answers.
- Please provide the current and accurate RM190125 with supporting plans.
- Since my enquiry, information has been updated for the building consent, but not passed onto affected parties or added to the RM190125.
- Why has the building consent already been granted while the resource consent has not been processed? The neighbours (affected parties) are not happy. Industry standard is, resource consent before building consent.
- Opus states in the RM190125 that there are no affected parties. That is not correct, we as rate payers and neighbours are affected parties.
- Opus states no environmental effects, that also is incorrect- Both homes totalling 6 bedrooms, creating a possible 10-12 people living on 720m², is not in line with social and environmental responsibilities.
- How would I fare if I was to also make an application to subdivide under the same conditions? My experience in the industry would indicate I would never get this far. Council would not approve from the beginning. This I know from first-hand experience. I tried to do this for clients on a few occasions in the last 15 years and was never allowed, due to the 450m² rule.
- Are they actually subdividing and creating two new titles meaning, is their end goal to provide a buy back scheme which would make HNZ developers? Does this mean myself and other land owners in the area are allowed to break the same rules? If so, I would like to start the application to subdivide my section.

In conclusion, I don't have an issue with helping people, but I do have an issue with the impact on myself and the neighbours, and inefficient use of tax and rate payers money:

- High power consumption due to all 4 of the pumps (and noise)
- How many heat pumps and what side of the house are they on? (noise)
- How are they heating the water in the homes? Are they using califonts or heat-pumps? (noise)
- Timber floor construction (noise)
- Vehicle/ driveway noise
- High maintenance materials
- Subdivision costs
- We question the removal from this property of a well-maintained, perfectly sound home- had this been relocated on the same property and renovated, it would have been far more economical for the tax payer.
- Driveway costs will be horrific due to the products and system used to achieve water retention
- We are concerned about how this development will affect the future value of our properties

Kind regards,

Paul Marlow

On behalf of

Concerned & Affected Rate Payers of Kaitawa Crescent Paraparaumu

Furthermore, please find below a copy of the email sent to Council 09.03.2020. To date, we have only been sent partial information from Opus, with no consultation whatsoever from them. The Council just wished to remain neutral... Does the council represent me as a rate payer? I'm still waiting on plans to help satisfy our questions.

Environmental impact x2 homes

- *A total of 6 bedrooms is a possibility of 8-12 people and 4-5 cars on a very quiet Crescent*
- *A total of 2 carparks with a possibility of 4-5 vehicles – spill over on road ?*
- *Shadows will be cast by the two level home on both adjacent properties at either end of the day*
- *Neighbours views compromised due to two level home*
- *Is this High density housing in an area set out as low density*
- *The adjacent properties will lose all privacy of their back lawns because of the two level home on the proposed lot 2*

As a group we seek

Submission by Paul Marlow of 33 Kaitawa Crescent Paraparaumu 14.4.2020

- *Consultation from either the council or the developer to discuss high density housing in an area set out as low density*
- *The non-compliant resource consent to subdivide*
- *The points we have highlighted above*
- *How does this effect the resale value of our homes ?*
- *Emailed copies of both house plans -stamped BC plans*
- *Types of cladding proposed -finished product*

The below was sent to council 03.03.2020 with no reply to date.

Can someone send me the plans so I can check the treatment of the floor joists and the base boards or will one of your team provide proof of how this is can be achieved without raising the FFL

My concern is that I have built enough homes over the years to know the builder would just wander up, will use spot levels and realise they are wrong and simply lift the floor making the daylighting being non-compliant

I have also discussed this with the rear neighbour whom is also a builder and has the same concerns along with loosing his privacy with the elevated building platform created with this sloping property

As a group we can't believe how a building consent has been granted well before the resource consent has even started consultation with the affected parties

This says to the hard working rate payers of Kaitawa Crescent that it's a done deal

Kind regards

Paul Marlow

On behalf of

Concerned & Affected Rate Payers of Kaitawa Crescent Paraparaumu

From: [Marois, Mat](#)
To: [Paul M](#)
Subject: RE: Pre-Hearing Actions - 35 Kaitawa Crescent
Date: Friday, 9 October 2020 4:12:00 PM
Attachments: [N-H0060 - 35 Kaitawa Crescent - Water Tank Restraint Calculations.pdf](#)
[image002.png](#)

Hi Paul,

I understand this might not be at the top of your mind at the moment, but thought I'd share the water tank seismic restraint that WSP has designed to ensure the proposed water tanks will be secure in the event of an earthquake

Would be good to discuss any outstanding concerns as soon as possible next week.

Kind regards,
Mat

Mat Marois
Planner Environment



T: +64 4 471 6452
M: 0273173901
Mat.Marois@wsp.com

WSP
Level 9 Majestic Centre
100 Willis St
Wellington 6011
New Zealand

wsp.com/nz



From: Marois, Mat
Sent: Thursday, 24 September 2020 4:19 PM
To: Paul M <psmnz@live.com>
Subject: Pre-Hearing Actions - 35 Kaitawa Crescent

Hi Paul,

Hope all is well. If you recall, I was the WSP Planner who attended the pre-hearing meeting last June for the Kāinga Ora development at 35 Kaitawa Crescent between yourself, Council, Kāinga Ora and other neighbours.

The property shares a side boundary with yours and some of the actions that came out of the meeting (see page 2 of the attached pre-hearing report) was that Kāinga Ora would look at reducing the height of the proposed rear deck, look at providing further landscaping, confirm the height of the rear dwelling, prepare draft conditions and design a restraint system for the water tanks.

With regards to landscaping and privacy, WSP prepared the attached landscape plan and revised elevations and floor plans of the rear dwelling building showing a lowered deck. See attached landscape, elevations and floor plans for details. Feijoa and Corokia are proposed along the western side and rear boundaries (see second page of landscape plan for visualisation), which can potentially grow up to 3 metres in height (2m within 5 years). The fence is also proposed to be increased to 2 metres along the rear and side boundaries.

Regarding the rear building height, I've discussed this with our architect and they've advised the following:

The building could sit at the level indicated. Site-specific details would need to be worked through to achieve this. If, in the worst case, the building clearance needed to be 450mm above the ground level as it is a timber construction the building still sits under the recession plane. At the current ground FFL there is 372mm between the roof and the recession plane at the closest point. If you add this to the current 150mm you get a total of 522mm. This is 72mm below the recession plane. It is close but still below. Tolerance would have to be monitored on-site should this be a problem, but a construction tolerance of 72mm would be large given we have survey information for the ground levels.

To further ensure the building sits at the level indicated, we propose as part of the attached consent conditions, to have the foundations surveyed to ensure the levels are as those indicated in the plans, before continuing further.

The proposed conditions would also require the consent holder to, among others, finalise the landscape plan and tank restraint design and manage noise.

We are currently finalising a draft of the restraint design and will be back in touch shortly with this for your input, but in the meantime I would appreciate your thoughts on the attached.

If you have any questions or matters you wish to discuss, please do not hesitate to contact me (027 317 3901). I would appreciate if you could advise if you still have any outstanding concerns once we've finalised the restraint design.

Also, please let me know if you would like a physical copy of the attached documents and I can send those through as soon as possible.

Kind regards,
Mat

Mat Marois
Planner Environment



T: +64 4 471 6452
M: 0273173901
Mat.Marois@wsp.com

WSP
Level 9 Majestic Centre
100 Willis St
Wellington 6011
New Zealand

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Kāinga Ora
Homes and Communities

28 February 2020

Mavis Young
37 Kaitawa Crescent
Paraparaumu

Dear Mavis

Re: 35 Kaitawa Crescent Redevelopment.

As you know Kāinga Ora Homes & Communities is looking to redevelopment the section at 35 Kaitawa Crescent Paraparaumu.

This land borders your property and we would like the opportunity to meet with you to go over what we are planning. We would like to discuss any questions you may have and talk through how we can work with you as we move forward with our plans.

Can you please contact Renee Regal or Lesa Davidson to organise a suitable time to meet?

Kind regards.

Renee Regal
Senior Stakeholder Relationship Manager

021 998724
Renee.Regal@kaingaora.govt.nz

Lesla Davidson
Development Manager

021903973
lesa.davidson@kaingaora.govt.nz

From: [Marois, Mat](#)
To: ryoung3000@yahoo.com
Subject: Pre-Hearing Actions - 35 Kaitawa Crescent
Date: Thursday, 24 September 2020 4:26:00 PM
Attachments: Elevations 35 Kaitawa Cres.pdf
RM190125 - Chair Pre-Hearing Report - 35 Kaitawa Crescent. Paraparaumu.pdf
35 Kaitawa Cres - Draft Conditions.docx
LandscapePlan 35 Kaitawa Cres.pdf
image002.png

Hi Mavis and Robert,

Hope all is well. If you recall, I was the WSP Planner who attended the pre-hearing meeting last June for the Kāinga Ora development at 35 Kaitawa Crescent between yourself, Council, Kāinga Ora and other neighbours.

The property shares a side boundary with yours and some of the actions that came out of the meeting (see page 2 of the attached pre-hearing report) was that Kāinga Ora would look at reducing the height of the proposed rear deck, look at providing further landscaping, confirm the height of the rear dwelling, prepare draft conditions and design a restraint system for the water tanks.

With regards to landscaping and privacy, WSP prepared the attached landscape plan and revised elevations and floor plans of the rear dwelling building showing a lowered deck. See attached landscape, elevations and floor plans for details. Feijoa and Corokia are proposed along the western side and rear boundaries (see second page of landscape plan for visualisation), which can potentially grow up to 3 metres in height (2m within 5 years). The fence is also proposed to be increased to 2 metres along the rear and side boundaries.

We are also proposing a set of conditions (see attached) which would require the consent holder to, among others, finalise the landscape plan and tank restraint design and manage noise.

We are currently finalising a draft of the restraint design and will be back in touch shortly with this for your input, but in the meantime I would appreciate your thoughts on the attached.

If you have any questions or matters you wish to discuss, please do not hesitate to contact me (027 317 3901). I would appreciate if you could advise if you still have any outstanding concerns once we've finalised the restraint design.

Also, please let me know if you would like a physical copy of the attached documents and I can send those through as soon as possible.

Kind regards,
Mat

Mat Marois
Planner Environment



T: +64 4 471 6452
M: 0273173901
Mat.Marois@wsp.com

WSP
Level 9 Majestic Centre
100 Willis St
Wellington 6011
New Zealand

wsp.com/nz



From: [Marois, Mat](#)
To: ryoung3000@yahoo.com
Subject: RE: Pre-Hearing Actions - 35 Kaitawa Crescent
Date: Friday, 25 September 2020 11:51:00 AM
Attachments: [Elevations 35 Kaitawa Cres.pdf](#)
[RM190125 - Chair Pre-Hearing Report - 35 Kaitawa Crescent. Paraparaumu.pdf](#)
[35 Kaitawa Cres - Draft Conditions.docx](#)
[LandscapePlan 35 Kaitawa Cres.pdf](#)
[image002.png](#)

Hi Mavis,

To further respond to your question we discussed yesterday on the phone, I've been advised by the project engineer that the water pump will switch on each time the toilet is flushed or when the outside tap is used. It will also run for up to 2 hours after rainfall when excess water is pumped to Kaitawa Crescent.

As discussed at the pre-hearing meeting and noted in the pre-hearing report, the pumps have been designed to be submersible, to avoid creating any noise issues, since they will run quite a bit. We are further proposing as a condition of consent that a noise assessment be undertaken at the request of the Council if there are any noise issues.

As discussed, I'll get back in touch mid next week once you've had the time to review the attached documents. Please let me know if you need more time or have any questions in the meantime.

Thanks,
Mat

Mat Marois
Planner Environment


T: +64 4 471 6452
M: 0273173901
Mat.Marois@wsp.com

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100 Willis St
Wellington 6011
New Zealand

wsp.com/nz
 **Shaping
the future
of Aotearoa
since 1870**

From: Marois, Mat
Sent: Thursday, 24 September 2020 4:27 PM
To: ryoung3000@yahoo.com
Subject: Pre-Hearing Actions - 35 Kaitawa Crescent

Hi Mavis and Robert,

Hope all is well. If you recall, I was the WSP Planner who attended the pre-hearing meeting last June for the Kāinga Ora development at 35 Kaitawa Crescent between yourself, Council, Kāinga Ora and other neighbours.

The property shares a side boundary with yours and some of the actions that came out of the meeting (see page 2 of the attached pre-hearing report) was that Kāinga Ora would look at reducing the height of the proposed rear deck, look at providing further landscaping, confirm the height of the rear dwelling, prepare draft conditions and design a restraint system for the water tanks.

With regards to landscaping and privacy, WSP prepared the attached landscape plan and revised elevations and floor plans of the rear dwelling building showing a lowered deck. See attached landscape, elevations and floor plans for details. Feijoa and Corokia are proposed along the western side and rear boundaries (see second page of landscape plan for visualisation), which can potentially grow up to 3 metres in height (2m within 5 years). The fence is also proposed to be increased to 2 metres along the rear and side boundaries.

We are also proposing a set of conditions (see attached) which would require the consent holder to, among others, finalise the landscape plan and tank restraint design and manage noise.

We are currently finalising a draft of the restraint design and will be back in touch shortly with this for your input, but in the meantime I would appreciate your thoughts on the attached.

If you have any questions or matters you wish to discuss, please do not hesitate to contact me (027 317 3901). I would appreciate if you could advise if you still have any outstanding concerns once we've finalised the restraint design.

Also, please let me know if you would like a physical copy of the attached documents and I can send those through as soon as possible.

Kind regards,
Mat

Mat Marois
Planner Environment


T: +64 4 471 6452
M: 0273173901
Mat.Marcois@wsp.com

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100 Willis St
Wellington 6011
New Zealand

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Shaping
the future
of Aotearoa
since 1870

From: [Paul M](#)
To: submissions@kapiticoast.govt.nz; [Marois, Mat](#); building.approvals@kapiticoast.govt.nz; [Amy Camilleri](#)
Cc: ryoung3000@yahoo.com; [Kim Foote](#); bloodsweatandbeers@hotmail.com; [Stevenie Brinkmann](#); leticia.armstrong@hotmail.co.nz
Subject: submission. Robert Young - RM190125
Date: Thursday, 16 April 2020 4:17:30 PM
Attachments: [Young Family opposal of RM190125 16.4.2020 pages 1-12.pdf](#)

To the Chief Executive Officer for Kapiti Coast District Council, and WSP Opus Mat Marois acting on behalf of Housing New Zealand,

Please find attached the Young Families submission form that opposes the RM190125 to subdivide 35 Kaitawa Crescent Paraparaumu. All of the below points must be added and taken into account to the attached submission form, opposing all of resource consents to subdivide 35 Kaitawa Crescent, Paraparaumu.

As they have requested I pass onto you on there behalf

Kind regards
Paul Marlow

-----Original Message-----

From: Paul M
Sent: Thursday, 16 April 2020 3:56 PM
To: ryoung3000@yahoo.com
Subject: FW: copy of submission. Robert Young - RM190125

Hi Robert,

Thank you
I have converted the images and added it all into one pdf ...please confirm you are happy for me to send on your behalf and I will send asap for you If and when we go to a hearing are you keen to be a part of this process

When I send I will copy everyone in , so we are as one

Kind regards
Paul
021752856

-----Original Message-----

From: Robert Young <ryoung3000@yahoo.com>
Sent: Thursday, 16 April 2020 2:24 PM
To: Paul M <psmnz@live.com>
Subject: copy of submission. Robert Young

Paul,

Attached are copies of my submission opposing the development next door.
Had problems with my scanner so I took images of each page. Hope they are sufficient.

Thanks

Robert Young

To the Chief Executive Officer for Kapiti Coast District Council, and WSP Opus Mat Marois acting on behalf of Housing New Zealand,

Please find attached my submission form that opposes the RM190125 to subdivide 35 Kaitawa Crescent

Paraparaumu. All of the below points must be added and taken into account to the attached submission form, opposing all of resource consents to subdivide 35 Kaitawa Crescent, Paraparaumu.

The following excerpts (below), are from the resource consent application RM190125 and I wish to register my objection to the bylaws being broken, and I comment further:

"The following resource consents are required under the KCPDP:

1. Subdivision: Non-Complying Activity under Rule 5A.5 (2);
2. Land use: Restricted Discretionary Activity under Rule 5A.3 (1) in relation to building setbacks;
3. Land use: Discretionary Activity under Rule 11P.4 (1) in relation to minimum parking space requirements; and ???
4. Land use: Restricted Discretionary Activity under Rule 11B.3.1 of the KCPDP for water demand management."

Point 1: The purpose for this bylaw is to ensure healthy outdoor environments for its occupants and neighbours i.e room to run and play, as well as privacy.

The plans show a two-storey 4 bedroom home on Lot 2. The RM190125 is proposing a three bedroom home- please clarify? For this submission, we will refer to this as a 4 bedroom two level design, as this is what is depicted in the plans.

The subdivision needs to take into consideration the size of the homes going on each Lot, especially the two-storey 4 bedroom home on such a tiny section - imagine 6 to 8 people living on a small section and how many vehicles this will generate over the years as the family grows up? (I also note that I have been working hard to get full working drawings or any information, from KCDC and Opus, which isn't forthcoming.)

The back house has an elevated finished floor level (an estimated 1200mm-1400mm high) which equates to traveling noise from timber floors and decks. This also removes the privacy from the three neighbouring properties.

Average Lot sizes are a minimum of 450m² to help ensure healthy outdoor environments to provide outdoor areas for families to play. Please remember this is supposedly a "low density building area." The proposed Lots are unacceptable and fall way below the minimum council requirement. Where is the social and environmental responsibility being demonstrated in this application?

Point 2: The purpose of this bylaw is to keep unwanted structures from impacting on the neighbour- unsightly, fire risk, noise.

- How safe are the non-compliant, free-standing water tanks right on the boundary, being top heavy water tanks weighing in at 6 tonne capacity?
- Provide details on how the water tanks holding 6 tonnes of water (per Lot) on the boundary, are to be restrained in an earthquake.
- Lot 1 and 2: how noisy are the externally housed water pumps, located right on the East boundary facing the neighbours? There are 2 pumps for each lot of water tanks- one for the toilet and outside taps and one for attenuation stormwater, pumped to street.
- What colour are the sheds? Will they be the same as the water tanks?
- Sheds: are they housing flammables? E.g BBQ gas bottles and petrol for lawn mowers.

Point 3: Based on the information provided to me, my concerns are in regard to the volume of traffic.

- The turning circle indicated for Lot 2 is so tight, I don't think it's achievable with absolutely no room for error. This is unacceptable. Who is responsible for fixing the fence?
- Lot 1 and 2: A total of 6 bedrooms is a capacity of 8-12 people and 4-5 cars on a very quiet Crescent. This will increase as the families mature.
- A total of 2 carparks with a possibility of 4-5 vehicles - they will inevitably spill over onto the road.

- How safe are the non-compliant free-standing water tanks right on the boundary? Being top heavy water tanks weighing in at 6 tonne, this is an earthquake safety risk.
- How noisy are the external housed water pumps located on the East boundary, facing neighbours bedrooms? Lot 1 and 2 have a combined total of 4 pumps on the boundary.
- Stormwater discharged to the kerb has a weakness- what if the pump fails?
- The stormwater discharge to the kerb also puts more pressure on council infrastructure as it already struggles in a winter downpour. As I have lived here for 20 years, I know that there is a flooding issue on this street. Even the bubble up theory will not work effectively when the curb is already under pressure and gravity is against you
- Lot 2: The proposed four bedroom home, could accommodate a possible 6-8 people needing possibly 3-4 cars, yet, only one car park per house is currently shown. One car parked behind another does not represent two carparks. What happens when the front car wants to leave? The bylaw wasn't written to accommodate this - either of the two cars should be able to leave safely, at any time.
- The carpark drawn would enable a motor home to be parked increasing pressure on services.

Point 4: This bylaw is to safeguard availability of water.

Due to the limited amount of water available, as proposed, Lot 2 a two-level four bedroom design equates to 6-8 people, therefore they will run out water in the drier months.

- The water consumption for 6-8 people will exceed the water calculations. (provided in Water Storage and Hydraulic Neutrality: Part 4- Conclusions, pg 5 of 8)
- The proposal also states 2 water pumps for each house, which not only makes for an unnecessarily excessive power bill in the middle of winter, but also creates excessive and constant noise, night and day for the neighbour, being located right on the boundary.
- Provide details on how the water tanks holding 6 tonnes of water (per Lot) on the boundary, is to be restrained in an earthquake.
- Soak hole calculations look incorrect for Lot 1 and 2.
- I believe, the permeable paving areas acting as water retention (Flowpave), will fail within 5 years due to the slope and vehicle impact. When this fails, the storm water run-off will flood the lower neighbour.

Point 5: I would like to bring to your attention the non-compliance for daylighting which will occur.

The foundation to ground clearance is wrong. The house height will need to be lifted, or the house position will need to be shifted, to comply with daylighting requirements. Please see the below copied diagrams from the RM190125 showing ground clearance for a concrete foundation, whereas the building consent plans are for a timber floor construction (shown to me on screen in council - I am still waiting on copies of the full working drawings, which I have requested from KCDC.)

My concerns are around:

- The house is close to touching the day lighting angle and the foundations are shown with base boards.
- As per the building code, the underside of the floor joist to the ground level needs to be a minimum of 450mm. (175mm minimum to the bottom of the cladding) the information provided shows ground level to the finished floor at 130mm for lot2 and lot one at 150mm both non-compliant, if site cuts are to be carried out to drop the ground level this will need to be calculated and provided as part of the resource consent, this would need to include the sloping car park areas
- This is a sloping site- surface water needs to be redirected away from the foundations. Where is this information please?
- The below drawn images from the RM190125 are non-compliant and don't support timber floor clearances.
- Both BC190722 provided by KCDC are National Multiple-use approval establishes that the plans and specifications to which it relates comply with the building code. However front lot is designed for a flat site and doesn't take into consideration the sloping site at 35 Kaitawa Crescent, which has a 3.2mtr fall from the top boundary fence to the bottom fence hence my concerns mentioned above

Lot 2 above

Lot 1 above

- The details here to the right provided by Opus for the two level home are drawn being non-compliant
- Im trying to save tax payers money here

The application RM190125 and building consent for the future homes do not provide any of the below mentioned, excerpt from the Opus resource consent application:

"* exhibits a sense of social responsibility by having regard to the interests of the community in which it operates; * exhibits a sense of environmental responsibility by having regard to the environmental implications of its operations; and * operates with good financial oversight and stewardship, and efficiently and effectively manages its assets and liabilities and the Crown's investment."

Additional concerns I wish to bring to your attention on behalf of the tax payer:

- Why subdivide land which the Crown (tax-payers) own? This is a waste of money.
- Why are these homes constructed on an elevated timber floor foundation as it's a very expensive way to build? It is hard to insulate and noisy.
- Why use high maintenance claddings and finishes, especially on the two level homes? This requires ongoing maintenance costs to the tax payer i.e scaffold costs every time you need to work on it.
- It has been a very frustrating process to date to get answers from the council (have just had a reply from KCDC but is missing key information) and Opus. In one phone call I made to Opus after I pointed out lack of transparency around the number of bedrooms for Lot 2, the reply was, 'Yes, it is a 4 bedroom home and the application will be updated.' It still states 3 bedroom + 1 which is misleading to people not in the trade. I also visited the council and was bounced from planning department to building department and back to planning, and left with no answers.
- Please provide the current and accurate RM190125 with supporting plans.
- Since my enquiry, information has been updated for the building consent, but not passed onto affected parties or added to the RM190125.
- Why has the building consent already been granted while the resource consent has not been processed? The neighbours (affected parties) are not happy. Industry standard is, resource consent before building consent.
- Opus states in the RM190125 that there are no affected parties. That is not correct, we as rate payers and neighbours are affected parties.
- Opus states no environmental effects, that also is incorrect- Both homes totalling 6 bedrooms, creating a possible 10-12 people living on 720m2, is not in line with social and environmental responsibilities.
- How would I fare if I was to also make an application to subdivide under the same conditions? My experience in the industry would indicate I would never get this far. Council would not approve from the beginning. This I know from first-hand experience. I tried to do this for clients on a few occasions in the last 15 years and was never allowed, due to the 450m2 rule.
- Are they actually subdividing and creating two new titles meaning, is their end goal to provide a buy back scheme which would make HNZ developers? Does this mean myself and other land owners in the area are allowed to break the same rules? If so, I would like to start the application to subdivide my section.

In conclusion, I don't have an issue with helping people, but I do have an issue with the impact on myself and the neighbours, and inefficient use of tax and rate payers money:

- High power consumption due to all 4 of the pumps (and noise)
- How many heat pumps and what side of the house are they on? (noise)
- How are they heating the water in the homes? Are they using califonts or heat-pumps? (noise)
- Timber floor construction (noise)
- Vehicle/ driveway noise
- High maintenance materials
- Subdivision costs
- We question the removal from this property of a well-maintained, perfectly sound home- had this been relocated on the same property and renovated, it would have been far more economical for the tax payer.
- Driveway costs will be horrific due to the products and system used to achieve water retention
- We are concerned about how this development will affect the future value of our properties

Kind regards,
Paul Marlow
On behalf of
Concerned & Affected Rate Payers of Kaitawa Crescent Paraparaumu

Furthermore, please find below a copy of the email sent to Council 09.03.2020. To date, we have only been sent partial information from Opus, with no consultation whatsoever from them. The Council just wished to remain neutral... Does the council represent me as a rate payer? I'm still waiting on plans to help satisfy our questions.

Environmental impact x2 homes

- A total of 6 bedrooms is a possibility of 8-12 people and 4-5 cars on a very quiet Crescent
- A total of 2 carparks with a possibility of 4-5 vehicles - spill over on road ?
- Shadows will be cast by the two level home on both adjacent properties at either end of the day
- Neighbours views compromised due to two level home
- Is this High density housing in an area set out as low density
- The adjacent properties will lose all privacy of their back lawns because of the two level home on the proposed lot 2

As a group we seek

- Consultation from either the council or the developer to discuss high density housing in an area set out as low density
- The non-compliant resource consent to subdivide
- The points we have highlighted above
- How does this effect the resale value of our homes ?
- Emailed copies of both house plans -stamped BC plans
- Types of cladding proposed -finished product

The below was sent to council 03.03.2020 with no reply to date.

Can someone send me the plans so I can check the treatment of the floor joists and the base boards or will one of your team provide proof of how this is can be achieved without raising the FFL

My concern is that I have built enough homes over the years to know the builder would just wander up, will use spot levels and realise they are wrong and simply lift the floor making the daylighting being non-compliant I have also discussed this with the rear neighbour whom is also a builder and has the same concerns along with loosing his privacy with the elevated building platform created with this sloping property

As a group we can't believe how a building consent has been granted well before the resource consent has even started consultation with the affected parties

This says to the hard working rate payers of Kaitawa Crescent that it's a done deal

Kind regards
Paul Marlow
On behalf of
Concerned & Affected Rate Payers of Kaitawa Crescent Paraparaumu

From: [R Young](#)
To: [Marois, Mat](#)
Subject: Re: Pre-Hearing Actions - 35 Kaitawa Crescent
Date: Monday, 19 October 2020 11:46:43 AM
Attachments: [image002.png](#)

Mat,

I have discussed this with Mavis Young and she is happy with water tank restraint and will withdraw her submission.

Thank you

Robert Young on behalf of Mavis Young

On 15/10/2020 2:58 pm, Marois, Mat wrote:

From: [Marois, Mat](#)
To: ryoung3000@yahoo.com
Cc: [Jake Henry](#)
Subject: RE: Pre-Hearing Actions - 35 Kaitawa Crescent
Date: Thursday, 15 October 2020 2:57:00 PM
Attachments: [image002.png](#)
[Young Family opposition of RM190125 16.4.2020 pages 1-12.pdf](#)

Hi Mavis and Robert,

As per my previous correspondence, I understand from prior discussions that all of your concerns raised in the attached submission, regarding density, privacy, noise, stormwater run-off, car parking, daylight saving and water tank restraint, had been adequately resolved through the additional information provided to date.

Please note I've raised your fencing query with Kāinga Ora and they will follow it up from their end.

We will be looking at proceeding with the resource consent process next week and would therefore appreciate receiving your agreement to have your submission withdrawn from resource consent application RM190125.

Could you please confirm that you agree to have your submission withdrawn by the end of this week (Friday the 16th of October)?

Always available to discuss if needed.

Many thanks,
Mat

Mat Marois
Planner Environment



T: +64 4 471 6452
M: 0273173901
Mat.Marois@wsp.com

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Level 9 Majestic Centre
100 Willis St
Wellington 6011
New Zealand

wsp.com/nz



From: Marois, Mat
Sent: Friday, 9 October 2020 2:26 PM
To: ryoung3000@yahoo.com
Subject: RE: Pre-Hearing Actions - 35 Kaitawa Crescent

Hi Mavis,

As discussed last week, please find attached the water tank seismic restraint that WSP has designed to ensure the proposed water tanks on the boundary with your property will be secure in the event of an earthquake.

If you no longer have any issues with the proposed Kāinga Ora development, we would appreciate if you could please confirm that you are happy to remove your submission (attached) for the resource consent application at 35 Kaitawa Crescent.

Otherwise advise if you want to retain your submission with Council. We are keen to resolve everyone's concerns and proceed without a hearing, so would appreciate if you could please confirm that Council can disregard your submission.

If you still have issues with the development, please let me know so we can discuss.

Kind regards,
Mat

Mat Marois
Planner Environment



T: +64 4 471 6452
M: 0273173901
Mat.Marois@wsp.com

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Level 9 Majestic Centre
100 Willis St
Wellington 6011
New Zealand

wsp.com/nz



From: Marois, Mat
Sent: Friday, 25 September 2020 11:52 AM
To: ryoung3000@yahoo.com
Subject: RE: Pre-Hearing Actions - 35 Kaitawa Crescent

Hi Mavis,

To further respond to your question we discussed yesterday on the phone, I've been advised by the project engineer that the water pump will switch on each time the toilet is flushed or when the outside tap is used. It will also run for up to 2 hours after rainfall when excess water is pumped to Kaitawa Crescent.

As discussed at the pre-hearing meeting and noted in the pre-hearing report, the pumps have been designed to be submersible, to avoid creating any noise issues, since they will run quite a bit. We are further proposing as a condition of consent that a noise assessment be undertaken at the request of the Council if there are any noise issues.

As discussed, I'll get back in touch mid next week once you've had the time to review the attached documents. Please let me know if you need more time or have any questions in the meantime.

Thanks,
Mat

Mat Marois
Planner Environment


T: +64 4 471 6452
M: 0273173901
Mat.Marois@wsp.com

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Level 9 Majestic Centre
100 Willis St
Wellington 6011
New Zealand

wsp.com/nz



From: Marois, Mat
Sent: Thursday, 24 September 2020 4:27 PM
To: ryoung3000@yahoo.com
Subject: Pre-Hearing Actions - 35 Kaitawa Crescent

Hi Mavis and Robert,

Hope all is well. If you recall, I was the WSP Planner who attended the pre-hearing meeting last June for the Kāinga Ora development at 35 Kaitawa Crescent between yourself, Council, Kāinga Ora and other neighbours.

The property shares a side boundary with yours and some of the actions that came out of the meeting (see page 2 of the attached pre-hearing report) was that Kāinga Ora would look at reducing the height of the proposed rear deck, look at providing further landscaping, confirm the height of the rear dwelling, prepare draft conditions and design a restraint system for the water tanks.

With regards to landscaping and privacy, WSP prepared the attached landscape plan and revised elevations and floor plans of the rear dwelling building showing a lowered deck. See attached landscape, elevations and floor plans for details. Feijoa and Corokia are proposed along the western side and rear boundaries (see second page of landscape plan for visualisation), which can potentially grow up to 3 metres in height (2m within 5 years). The fence is also proposed to be increased to 2 metres along the rear and side boundaries.

We are also proposing a set of conditions (see attached) which would require the consent holder to, among others, finalise the landscape plan and tank restraint design and manage noise.

We are currently finalising a draft of the restraint design and will be back in touch shortly with this for your input, but in the meantime I would appreciate your thoughts on the attached.

If you have any questions or matters you wish to discuss, please do not hesitate to contact me (027 317 3901). I would appreciate if you could advise if you still have any outstanding concerns once we've finalised the restraint design.

Also, please let me know if you would like a physical copy of the attached documents and I can send those through as soon as possible.

Kind regards,
Mat

Mat Marois
Planner Environment



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M: 0273173901
Mat.Marois@wsp.com

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SUBMISSION ON A RESOURCE CONSENT APPLICATION THAT IS SUBJECT TO LIMITED NOTIFICATION BY THE KAPITI COAST DISTRICT COUNCIL
Pursuant to section 96 of the Resource Management Act 1991

Application Number:	RM190125
Applicant:	Housing New Zealand Ltd
Proposal:	To undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks
Legal Description(s):	Lot 62 DP 23300, 35 Kaitawa Crescent, Paraparaumu

DUE AT COUNCIL OFFICE NO LATER THAN 5PM ON 17 April 2020

This is a submission on an application from Housing New Zealand Ltd to undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks.

Please note: This form is only a guideline. If you don't wish to use this form please make sure your submission includes all the following details (see Resource Management (Forms, Fees, and Procedure) Regulations 2003, Form 13 for official submission content requirements):

Please send your Submission to:

To:	Or:
The Chief Executive Officer	Email: submissions@kapiticoast.govt.nz
Kāpiti Coast District Council	Fax: (04) 296 4830
Private Bag 60 601	
Paraparaumu 5254	

Note: You are required to send a copy of your submission to the applicant as soon as reasonably practicable after you have served your submission on the Kāpiti Coast District Council.

Please serve a copy of your submission to Housing New Zealand Ltd (the Applicant) as below:

Housing New Zealand Ltd
C/- WSP Opus
PO Box 12 003
Thorndon
Wellington 6144

Or email: mat.marois@wsp.com

Attention: Mat Marois

Submitter/s Details:

Title:	<input checked="" type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Dr Other:		
My/Our Full Name(s):	ROBERT YOUNG		
Address for service:	37 KAITAWA CRESCENT PARAPARAUMU	Post Code:	5032
Physical Address:	37 KAITAWA CRESCENT PARAPARAUMU	Post Code:	5032
Home Ph:		Work Ph:	
Home Fax:		Work Fax:	
Cell:		Email:	ryoung3000@yahoo.com

Note: Correspondence will be via email unless otherwise requested.

Submitter/s Position:

<p>Trade Competition</p> <p>I am / am not* a trade competitor for the purposes of section 308B of the Resource Management Act 1991. *Delete one</p>

Please use a clear tick in the appropriate box below (✓) to show whether you support the application in full or in part, or oppose the application in full or in part, or are neutral.

<input type="checkbox"/> I / We support the application in full	<input type="checkbox"/> I / We support part of the application *
<input checked="" type="checkbox"/> I / We oppose the application in full	<input type="checkbox"/> I / We oppose part of the application *
<input type="checkbox"/> I / We are neutral on all aspects of the application	<input type="checkbox"/> I / We are neutral on part of the application *

* If you indicate you support, oppose or are neutral for part of the application, please clearly set out the part(s) of the application you are submitting on (including reasons) in the 'My Submission Is' section of this form below.

Submission Form



Reasons for Submission:

The specific parts of the application that my submission relates to are:

Give details:

As per the email detailing the points opposing the plans.

Please use additional pages if required.

My Submission Is:

Include further detail on whether you support, oppose or are neutral on the application or specific parts of it; and the reasons for your views:

Please use additional pages if required.

Decision Sought:

I / we seek the following decision from the Kāpiti Coast District Council (provide precise details including the general nature of any conditions or changes sought):

Correction to the plans as detailed in the email

Please use additional pages if required.

Wish to Speak at Hearing:

Please indicate below whether you would like to speak at the hearing for the application (if a hearing is required). Use a clear tick in the appropriate box below (✓).

I / we do not wish to be heard and hereby make my / our submission in writing only.
(This means that you will not be advised of the date of the hearing and cannot speak at the hearing)

OR

I / we wish to be heard in respect of my / our submission (to speak at the hearing)
(This means you can speak at the hearing. If at a later date you decide you no longer wish to speak at the hearing you can withdraw from being heard)

*If others make a similar submission, I / we will consider presenting a joint case with them at the hearing.
(This is only for parties wanting to be heard)

* Delete if you would not consider presenting a joint case.

I / we intend to call expert witness(es). Please indicate the disciplines of expected expert witnesses.
(If you do not tick this box, you can change your mind later and decide to call experts to give evidence in relation to your submission, provided you do so in time to meet any procedural direction the Hearing Panel might make)

*Pursuant to Section 100 of the Resource Management Act 1991, I / we request that the Council delegates its functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the Kapiti Coast District Council. ■

■ If you do wish to make a request for an Independent Commissioner pursuant to Section 100, please see notes below for potential cost implications to you.

I / we are aware that I / we are required to send copy of my / our submission to the applicant as required under section 96(6)(b) of the Resource Management Act 1991 (please tick).

Rehan V 16/4/20

Signature

Date:

Signature

Date:

Please note: Signature of submitter, or person authorised to sign on their behalf is required. Signature is not required for electronic (email) submissions. If this is a joint submission by two or more individuals, each individual's signature is required.

Privacy Disclaimer

Please note: All submissions (including names and contact details) will be made publicly available on Council's website. Personal information will also be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by the Kāpiti Coast District Council, with submitters having the right to access and correct personal information.

Notes to Submitters:

- The Resource Management Act (RMA) 1991 prefers electronic methods of communication.
- The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.
- If you make a request for an independent commissioner(s) under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.
- You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
- If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.

Submission by Young Family of 37 Kaitawa Crescent Paraparaumu 14.4.2020

Opposition to the RM190125 35 Kaitawa Crescent Paraparaumu

To the Chief Executive Officer for Kapiti Coast District Council, and WSP Opus Mat Marois acting on behalf of Housing New Zealand,

Please find attached my submission form that opposes the RM190125 to subdivide 35 Kaitawa Crescent Paraparaumu. All of the below points must be added and taken into account to the attached submission form, opposing all of resource consents to subdivide 35 Kaitawa Crescent, Paraparaumu.

The following excerpts (below), are from the resource consent application RM190125 and I wish to register my objection to the bylaws being broken, and I comment further:

“The following resource consents are required under the KCPDP:

1. Subdivision: Non-Complying Activity under Rule 5A.5 (2);

2. Land use: Restricted Discretionary Activity under Rule 5A.3 (1) in relation to building

setbacks;

3. Land use: Discretionary Activity under Rule 11P.4 (1) in relation to minimum parking

space requirements; and ???

4. Land use: Restricted Discretionary Activity under Rule 11B.3.1 of the KCPDP for water

demand management.”

Point 1: The purpose for this bylaw is to ensure healthy outdoor environments for its occupants and neighbours i.e room to run and play, as well as privacy.

The plans show a two-storey 4 bedroom home on Lot 2. The RM190125 is proposing a three bedroom home- please clarify? For this submission, we will refer to this as a 4 bedroom two level design, as this is what is depicted in the plans.

The subdivision needs to take into consideration the size of the homes going on each Lot, especially the two-storey 4 bedroom home on such a tiny section - imagine 6 to 8 people living on a small section and how many vehicles this will generate over the years as the family grows up? (I also note that I have been working hard to get full working drawings or any information, from KCDC and Opus, which isn't forthcoming.)

The back house has an elevated finished floor level (an estimated 1200mm-1400mm high) which equates to traveling noise from timber floors and decks. This also removes the privacy from the three neighbouring properties.

Average Lot sizes are a minimum of 450m² to help ensure healthy outdoor environments to provide outdoor areas for families to play. Please remember this is supposedly a "low density building area." The proposed Lots are unacceptable and fall way below the minimum council requirement. Where is the social and environmental responsibility being demonstrated in this application?

Point 2: The purpose of this bylaw is to keep unwanted structures from impacting on the neighbour-unsightly, fire risk, noise.

- How safe are the non-compliant, free-standing water tanks right on the boundary, being top heavy water tanks weighing in at 6 tonne capacity?
- Provide details on how the water tanks holding 6 tonnes of water (per Lot) on the boundary, are to be restrained in an earthquake.
- Lot 1 and 2: how noisy are the externally housed water pumps, located right on the East boundary facing the neighbours? There are 2 pumps for each lot of water tanks- one for the toilet and outside taps and one for attenuation stormwater, pumped to street.
- What colour are the sheds? Will they be the same as the water tanks?
- Sheds: are they housing flammables? E.g BBQ gas bottles and petrol for lawn mowers.

Point 3: Based on the information provided to me, my concerns are in regard to the volume of traffic.

- The turning circle indicated for Lot 2 is so tight, I don't think it's achievable with absolutely no room for error. This is unacceptable. Who is responsible for fixing the fence?
- Lot 1 and 2: A total of 6 bedrooms is a capacity of 8-12 people and 4-5 cars on a very quiet Crescent. This will increase as the families mature.
- A total of 2 carparks with a possibility of 4-5 vehicles - they will inevitably spill over onto the road.
- How safe are the non-compliant free-standing water tanks right on the boundary? Being top heavy water tanks weighing in at 6 tonne, this is an earthquake safety risk.
- How noisy are the external housed water pumps located on the East boundary, facing neighbours bedrooms? Lot 1 and 2 have a combined total of 4 pumps on the boundary.

- Stormwater discharged to the kerb has a weakness- what if the pump fails?
- The stormwater discharge to the kerb also puts more pressure on council infrastructure as it already struggles in a winter downpour. As I have lived here for 20 years, I know that there is a flooding issue on this street. Even the bubble up theory will not work effectively when the curb is already under pressure and gravity is against you
- Lot 2: The proposed four bedroom home, could accommodate a possible 6-8 people needing possibly 3-4 cars, yet, only one car park per house is currently shown. One car parked behind another does not represent two carparks. What happens when the front car wants to leave? The bylaw wasn't written to accommodate this - either of the two cars should be able to leave safely, at any time.
- The carpark drawn would enable a motor home to be parked increasing pressure on services.

Point 4: This bylaw is to safeguard availability of water.

Due to the limited amount of water available, as proposed, Lot 2 a two-level four bedroom design equates to 6-8 people, therefore they will run out water in the drier months.

- The water consumption for 6-8 people will exceed the water calculations. (provided in Water Storage and Hydraulic Neutrality: Part 4- Conclusions, pg 5 of 8)
- The proposal also states 2 water pumps for each house, which not only makes for an unnecessarily excessive power bill in the middle of winter, but also creates excessive and constant noise, night and day for the neighbour, being located right on the boundary.
- Provide details on how the water tanks holding 6 tonnes of water (per Lot) on the boundary, is to be restrained in an earthquake.
- Soak hole calculations look incorrect for Lot 1 and 2.
- I believe, the permeable paving areas acting as water retention (Flowpave), will fail within 5 years due to the slope and vehicle impact. When this fails, the storm water run-off will flood the lower neighbour.

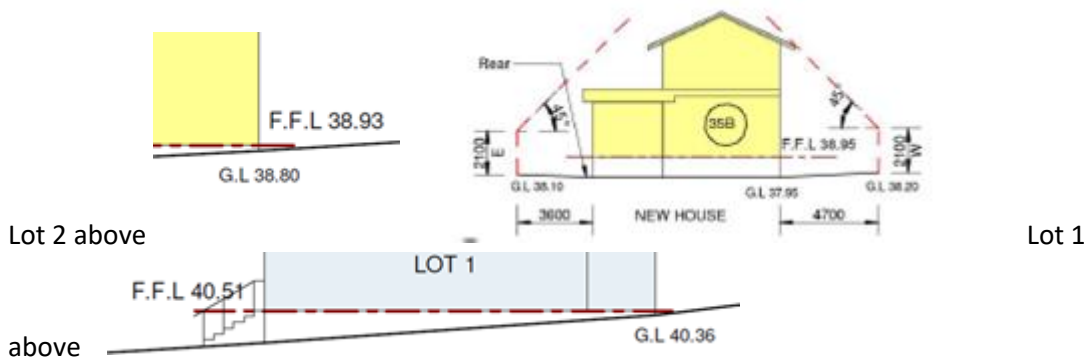
Point 5: I would like to bring to your attention the non-compliance for daylighting which will occur.

The foundation to ground clearance is wrong. The house height will need to be lifted, or the house position will need to be shifted, to comply with daylighting requirements. Please see the below copied diagrams from the RM190125 showing ground clearance for a concrete foundation, whereas the building consent plans are for a timber floor construction (shown to me on screen in council – I am still waiting on copies of the full working drawings, which I have requested from KCDC.)

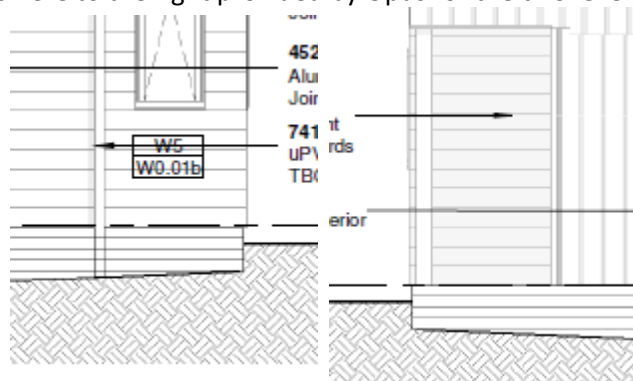
My concerns are around:

- The house is close to touching the day lighting angle and the foundations are shown with base boards.

- As per the building code, the underside of the floor joist to the ground level needs to be a minimum of 450mm. (175mm minimum to the bottom of the cladding) the information provided shows ground level to the finished floor at 130mm for lot2 and lot one at 150mm both non-compliant, if site cuts are to be carried out to drop the ground level this will need to be calculated and provided as part of the resource consent, this would need to include the sloping car part areas
- This is a sloping site- surface water needs to be redirected away from the foundations. Where is this information please?
- The below drawn images from the RM190125 are non-compliant and don't support timber floor clearances.
- Both BC190722 & BC190676 provided by KCDC are National Multiple-use approval establishes that the plans and specifications to which it relates comply with the building code. However they are designed for a flat site and don't take into consideration the sloping site at 35 Kaitawa Crescent, which has a 3.2mtr fall from the top boundary fence to the bottom fence hence my concerns mentioned above



- The details here to the right provided by Opus for the two level home are drawn being non-



- compliant
- Im trying to save tax payers money here

The application RM190125 and building consent for the future homes do not provide any of the below mentioned, excerpt from the Opus resource consent application:

“· exhibits a sense of social responsibility by having regard to the interests of the community in

which it operates;

· exhibits a sense of environmental responsibility by having regard to the environmental

implications of its operations; and

· operates with good financial oversight and stewardship, and efficiently and effectively

manages its assets and liabilities and the Crown's investment.”

Additional concerns I wish to bring to your attention on behalf of the tax payer:

- Why subdivide land which the Crown (tax-payers) own? This is a waste of money.
- Why are these homes constructed on an elevated timber floor foundation as it's a very expensive way to build? It is hard to insulate and noisy.
- Why use high maintenance claddings and finishes, especially on the two level homes? This requires ongoing maintenance costs to the tax payer i.e scaffold costs every time you need to work on it.
- It has been a very frustrating process to date to get answers from the council and Opus. In one phone call I made to Opus after I pointed out lack of transparency around the number of bedrooms for Lot 2, the reply was, 'Yes, it is a 4 bedroom home and the application will be updated.' It still states 3 bedroom + 1 which is misleading to people not in the trade. I also visited the council and was bounced from planning department to building department and back to planning, and left with no answers.
- Please provide the current and accurate RM190125 with supporting plans.
- Since my enquiry, information has been updated for the building consent, but not passed onto affected parties or added to the RM190125.
- Why has the building consent already been granted while the resource consent has not been processed? The neighbours (affected parties) are not happy. Industry standard is, resource consent before building consent.
- Opus states in the RM190125 that there are no affected parties. That is not correct, we as rate payers and neighbours are affected parties.
- Opus states no environmental effects, that also is incorrect- Both homes totalling 6 bedrooms, creating a possible 10-12 people living on 720m², is not in line with social and environmental responsibilities.
- How would I fare if I was to also make an application to subdivide under the same conditions? My experience in the industry would indicate I would never get this far. Council would not approve from the beginning. This I know from first-hand experience. I tried to do this for clients on a few occasions in the last 15 years and was never allowed, due to the 450m² rule.
- Are they actually subdividing and creating two new titles meaning, is their end goal to provide a buy back scheme which would make HNZ developers? Does this mean myself and other land owners in the area are allowed to break the same rules? If so, I would like to start the application to subdivide my section.

In conclusion, I don't have an issue with helping people, but I do have an issue with the impact on myself and the neighbours, and inefficient use of tax and rate payers money:

- High power consumption due to all 4 of the pumps (and noise)
- How many heat pumps and what side of the house are they on? (noise)
- How are they heating the water in the homes? Are they using califonts or heat-pumps? (noise)
- Timber floor construction (noise)
- Vehicle/ driveway noise
- High maintenance materials
- Subdivision costs
- We question the removal from this property of a well-maintained, perfectly sound home- had this been relocated on the same property and renovated, it would have been far more economical for the tax payer.
- Driveway costs will be horrific due to the products and system used to achieve water retention
- We are concerned about how this development will affect the future value of our properties

Kind regards,

Paul Marlow

On behalf of

Concerned & Affected Rate Payers of Kaitawa Crescent Paraparaumu

Furthermore, please find below a copy of the email sent to Council 09.03.2020. To date, we have only been sent partial information from Opus, with no consultation whatsoever from them. The Council just wished to remain neutral... Does the council represent me as a rate payer? I'm still waiting on plans to help satisfy our questions.

Environmental impact x2 homes

- *A total of 6 bedrooms is a possibility of 8-12 people and 4-5 cars on a very quiet Crescent*
- *A total of 2 carparks with a possibility of 4-5 vehicles – spill over on road ?*
- *Shadows will be cast by the two level home on both adjacent properties at either end of the day*
- *Neighbours views compromised due to two level home*
- *Is this High density housing in an area set out as low density*
- *The adjacent properties will lose all privacy of their back lawns because of the two level home on the proposed lot 2*

As a group we seek

Submission by Young Family of 37 Kaitawa Crescent Paraparaumu 14.4.2020

- *Consultation from either the council or the developer to discuss high density housing in an area set out as low density*
- *The non-compliant resource consent to subdivide*
- *The points we have highlighted above*
- *How does this effect the resale value of our homes ?*
- *Emailed copies of both house plans -stamped BC plans*
- *Types of cladding proposed -finished product*

The below was sent to council 03.03.2020 with no reply to date.

Can someone send me the plans so I can check the treatment of the floor joists and the base boards or will one of your team provide proof of how this is can be achieved without raising the FFL

My concern is that I have built enough homes over the years to know the builder would just wander up, will use spot levels and realise they are wrong and simply lift the floor making the daylighting being non-compliant

I have also discussed this with the rear neighbour whom is also a builder and has the same concerns along with loosing his privacy with the elevated building platform created with this sloping property

As a group we can't believe how a building consent has been granted well before the resource consent has even started consultation with the affected parties

This says to the hard working rate payers of Kaitawa Crescent that it's a done deal

Kind regards

Paul Marlow

On behalf of

Concerned & Affected Rate Payers of Kaitawa Crescent Paraparaumu

From: [Marois, Mat](#)
To: ryoung3000@yahoo.com
Subject: RE: Pre-Hearing Actions - 35 Kaitawa Crescent
Date: Friday, 9 October 2020 2:24:00 PM
Attachments: [Young Family opposal of RM190125 16.4.2020 pages 1-12.pdf](#)
[N-H0060 - 35 Kaitawa Crescent - Water Tank Restraint Calculations.pdf](#)
[image002.png](#)

Hi Mavis,

As discussed last week, please find attached the water tank seismic restraint that WSP has designed to ensure the proposed water tanks on the boundary with your property will be secure in the event of an earthquake.

If you no longer have any issues with the proposed Kāinga Ora development, we would appreciate if you could please confirm that you are happy to remove your submission (attached) for the resource consent application at 35 Kaitawa Crescent.

Or otherwise advise if you want to retain your submission with Council. We are keen to resolve everyone's concerns and proceed without a hearing, so would appreciate if you could please confirm that Council can disregard your submission.

If you still have issues with the development, please let me know so we can discuss.

Kind regards,
Mat

Mat Marois
Planner Environment


T: +64 4 471 6452
M: 0273173901
Mat.Marois@wsp.com

WSP
Level 9 Majestic Centre
100 Willis St
Wellington 6011
New Zealand

wsp.com/nz



From: Marois, Mat
Sent: Friday, 25 September 2020 11:52 AM
To: ryoung3000@yahoo.com
Subject: RE: Pre-Hearing Actions - 35 Kaitawa Crescent

Hi Mavis,

To further respond to your question we discussed yesterday on the phone, I've been advised by the project engineer that the water pump will switch on each time the toilet is flushed or when the outside tap is used. It will also run for up to 2 hours after rainfall when excess water is pumped to Kaitawa Crescent.

As discussed at the pre-hearing meeting and noted in the pre-hearing report, the pumps have been designed to be submersible, to avoid creating any noise issues, since they will run quite a bit. We are further proposing as a condition of consent that a noise assessment be undertaken at the request of the Council if there are any noise issues.

As discussed, I'll get back in touch mid next week once you've had the time to review the attached documents. Please let me know if you need more time or have any questions in the meantime.

Thanks,
Mat

Mat Marois
Planner Environment


T: +64 4 471 6452
M: 0273173901
Mat.Marois@wsp.com

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Level 9 Majestic Centre
100 Willis St
Wellington 6011
New Zealand

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From: Marois, Mat

Sent: Thursday, 24 September 2020 4:27 PM

To: ryoung3000@yahoo.com

Subject: Pre-Hearing Actions - 35 Kaitawa Crescent

Hi Mavis and Robert,

Hope all is well. If you recall, I was the WSP Planner who attended the pre-hearing meeting last June for the Kāinga Ora development at 35 Kaitawa Crescent between yourself, Council, Kāinga Ora and other neighbours.

The property shares a side boundary with yours and some of the actions that came out of the meeting (see page 2 of the attached pre-hearing report) was that Kāinga Ora would look at reducing the height of the proposed rear deck, look at providing further landscaping, confirm the height of the rear dwelling, prepare draft conditions and design a restraint system for the water tanks.

With regards to landscaping and privacy, WSP prepared the attached landscape plan and revised elevations and floor plans of the rear dwelling building showing a lowered deck. See attached landscape, elevations and floor plans for details. Feijoa and Corokia are proposed along the western side and rear boundaries (see second page of landscape plan for visualisation), which can potentially grow up to 3 metres in height (2m within 5 years). The fence is also proposed to be increased to 2 metres along the rear and side boundaries.

We are also proposing a set of conditions (see attached) which would require the consent holder to, among others, finalise the landscape plan and tank restraint design and manage noise.

We are currently finalising a draft of the restraint design and will be back in touch shortly with this for your input, but in the meantime I would appreciate your thoughts on the attached.

If you have any questions or matters you wish to discuss, please do not hesitate to contact me (027 317 3901). I would appreciate if you could advise if you still have any outstanding concerns once we've finalised the restraint design.

Also, please let me know if you would like a physical copy of the attached documents and I can send those through as soon as possible.

Kind regards,
Mat

Mat Marois
Planner Environment



T: +64 4 471 6452

M: 0273173901

Mat.Marois@wsp.com

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Correspondence with side and rear neighbours of 35 Kaitawa Crescent, Paraparaumu from 2 March 2020 (i.e. day I took over from Michelle G-H).

Date	Property	Comment
3/02/20	7 Kaitawa Crescent (Richard/Stevenie)	Letter of intent sent to landowners and email correspondence between Kāinga Ora and Stevenie regarding privacy concerns.
19/02/20	7 Kaitawa Crescent (Richard/Stevenie)	Michelle Grinlinton-Hancock (WSP) consulted with Richard and Stevenie to obtain written approval for the development.
20/02/20-9/03/20	7 Kaitawa Crescent (Richard/Stevenie)	Emails between Kāinga Ora and Richard and Stevenie to arrange a meeting to discuss the shared boundary fence between the two properties.
25/02/20	33 Kaitawa Crescent (Paul M)	Michelle Grinlinton-Hancock (WSP) consulted with Paul M to obtain written approval for the development.
14/04/20	33 Kaitawa Crescent (Paul M)	Opposing submission received by email.
15/04/20	33 Kaitawa Crescent (Paul M)	Same opposing submission received by email.
16/04/20	37 Kaitawa Crescent (Young)	Opposing submission received by email (by Paul M).
16/04/20	7 Kaitawa Crescent (Richard/Stevenie)	Opposing submission received by email.
26/06/20	KCDC	Pre-hearing meeting at KCDC.
15/07/20	KCDC	Pre-hearing meeting report received by email.
10/09/20	7 Kaitawa Crescent (Richard/Stevenie)	Email sent responding to pre-hearing actions.
10/09/20	7 Kaitawa Crescent (Richard/Stevenie)	Called to advise of email responding to pre-hearing actions and that I would give them a few days to review before calling back if I hadn't heard back.
18/09/20	7 Kaitawa Crescent (Richard/Stevenie)	Email received advising they are happy with the lowered deck but requesting paper copies.
18/09/20	7 Kaitawa Crescent (Richard/Stevenie)	Email sent confirming paper copies will be sent.
24/09/20	7 Kaitawa Crescent (Richard/Stevenie)	Called to discuss additional information and if they had any outstanding concerns. They had questions to discuss but they were at work and did not have the plans with them, so I advised I would give them another call the following day.
24/09/20	33 Kaitawa Crescent (Paul M)	Email sent responding to pre-hearing actions.
24/09/20	33 Kaitawa Crescent (Paul M)	Called to advise of email responding to pre-hearing actions and that I would give them a few days to review before calling back if I hadn't heard back.
24/09/20	37 Kaitawa Crescent (Young)	Project Manager met with landowner on site to discuss their concerns around local children playing on the now vacant section. They advised that they would replace the existing low boundary fence with a new timber fence 2m in height.
24/09/20	37 Kaitawa Crescent (Young)	Email sent responding to pre-hearing actions.
24/09/20	37 Kaitawa Crescent (Young)	Called to advise of email responding to pre-hearing actions and that I would give them a few days to review before calling back if I hadn't heard back.

25/09/20	7 Kaitawa Crescent (Richard/Stevenie)	Called to discuss additional information and if they had any outstanding concerns. They forgot to bring the plans to work, but that they would be home the following Tuesday, so I advised I would give them another call then.
25/09/20	37 Kaitawa Crescent (Young)	Email sent responding to phone queries.
29/10/20	7 Kaitawa Crescent (Richard/Stevenie)	Called to discuss additional information and if they had any outstanding concerns. They advised that they were happy with the landscaping and lowered deck but still had concerns over the rear first storey bedroom window.
30/09/20	37 Kaitawa Crescent (Young)	Called to confirm they were happy with the additional information and proposed development. They confirmed they were. I advised that we would like them to confirm by email that they wish to remove their submission.
30/09/20	33 Kaitawa Crescent (Paul M)	Called to discuss additional information and if they had any outstanding concerns. They confirmed they still had issues and were happy to meet in Kāpiti, possibly on the Friday, but would confirm early the following week.
1/10/20	7 Kaitawa Crescent (Richard/Stevenie)	Email sent proposing opaque window film.
6/10/20	7 Kaitawa Crescent (Richard/Stevenie)	Email sent requesting they confirm by return email that they are happy to have their submission and wish to be heard removed.
6/10/20	7 Kaitawa Crescent (Richard/Stevenie)	Called to confirm that they were happy with the proposed opaque window film. They advised they were happy with this.
8/10/20	7 Kaitawa Crescent (Richard/Stevenie)	Email confirming that the opaque window film meets their privacy concerns adequately.
8/10/20	33 Kaitawa Crescent (Paul M)	Called to discuss arranging a meeting and advised that their father was in the hospital, so the meeting wasn't on his mind. He advised that he doesn't work/live in Kāpiti during the week, which makes it difficult for him to meet, even in the evenings (4 hours return). He said he would send me an email that evening to explain his thoughts on the project. They left a voicemail earlier in the day explaining that they worked/live in the Wairarapa during the week.
9/10/20	7 Kaitawa Crescent (Richard/Stevenie)	Email explaining that we would like them to confirm that they are happy to have their submission and wish to be heard removed.
9/10/20	33 Kaitawa Crescent (Paul M)	Email sent with water tank restraint calculations.
9/10/20	37 Kaitawa Crescent (Young)	Email sent with water tank restraint calculations and requesting they confirm by return email that they wish to remove their submission.
12/10/20	37 Kaitawa Crescent (Young)	Called to confirm they were happy with the additional information and proposed development. They said they would review the water tank restraint

		calculations and confirm by email either the same day or the following day that they were happy to remove their submission.
13/10/20	33 Kaitawa Crescent (Paul M)	Called to discuss arranging a meeting and not receiving their email yet. They advised they were getting it reviewed by their partner and would sent it through in the evening.
13/10/20	33 Kaitawa Crescent (Paul M)	Email received outlining outstanding issues.
13/10/20	7 Kaitawa Crescent (Richard/Stevenie)	Called to explain why we would like them to remove their submission and wish to be heard. They advised they would do this as soon as possible.
14/10/20	Kim Foote (Not sure who this is)	Email received supporting Paul M's email.
14/10/20	33 Kaitawa Crescent (Paul M)	Email and phone call between Kāinga Ora and Paul M
15/10/20	7 Kaitawa Crescent (Richard/Stevenie)	Email requesting confirmation of submission withdrawal by the end of the week.
15/10/20	7 Kaitawa Crescent (Richard/Stevenie)	Email confirming withdrawal of submission.
15/10/20	37 Kaitawa Crescent (Young)	Email requesting confirmation of submission withdrawal by the end of the week.
19/10/20	37 Kaitawa Crescent (Young)	Called to discuss submission withdrawal confirmation.
19/10/20	37 Kaitawa Crescent (Young)	Email confirming withdrawal of submission.

Decision A - Land Use

General

1. The activity shall be undertaken in general accordance with the information supplied with application RM190125 and all supporting additional information, including the following:

- WSP Plan titled "Site Plan Proposed", drawing number NH0060-OIC-03-XX-DR, dated 08/05/2019.
- Context Architects Plan titled "Elevations", drawing number RH-C1-A1201, Rev 01, dated 07/06/2019.
- WSP Plan titled "Elevations", drawing number N-H0060-OIC-00-GF-DR, dated 5/07/2019.

Stamped as 'Final Approved Plans' on **XX.XX.XXXX**, except where modified by conditions of consent.

Foundations

2. No building works shall proceed beyond the foundation stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to Kāpiti Coast District Council that the works completed have been completed in accordance with the approved plans as referred to in condition 1 of this consent.

Tank Restraints

3. The stormwater tanks shall have a specific restraint design that is to the satisfaction of Kāpiti Coast District Council. The restraint will be designed by a suitably experienced Chartered Engineer or an appropriately qualified Structural Engineer with regard to their potential seismic performance level.

Noise

4. At the request of the Kāpiti Coast District Council, and within 20 working days of that request, a suitably qualified acoustic professional, engaged by the consent holder, shall provide to Kāpiti Coast District Council a report that:

- a. measures and assesses noise emitted from the pump on each proposed lot.
- b. determines the extent of any compliance or breach of the noise limits specified in Table 12.D.1, Permitted Activity 1, Standard 1 in the Proposed District Plan Appeals Version 2018 (Kāpiti Coast District Council).
- c. recommends specific actions, in the event of a breach, that will ensure compliance with the noise limits specified in Table 12.D.1, Permitted Activity 1, Standard 1 in the Proposed District Plan Appeals Version 2018 (Kāpiti Coast District Council).

In the event of a breach all specific actions outlined in the report provided by the suitably qualified acoustic professional shall be implemented, to the satisfaction of Kāpiti Coast District Council, within 20 working days from the provision of the report.

In the event that the recommendations and actions referred to above are not implemented within the period specified in this condition, the activity directly associated with the source of the noise shall cease until such time that the recommendations are implemented.

Landscape Plan

5. A landscape planting and management plan (with supporting specifications) shall be prepared and submitted to Kāpiti Coast District Council for certification prior to construction commencing.

The landscape planting and management plan shall be prepared in consultation with the owners and occupiers of 7, 33 and 37 Kaitawa Crescent, Paraparaumu and contain:

- a plan detailing the proposed plant species, plant sizes at time of planting, plant locations and timing of planting; and
- a management/maintenance programme, in particular details of maintenance methodology and frequency, allowance for replacement of plants, including specimen trees in case plants are severely damaged / die over the first three years of the planting being established.

Decision B - Subdivision

General

6. The activity shall be undertaken in general accordance with the information supplied with application RM190125 and all supporting additional information, including the following:

- WSP Plan titled "Proposed Scheme Plan Layout" drawing number NH0060-OIC-03-XX-DR, dated 14/05/2019.
- WSP Plan titled "Site Plan Proposed" drawing number NH0060-OIC-03-XX-DR, dated 08/05/2019.

Stamped as 'Final Approved Plans' on **XX.XX.XXXX**, except where modified by conditions of consent.

7. The e-survey dataset shall be in general conformity with the information supplied with application RM190125 and all supporting additional information, including the following:

- WSP Plan titled "Proposed Scheme Plan Layout" drawing number NH0060-OIC-03-XX-DR, dated 14/05/2019.
- WSP Plan titled "Site Plan Proposed" drawing number NH0060-OIC-03-XX-DR, dated 08/05/2019.

Stamped as 'Final Approved Plans' on **XX.XX.XXXX**, except where modified by conditions of consent.

Fees, Levies and Contributions

8. Prior to the issue of section 224(c) certificate under the Resource Management Act 1991, the consent holder shall pay a reserve contribution of **\$XX.XX** including GST.

9. Prior to the issue of a 224(c) certificate under the Resource Management Act 1991, the consent holder shall pay Council Engineering Fees of **\$xx.xx** including GST for work that may be required for plan approvals, site inspections and consent compliance monitoring, plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Engineering

10. The consent holder shall comply with the requirements of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012, unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
11. Prior to works commencing, the consent holder shall submit copies of the plans and specifications for the engineering development for approval to the satisfaction of the Council's Development Engineer. The engineering development must be in accordance with the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012. No works shall commence until the plans are approved by Kāpiti Coast District Council's Development Engineer.
12. Prior to works commencing, the consent holder shall provide the Council's Development Engineer with the names of the Developer's or Owner's Representative(s) appointed in terms of Clause B(ii) of Part 3 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.
13. Prior to works commencing, the consent holder shall advise the names and professional qualifications of any Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012. Suitably Qualified Persons are required for, but not necessarily limited to, civil engineering.
14. Prior to commencement of the following stage of works, the consent holder shall notify Council's Development Engineer so that the Council's Development Engineer, or their authorised representative, are able to present on site to inspect certain stages of the works. These stages are as follows:
- Commencement of works or recommencement after a substantial lapse;
 - Water reticulation connections and services prior to back fill;
 - Wastewater reticulation connections and services prior to back fill;
 - Final inspection; and

Foundations

15. Any future structure requiring a Building Consent in terms of Building Act provisions, proposed on Lots 1 and 2 shall have specific foundation design by a suitably experienced Chartered Engineer or an appropriately qualified Geotechnical Engineer with regard to the potential for earthquake induced liquefaction of the ground on which the structure is to be located, and the potential effects of associated ground settlement and lateral spreading of the ground.

Access and Parking

16. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, the consent holder shall construct the vehicle crossing for the Right of Way in accordance with Kāpiti Coast District Council standard drawing KCDC-RD-005 rev R5. The Right of Way movement lane shall be formed and sealed complying with Part 3, Section D and Part 4 Schedule 3 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.

Stormwater

17. Stormwater disposal for the subdivision shall be in accordance with the requirements and intent of the report "35 Kaitawa Crescent: Water Storage and Hydraulic Neutrality. Ref: N-H0060.01", by WSP and dated 10 June 2019.

Wastewater

18. Prior to the issue of a Section 22(c) certificate under the Resource Management Act 1991, the consent holder shall provide each allotment with a new wastewater lateral which complies with Part 3 Section F and Part 4 Schedule 5 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.

19. The construction of any new wastewater service shall only be undertaken by an approved contractor as defined in Part 3, section F(ix) of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.

Water Supply

20. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide each allotment with a metered water supply which complies with Part 3 Section G and Part 4 Schedule 6 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.

21. The water demand system and water efficient plumbing fixtures and appliances shall be in accordance with the recommendation and intent of the report "35 Kaitawa Crescent: Water Storage and Hydraulic Neutrality. Ref: N-H0060.01", by WSP and dated 10 June 2019.

22. The construction of any new water supply reticulation service shall only be undertaken by an approved contractor as defined in Part 3 section G(vii) of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.

Power and Telecommunication

23. The subdivision shall be serviced with electric power and telecommunication to all lot boundaries. Where new underground power and telecommunication services are required, they shall be provided to the boundary of each lot, to the satisfaction of the Council's Development Engineer.

Easements

24. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. This consent is conditional on the easements being granted or reserved

and they must be subject to section 243 of the Resource Management Act 1991.

Completion

25. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, completion documentation, including operation and maintenance manuals, shall be submitted in accordance with Part 1 of NZS 4404:2010 and Part 4 Schedule 1 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.
26. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, the consent holder shall submit compliant as-built drawings of the public wastewater drainage and public potable water services to the Council's Development Engineer.
27. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, certification shall be supplied to the satisfaction of the Manager, Resource Consents and shall comprise:
 - NZS4404:2010 Schedule 1B (Contractors Certificate upon completion of Land Development/Subdivision) signed by the Contractor; and
 - NZS4404:2010 Schedule 1C (Certification upon completion of Land Development/Subdivision of Person Responsible for Inspection and Review of Construction) signed by a suitably qualified professional.
28. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, the consent holder shall provide Kāpiti Coast District Council with an itemised schedule of quantities and costs, and the CCTV inspection reports, for those services and assets which are to be vested in Council.
29. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, the consent holder shall supply a copy of the title sheets of the e-survey dataset and shall list and indicate how each condition has been met to the satisfaction of Kāpiti Coast District Council.

Decision A - Land Use

General

1. The activity shall be undertaken in general accordance with the information supplied with application RM190125 and all supporting additional information, including the following:

- WSP Plan titled "Site Plan Proposed", drawing number NH0060-OIC-03-XX-DR, dated 08/05/2019.
- Context Architects Plan titled "Elevations", drawing number RH-C1-A1201, Rev 01, dated 07/06/2019.
- WSP Plan titled "Elevations", drawing number N-H0060-OIC-00-GF-DR, dated 5/07/2019.

Stamped as 'Final Approved Plans' on **XX.XX.XXXX**, except where modified by conditions of consent.

Foundations

2. No building works shall proceed beyond the foundation stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to Kāpiti Coast District Council that the works completed have been completed in accordance with the approved plans as referred to in condition 1 of this consent.

Tank Restraints

3. The stormwater tanks shall have a specific restraint design that is to the satisfaction of Kāpiti Coast District Council. The restraint will be designed by a suitably experienced Chartered Engineer or an appropriately qualified Structural Engineer with regard to their potential seismic performance level.

Noise

4. At the request of the Kāpiti Coast District Council, and within 20 working days of that request, a suitably qualified acoustic professional, engaged by the consent holder, shall provide to Kāpiti Coast District Council a report that:

- a. measures and assesses noise emitted from the pump on each proposed lot.
- b. determines the extent of any compliance or breach of the noise limits specified in Table 12.D.1, Permitted Activity 1, Standard 1 in the Proposed District Plan Appeals Version 2018 (Kāpiti Coast District Council).
- c. recommends specific actions, in the event of a breach, that will ensure compliance with the noise limits specified in Table 12.D.1, Permitted Activity 1, Standard 1 in the Proposed District Plan Appeals Version 2018 (Kāpiti Coast District Council).

In the event of a breach all specific actions outlined in the report provided by the suitably qualified acoustic professional shall be implemented, to the satisfaction of Kāpiti Coast District Council, within 20 working days from the provision of the report.

In the event that the recommendations and actions referred to above are not implemented within the period specified in this condition, the activity directly associated with the source of the noise shall cease until such time that the recommendations are implemented.

Landscape Plan

5. A landscape planting and management plan (with supporting specifications) shall be prepared and submitted to Kāpiti Coast District Council for certification prior to construction commencing.

The landscape planting and management plan shall be prepared in consultation with the owners and occupiers of 7, 33 and 37 Kaitawa Crescent, Paraparaumu and contain:

- a plan detailing the proposed plant species, plant sizes at time of planting, plant locations and timing of planting; and
- a management/maintenance programme, in particular details of maintenance methodology and frequency, allowance for replacement of plants, including specimen trees in case plants are severely damaged / die over the first three years of the planting being established.

Decision B - Subdivision

General

6. The activity shall be undertaken in general accordance with the information supplied with application RM190125 and all supporting additional information, including the following:
 - WSP Plan titled "Proposed Scheme Plan Layout" drawing number NH0060-OIC-03-XX-DR, dated 14/05/2019.
 - WSP Plan titled "Site Plan Proposed" drawing number NH0060-OIC-03-XX-DR, dated 08/05/2019.

Stamped as 'Final Approved Plans' on **XX.XX.XXXX**, except where modified by conditions of consent.

7. The e-survey dataset shall be in general conformity with the information supplied with application RM190125 and all supporting additional information, including the following:
 - WSP Plan titled "Proposed Scheme Plan Layout" drawing number NH0060-OIC-03-XX-DR, dated 14/05/2019.
 - WSP Plan titled "Site Plan Proposed" drawing number NH0060-OIC-03-XX-DR, dated 08/05/2019.

Stamped as 'Final Approved Plans' on **XX.XX.XXXX**, except where modified by conditions of consent.

Fees, Levies and Contributions

8. Prior to the issue of section 224(c) certificate under the Resource Management Act 1991, the consent holder shall pay a reserve contribution of **\$XX.XX** including GST.

9. Prior to the issue of a 224(c) certificate under the Resource Management Act 1991, the consent holder shall pay Council Engineering Fees of **\$xx.xx** including GST for work that may be required for plan approvals, site inspections and consent compliance monitoring, plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Engineering

10. The consent holder shall comply with the requirements of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012, unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
11. Prior to works commencing, the consent holder shall submit copies of the plans and specifications for the engineering development for approval to the satisfaction of the Council's Development Engineer. The engineering development must be in accordance with the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012. No works shall commence until the plans are approved by Kāpiti Coast District Council's Development Engineer.
12. Prior to works commencing, the consent holder shall provide the Council's Development Engineer with the names of the Developer's or Owner's Representative(s) appointed in terms of Clause B(ii) of Part 3 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.
13. Prior to works commencing, the consent holder shall advise the names and professional qualifications of any Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012. Suitably Qualified Persons are required for, but not necessarily limited to, civil engineering.
14. Prior to commencement of the following stage of works, the consent holder shall notify Council's Development Engineer so that the Council's Development Engineer, or their authorised representative, are able to present on site to inspect certain stages of the works. These stages are as follows:
- Commencement of works or recommencement after a substantial lapse;
 - Water reticulation connections and services prior to back fill;
 - Wastewater reticulation connections and services prior to back fill;
 - Final inspection; and

Foundations

15. Any future structure requiring a Building Consent in terms of Building Act provisions, proposed on Lots 1 and 2 shall have specific foundation design by a suitably experienced Chartered Engineer or an appropriately qualified Geotechnical Engineer with regard to the potential for earthquake induced liquefaction of the ground on which the structure is to be located, and the potential effects of associated ground settlement and lateral spreading of the ground.

Access and Parking

16. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, the consent holder shall construct the vehicle crossing for the Right of Way in accordance with Kāpiti Coast District Council standard drawing KCDC-RD-005 rev R5. The Right of Way movement lane shall be formed and sealed complying with Part 3, Section D and Part 4 Schedule 3 of the Kāpiti Coast District Council's Subdivision and Development Principles and Requirements 2012.

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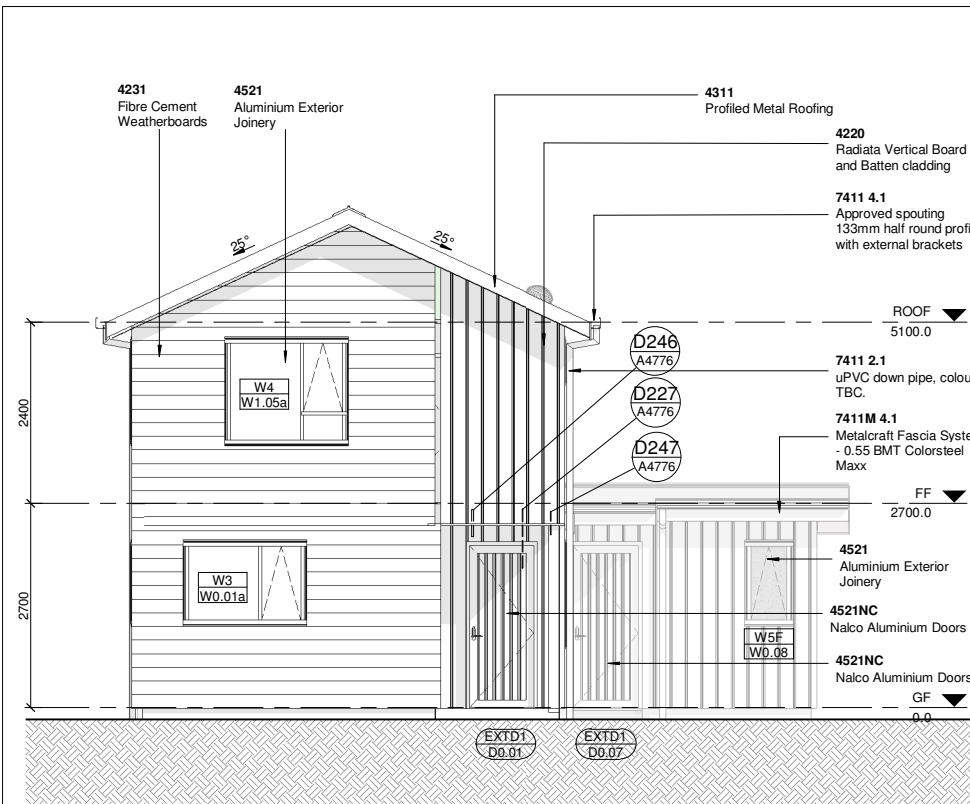
Easements

24. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. This consent is conditional on the easements being granted or reserved

and they must be subject to section 243 of the Resource Management Act 1991.

Completion

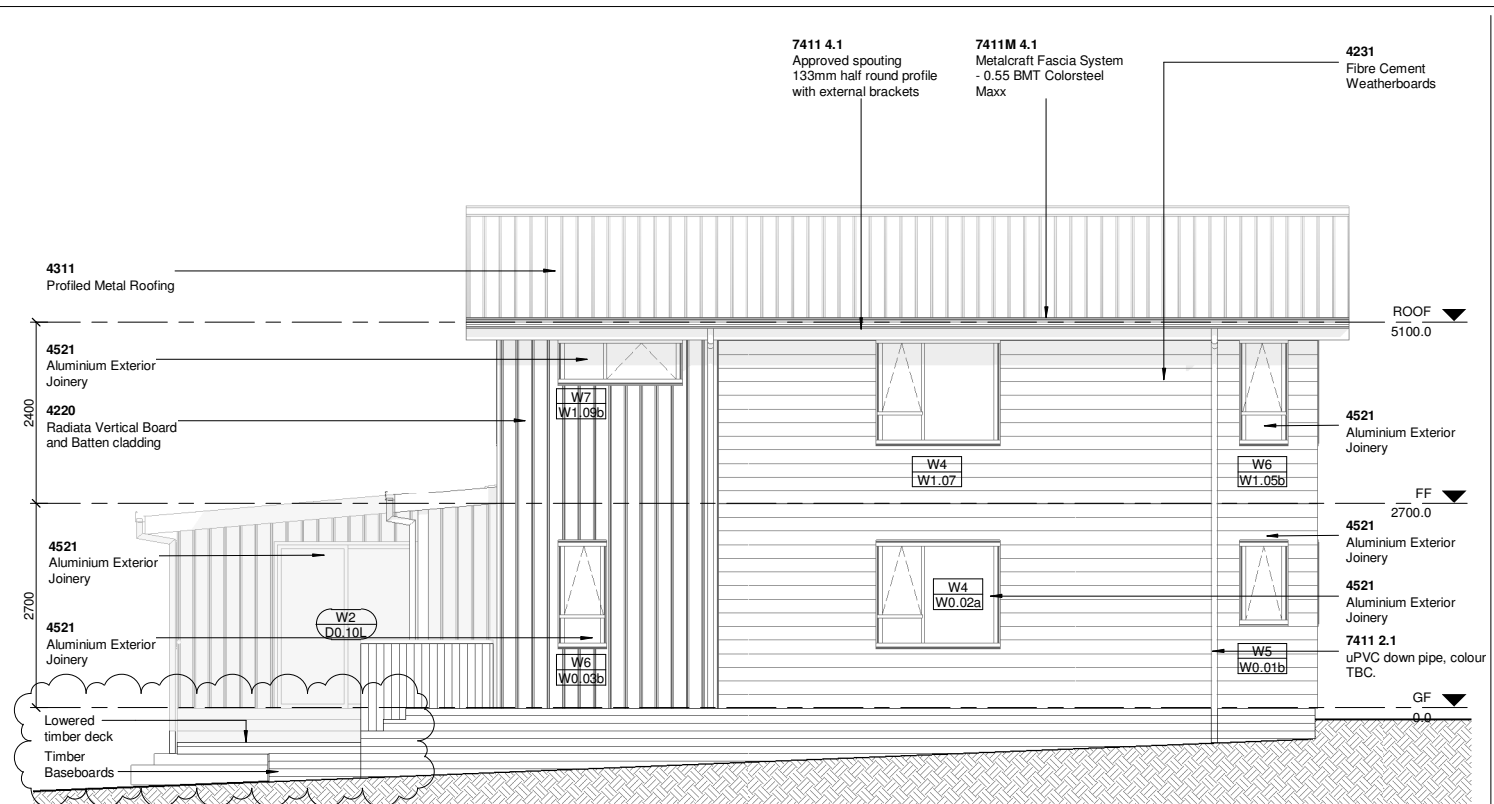
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29. Prior to the issue of a section 224(c) certificate under the Resource Management Act 1991, the consent holder shall supply a copy of the title sheets of the e-survey dataset and shall list and indicate how each condition has been met to the satisfaction of Kāpiti Coast District Council.



1 ELEVATION A
A-2000 SCALE 1 : 50

SOUTH

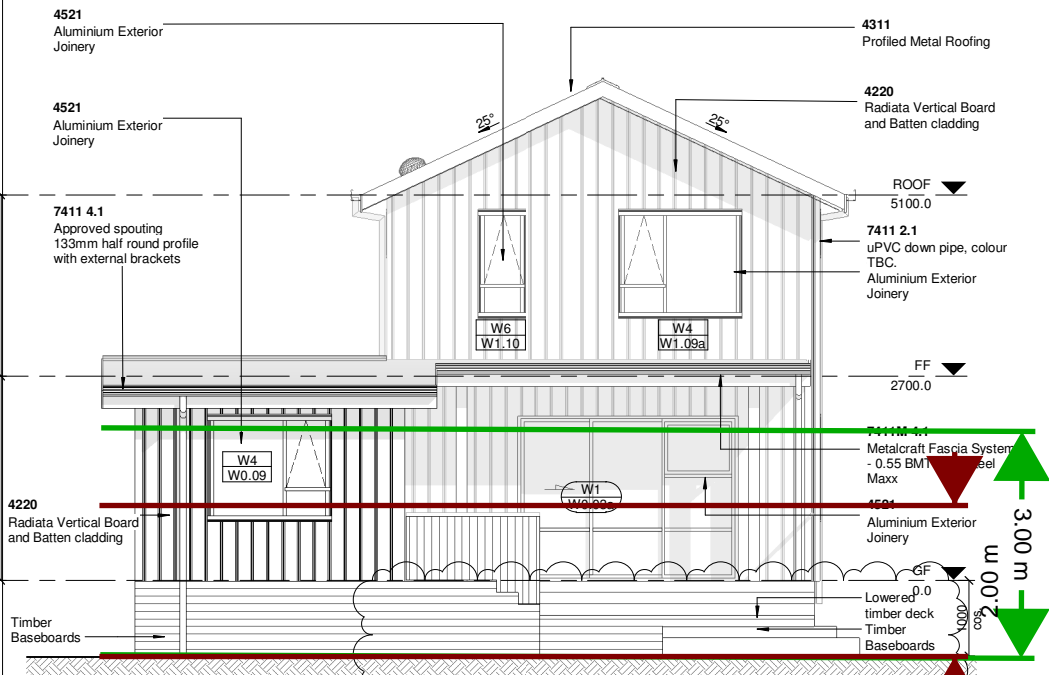
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WIND ZONE	MEDIUM	0
NO. OF STOREYS	HIGH	2
ROOF/WALL JUNCTION	LOW	0
EAVE WIDTH	HIGH	2
ENVELOPE COMPLEXITY	MEDIUM	1
DECKS	LOW	0
TOTAL		5



2 ELEVATION B
A-2000 SCALE 1 : 50

WEST

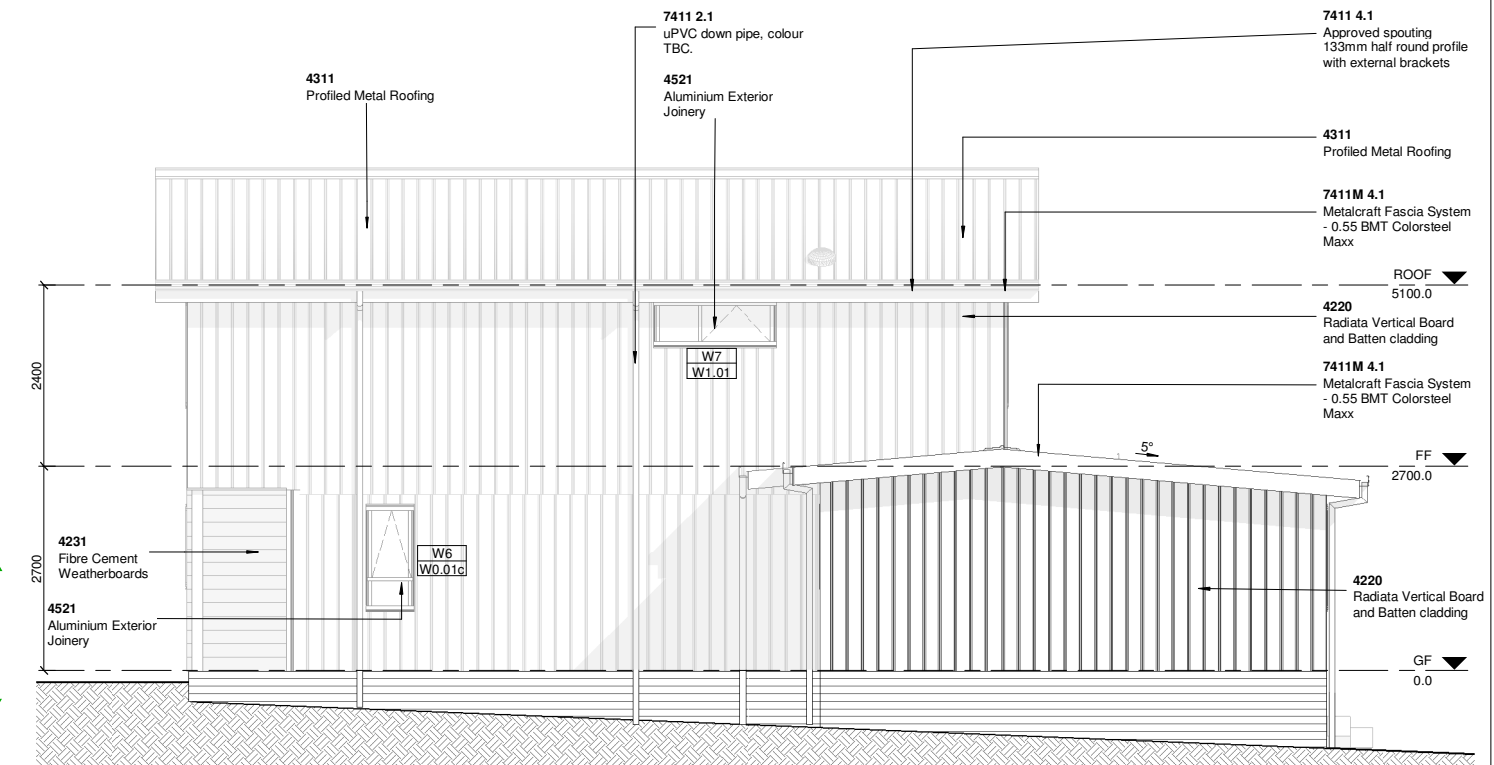
RISK FACTOR	RISK FACTOR	RISK SCORE
WIND ZONE	MEDIUM	0
NO. OF STOREYS	HIGH	2
ROOF/WALL JUNCTION	LOW	0
EAVE WIDTH	HIGH	2
ENVELOPE COMPLEXITY	MEDIUM	1
DECKS	LOW	0
TOTAL		5



3 ELEVATION C
A-2000 SCALE 1 : 50

NORTH

RISK FACTOR	RISK FACTOR	RISK SCORE
WIND ZONE	MEDIUM	0
NO. OF STOREYS	HIGH	2
ROOF/WALL JUNCTION	LOW	0
EAVE WIDTH	HIGH	2
ENVELOPE COMPLEXITY	MEDIUM	1
DECKS	LOW	0
TOTAL		5



4 ELEVATION D
A-2000 SCALE 1 : 50

EAST

RISK FACTOR	RISK FACTOR	RISK SCORE
WIND ZONE	MEDIUM	0
NO. OF STOREYS	HIGH	2
ROOF/WALL JUNCTION	LOW	0
EAVE WIDTH	HIGH	2
ENVELOPE COMPLEXITY	MEDIUM	1
DECKS	LOW	0
TOTAL		5

NOTES:

REVISION	AMENDMENT	APP	DATE
P A	TENDER		5.07.2019
P B	LOWERED DECK		24.07.2020

DETAILED DESIGN



Wellington Office
PO Box 12 003
Wellington 6144
New Zealand
+64 4 471 7000

SCALE	DESIGNED	APPROVED	ORIGINAL SIZE
1 : 50 @ A1	CSC	BS	A1

PROJECT
**HOUSING NEW ZEALAND CORPORATION
REGIONAL HOUSING PROGRAMME**

35 KAITAWA CRESCENT, PARAPARAMU
TITLE
ELEVATIONS

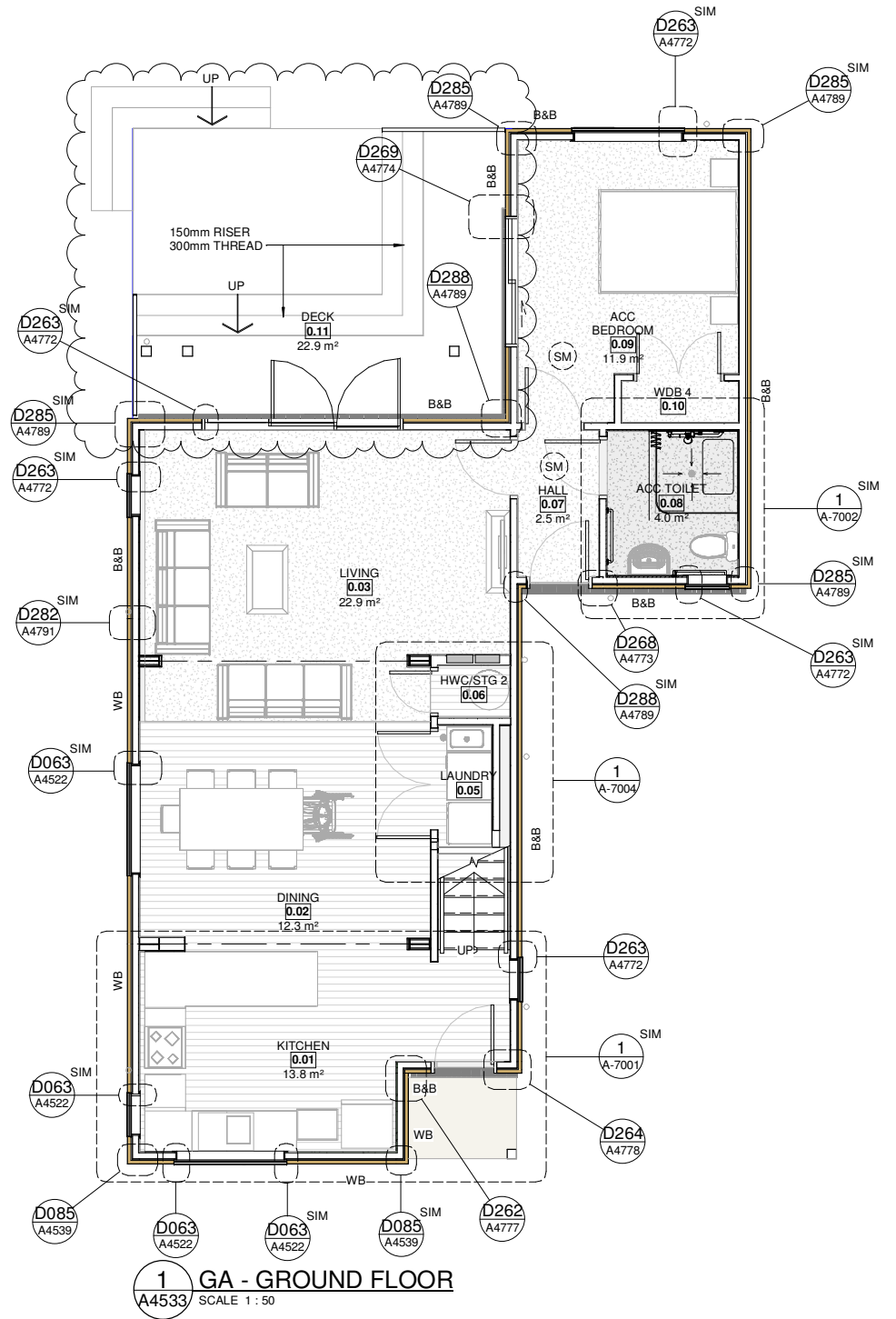
OPUS PROJECT NO.	SUITABILITY
N-H0060.03	

PROJ-ORIG-VOL-LVL-TYPE	SHEET NO.	REVISION
N-H0060-OIC-00-GF-DR	A-2040	RB

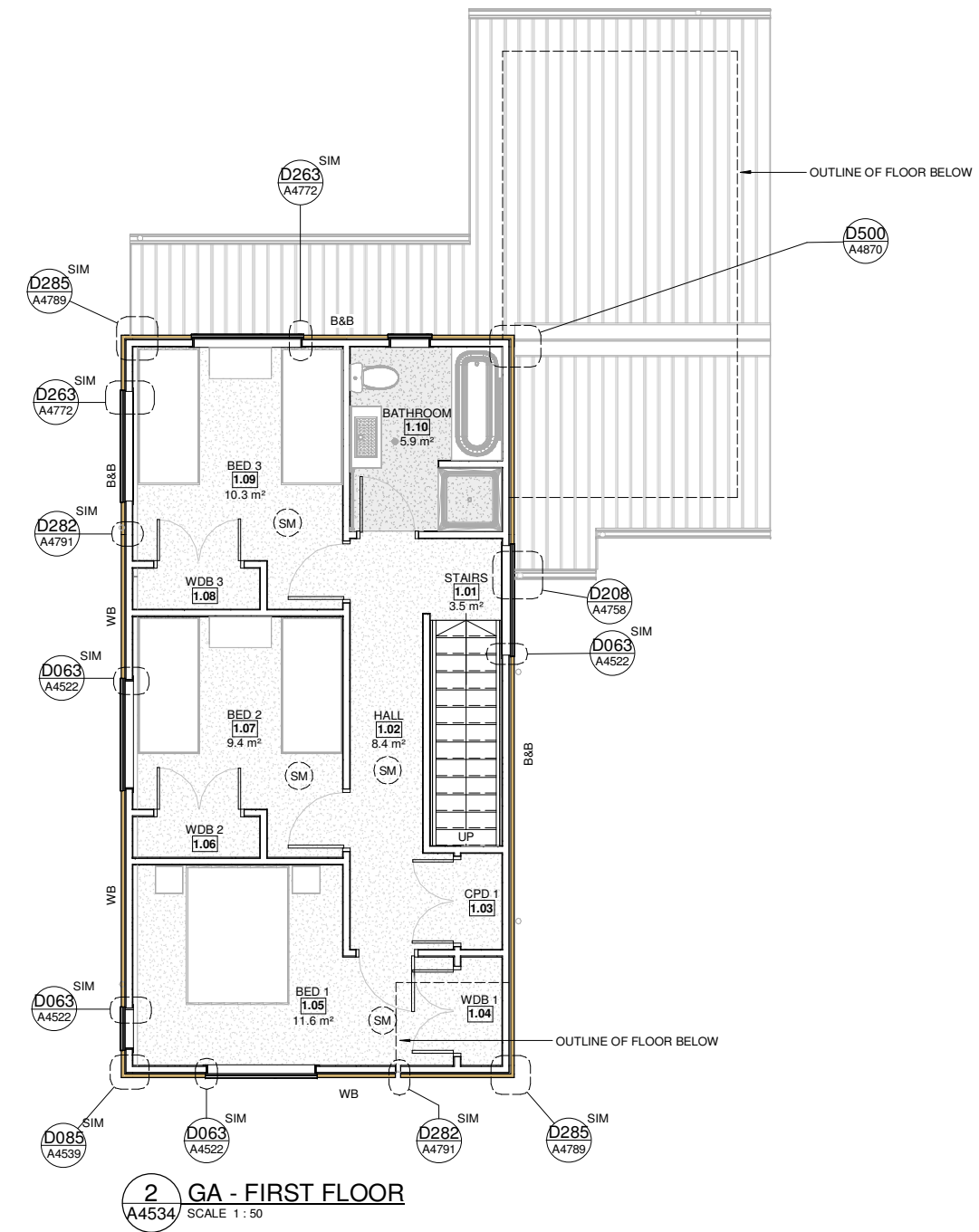
ARCHITECTURE

300mm
200mm
100
50
10mm

(SM) CEILING MOUNTED TYPE 1 DOMESTIC SMOKE ALARMS WITH TEST AND HUSH BUTTONS TO COMPLY WITH NZBC SECTION F7 C1 3.2



1 GA - GROUND FLOOR SCALE 1:50



2 GA - FIRST FLOOR SCALE 1:50

NOTES:

GENERAL NOTES

THE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ASSOCIATED SPECIFICATIONS AND CONDITIONS OF CONTRACT. THE DRAWINGS SHALL ALSO BE READ IN CONJUNCTION WITH THE STRUCTURAL, SERVICES, CIVIL AND OTHER PROJECT DOCUMENTS. ANY DISCREPANCIES IN THE ARCHITECTURAL DRAWINGS OR BETWEEN AND CONSULTANT DOCUMENTS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION

VERIFY ALL DIMENSIONS WITH STRUCTURAL, SERVICES, CIVIL AND OTHER PROJECT DOCUMENTS PRIOR TO CONSTRUCTION COMMENCING. REFER ALL DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION

SUBSTITUTION FOR OR AMENDMENT OF SPECIFIED DETAILS OR MATERIAL SHALL NOT BE CARRIED OUT WITHOUT PRIOR APPROVAL OF THE ARCHITECT

ALL WORK SHALL COMPLY WITH THE NZBC, ALL RELEVANT LOCAL AUTHORITY BYLAWS, NZS 3604, AND ALL RELEVANT STANDARDS

ALL WORK TO BE UNDERTAKEN TO BE BEST TRADE PRACTICE FOR EACH RESPECTIVE TRADE. ANY SUBSTANDARD WORK OR BUILDING MATERIAL DEFECTS SHALL BE THE CONTRACTORS RESPONSIBILITY TO REMOVE, REPAIR OR REPLACE AT NO EXTRA COST TO THE CONTRACT

UNLESS OTHERWISE NOTED ALL TIMBER FRAMING SHALL BE KILN DRIED MACHINE GAUGED SGB RADIATA PINE WITH A MOISTURE CONTENT BOTH AT INSTALLATION AND IN SERVICE OF NOT MORE THAN 20%.

WHERE SPECIFIED USE HIGHER GRADE TIMBER I.E. SG10.

TIMBER TREATMENTS SHALL BE IN ACCORDANCE WITH NZS3602:2003 AS A MINIMUM. HIGHER TREATMENT LEVELS MAY BE SPECIFIED HEREIN. REFER TO SPECIFICATION FOR EXACT TYPES AND LOCATIONS

ALL TIMBER SHALL BE H1.2 TREATED GRADED SG-8 UNLESS STATED OTHERWISE

ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH NZS3604 UNLESS OTHERWISE NOTED. PROVIDE WASHERS TO ALL BOLTED CONNECTIONS IN ACCORDANCE WITH NZS3604. SEPARATE ALL TIMBER FROM CONCRETE WITH THERMAKRAFT SUPERCOURSE DPC

ALL WATERPROOFING SHALL BE IN ACCORDANCE WITH NZBC E3/AS1. MAIN CONTRACTOR TO ENSURE ALL FLOOR AND WALL JUNCTIONS ARE SEALED TO PREVENT WATER PENETRATION. ALL FITTINGS WITHIN THESE SPACES SHALL ALSO BE SEALED TO PREVENT WATER PENETRATION INTO CONCEALED SPACES

REFER TO THE STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATION FOR STEELWORK AND TIMBER FRAMING SIZES

REFER TO THE SERVICE CONSULTANTS DRAWINGS AND SPECIFICATION FOR ALL SERVICES AND EQUIPMENT REQUIREMENTS

REVISION	AMENDMENT	APP	DATE
P A	TENDER		5.07.2019
P B	LOWERED DECK		24.07.2020

DETAILED DESIGN



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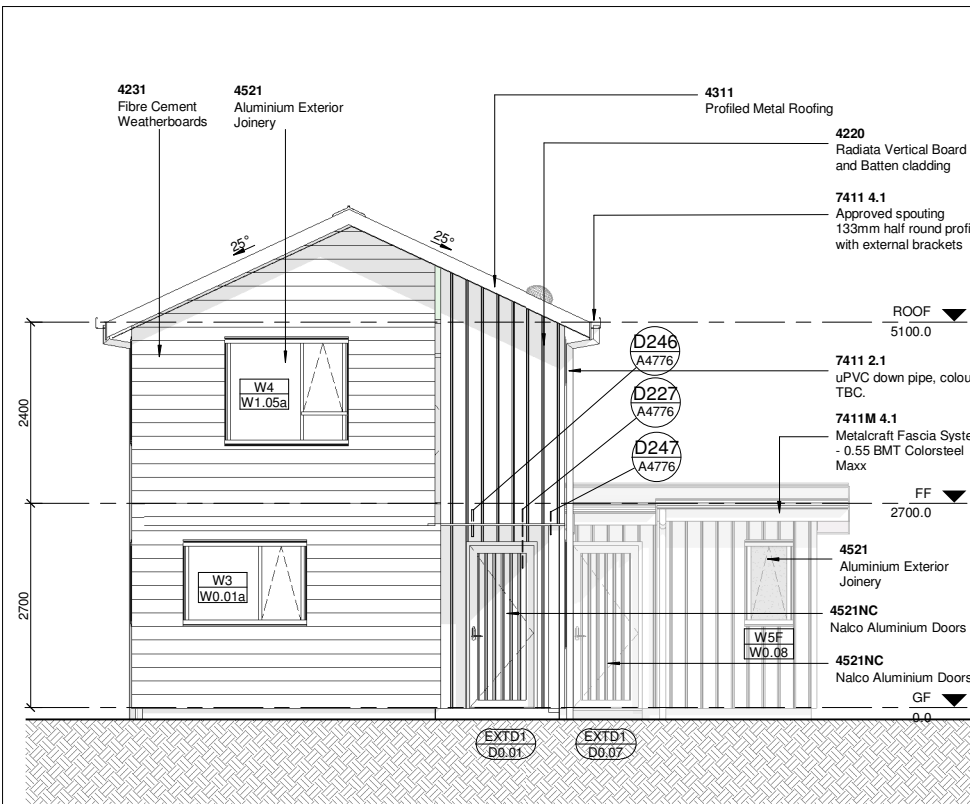
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1:50 @ A1	CSC	BS	A1
DRAWN	DESIGNED	APPROVED	
BW	CSC	BS	
DRAWING VERIFIED	DESIGN VERIFIED	APPROVED DATE	
SM		5.07.2019	

PROJECT
HOUSING NEW ZEALAND CORPORATION
REGIONAL HOUSING PROGRAMME

35 KAITAWA CRESCENT, PARAPARAMU
TITLE
GA PLANS

OPUS PROJECT NO.	SUITABILITY	
N-H0060.03		
PROJ-ORIG-VOL-LVL-TYPE	SHEET NO.	REVISION
N-H0060-OIC-00-GF-DR	A-1000	RB

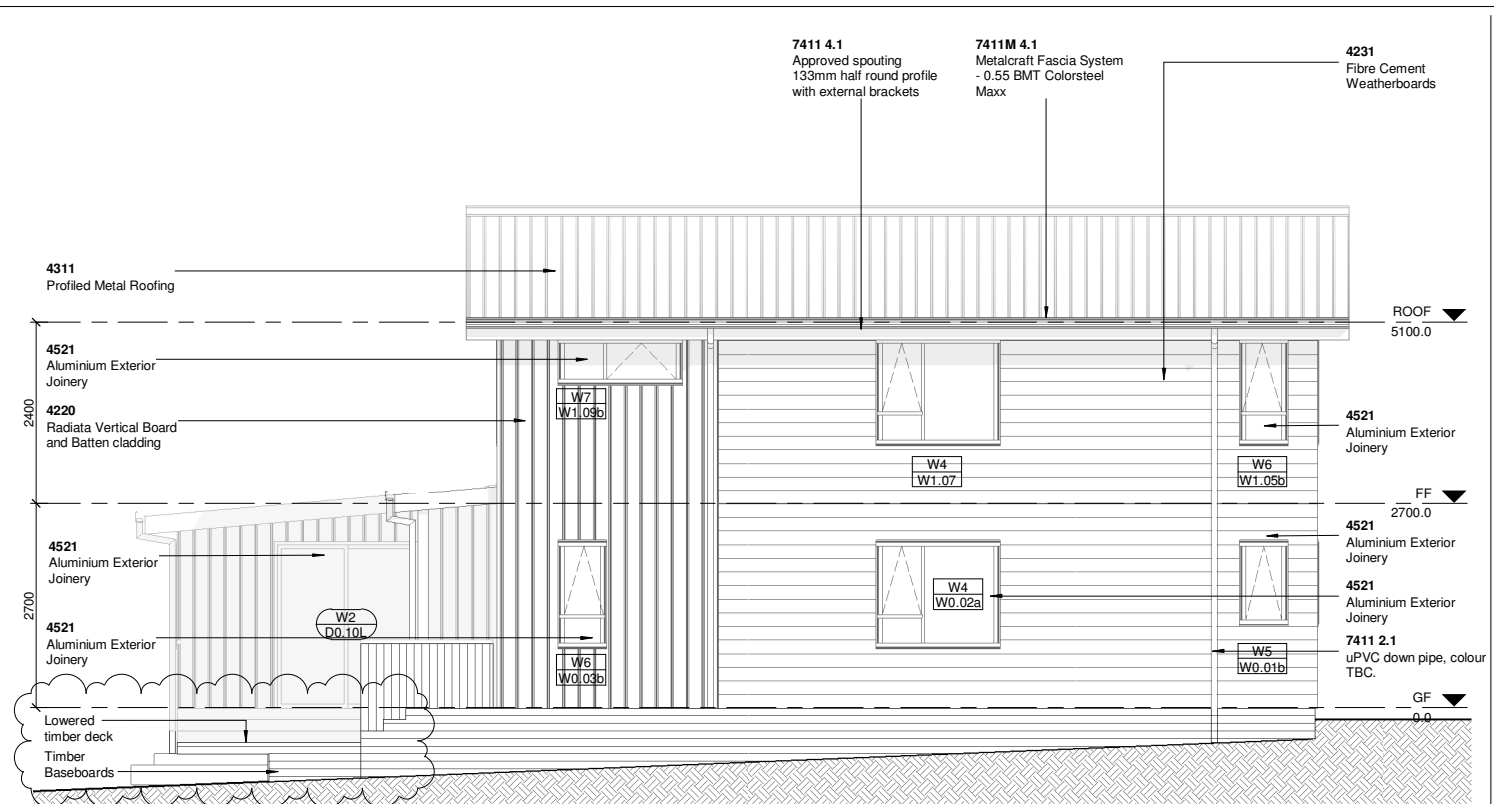
ARCHITECTURE



1 ELEVATION A
A-2000 SCALE 1 : 50

SOUTH

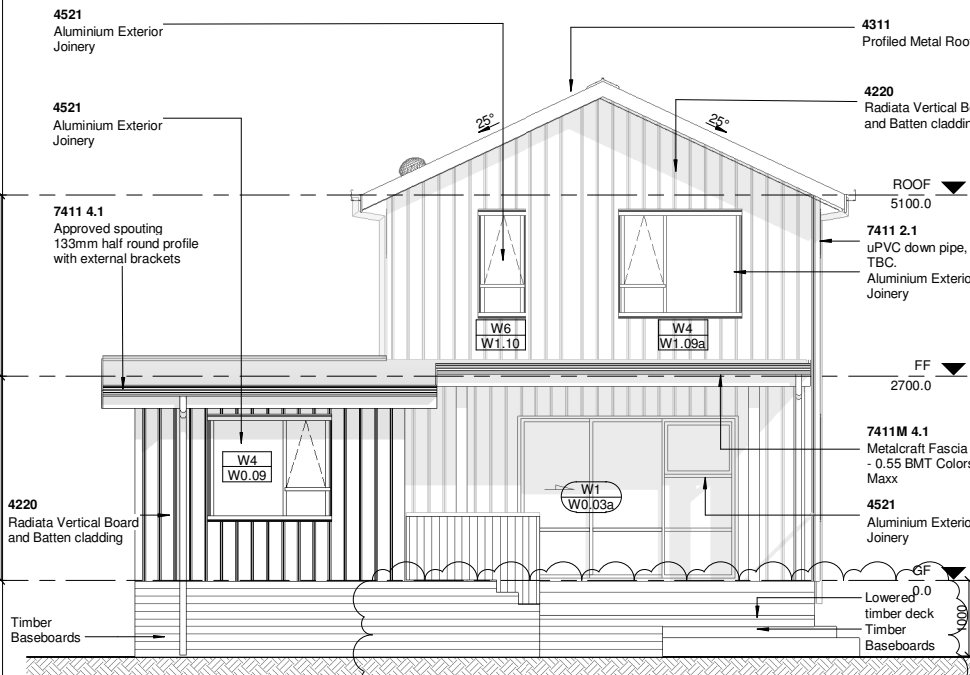
RISK FACTOR	RISK FACTOR	RISK SCORE
WIND ZONE	MEDIUM	0
NO. OF STOREYS	HIGH	2
ROOF/WALL JUNCTION	LOW	0
EAVE WIDTH	HIGH	2
ENVELOPE COMPLEXITY	MEDIUM	1
DECKS	LOW	0
TOTAL		5



2 ELEVATION B
A-2000 SCALE 1 : 50

WEST

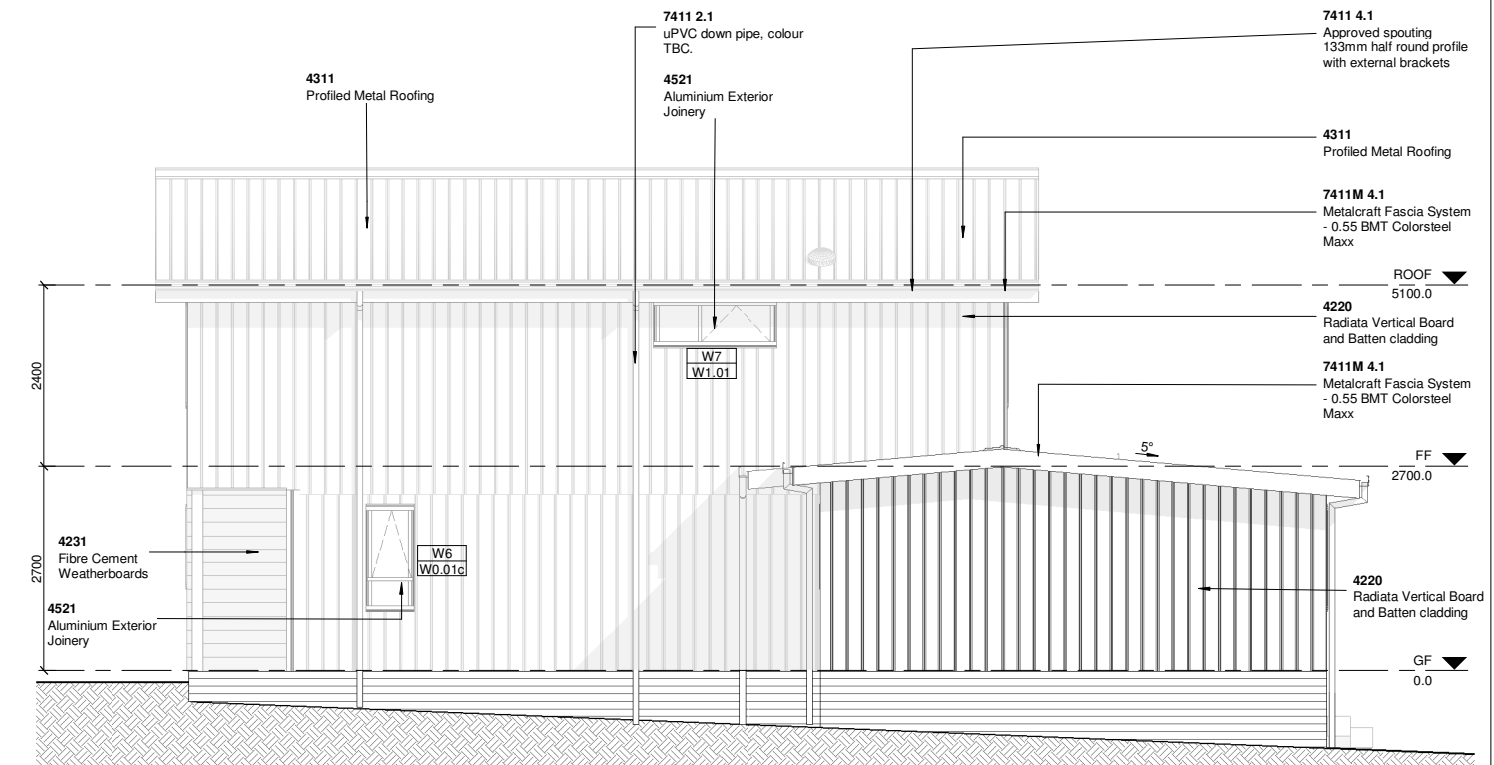
RISK FACTOR	RISK FACTOR	RISK SCORE
WIND ZONE	MEDIUM	0
NO. OF STOREYS	HIGH	2
ROOF/WALL JUNCTION	LOW	0
EAVE WIDTH	HIGH	2
ENVELOPE COMPLEXITY	MEDIUM	1
DECKS	LOW	0
TOTAL		5



3 ELEVATION C
A-2000 SCALE 1 : 50

NORTH

RISK FACTOR	RISK FACTOR	RISK SCORE
WIND ZONE	MEDIUM	0
NO. OF STOREYS	HIGH	2
ROOF/WALL JUNCTION	LOW	0
EAVE WIDTH	HIGH	2
ENVELOPE COMPLEXITY	MEDIUM	1
DECKS	LOW	0
TOTAL		5



4 ELEVATION D
A-2000 SCALE 1 : 50

EAST

RISK FACTOR	RISK FACTOR	RISK SCORE
WIND ZONE	MEDIUM	0
NO. OF STOREYS	HIGH	2
ROOF/WALL JUNCTION	LOW	0
EAVE WIDTH	HIGH	2
ENVELOPE COMPLEXITY	MEDIUM	1
DECKS	LOW	0
TOTAL		5

NOTES:

REVISION	AMENDMENT	APP	DATE
P A	TENDER		5.07.2019
P B	LOWERED DECK		24.07.2020

DETAILED DESIGN



Wellington Office
PO Box 12 003
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+64 4 471 7000

SCALE	DESIGNED	APPROVED
1 : 50 @ A1	CSC	BS
	DESIGN VERIFIED	APPROVED DATE
	SM	5.07.2019

PROJECT
**HOUSING NEW ZEALAND CORPORATION
REGIONAL HOUSING PROGRAMME**

35 KAITAWA CRESCENT, PARAPARAMU
TITLE
ELEVATIONS

OPUS PROJECT NO.	SUITABILITY	
N-H0060.03		
PROJ-ORIG-VOL-LVL-TYPE	SHEET NO.	REVISION
N-H0060-OIC-00-GF-DR	A-2040	RB

ARCHITECTURE



- LEGEND**
- ① SITE NUMBER
 - - - SITE BOUNDARY
 - - - 1.2M TIMBER BATTEN FENCE
 - - - 2.0M TIMBER BATTEN FENCE
 - 2 BEDROOM ACCESSIBLE HOUSE
 - 3 BEDROOM + 1 ACCESSIBLE HOUSE
 - A NEW SHED 1530x785x1830
 - B NEW SHED 1830x1530x1980
 - VERANDAH / PATIO
 - OUTDOOR LIVING (LAWN)
 - SHRUB & HEDGE PLANTING
 - 4.0M WIDE DRIVEWAY (PERMEABLE SURFACE)
 - ▲ FRONT DOOR
 - M BESPOKE FRENCH DOORS
 - GLAZED SLIDING DOOR
 - CARPARK
 - CLOTHES LINE
 - RUBBISH BINS
 - WT WATER TANK ON CONCRETE PAD (REFER CIVIL DRAWINGS)
 - L LETTERBOX
 - NEW TREES

REVISION	AMENDMENT	APP	DATE
A	FOR REVIEW	JH	08.09.2020

DETAILED DESIGN



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 New Zealand
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SCALE	ORIGINAL SIZE
As indicated @ A1	A1

DRAWN	DESIGNED	APPROVED
MB	CSC	JH

DRAWING VERIFIED	DESIGN VERIFIED	APPROVED DATE
JH	HNZ	08.09.2020

PROJECT
HOUSING NEW ZEALAND
 35 KAITAWA CRESCENT, PARAPARAMU

RESOURCE CONSENT
 TITLE
LANDSCAPE - PROPOSED

OPUS PROJECT NO.	SUITABILITY
N-H0060.03	0

PROJ-ORIG-VOL-LVL-TYPE	SHEET NO.	REVISION
NH0060-OIC-03-ZZ-L	L-1120	A

ARCHITECTURE

TREES :



Citrus Meyeri
Meyer lemon



Feijoa 'Kakapo'
feijoa 'Kakapo'



Malus 'Ariane'
Ariane apple



Sophora tetraptera
kōwhai

SHRUBS:



Arthropodium cirratum
rengarenga



Corokia 'Frosted Chocolate'
corokia 'Frosted Chocolate'



Elastostema rugosum
parataniwha



Libertia grandiflora'
NZ iris



Veronica topiaria
hebe topiaria

GROUND COVER:



Acaena inermis "Purpurea"
purple pipiri



Lobelia angulata
panakaneke

REVISION	AMENDMENT	APP	DATE
A	FOR REVIEW	JH	08.09.2020

DETAILED DESIGN



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New Zealand
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SCALE	ORIGINAL SIZE
As indicated @ A1	A1
DRAWN	DESIGNED
MB	CSC
DRAWING VERIFIED	DESIGN VERIFIED
JH	HNZ
	APPROVED
	JH
	APPROVED DATE
	08.09.2020

PROJECT
HOUSING NEW ZEALAND
35 KAITAWA CRESCENT, PARAPARAUMU
RESOURCE CONSENT
TITLE
LANDSCAPE - PLANTING PALETTE

OPUS PROJECT NO.	SUITABILITY
N-H0060.03	0
PROJ-ORIG-VOL-LVL-TYPE	SHEET NO.
NH0060-OIC-03-ZZ-L	L-1121
	REVISION
	A

ARCHITECTURE

Marnie Rydon

From: R Young <ryoung3000@yahoo.com>
Sent: Monday, 19 October 2020 11:47 AM
To: Marois, Mat
Subject: Re: Pre-Hearing Actions - 35 Kaitawa Crescent

Mat,
I have discussed this with Mavis Young and she is happy with water tank restraint and will withdraw her submission.
Thank you
Robert Young on behalf of Mavis Young

On 15/10/2020 2:58 pm, Marois, Mat wrote:

Hi Mavis and Robert,

½

As per my previous correspondence, I understand from prior discussions that all of your concerns raised in the attached submission, regarding density, privacy, noise, stormwater run-off, car parking, daylight saving and water tank restraint, had been adequately resolved through the additional information provided to date.

½

Please note I½ve raised your fencing query with K½inga Ora and they will follow it up from their end.

½

We will be looking at proceeding with the resource consent process next week and would therefore appreciate receiving your agreement to have your submission withdrawn from resource consent application RM190125.

½

Could you please confirm that you agree to have your submission withdrawn by the end of this week (Friday the 16th of October)?

½

Always available to discuss if needed.

½

Many thanks,

Mat

½

Mat½Marois
Planner Environment



T: +64 4 471 6452
M: 0273173901
Mat.Marois@wsp.com

WSP
Level 9 Majestic Centre
100 Willis St
Wellington½6011
New Zealand

wsp.com/nz



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the future
of Aotearoa
since 1870

½

From: Marois, Mat
Sent: Friday, 9 October 2020 2:26 PM
To: ryoung3000@yahoo.com
Subject: RE: Pre-Hearing Actions - 35 Kaitawa Crescent

½

Hi Mavis,

½

As discussed last week, please find attached the water tank seismic restraint that WSP has designed to ensure the proposed water tanks on the boundary with your property will be secure in the event of an earthquake.

½

If you no longer have any issues with the proposed Kāinga Ora development, we would appreciate if you could please confirm that you are happy to remove your submission (attached) for the resource consent application at 35 Kaitawa Crescent.

½

Or otherwise advise if you want to retain your submission with Council. We are keen to resolve everyone's concerns and proceed without a hearing, so would appreciate if you could please confirm that Council can disregard your submission.

½

If you still have issues with the development, please let me know so we can discuss.

½

Kind regards,

Mat

½

Mat Marois
Planner Environment



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M: 0273173901
Mat.Marois@wsp.com

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½

From: Marois, Mat
Sent: Friday, 25 September 2020 11:52 AM
To: ryoung3000@yahoo.com
Subject: RE: Pre-Hearing Actions - 35 Kaitawa Crescent

½

Hi Mavis,

½

To further respond to your question we discussed yesterday on the phone, I've been advised by the project engineer that the water pump will switch on each time the toilet is flushed or when the outside tap is used. It will also run for up to 2 hours after rainfall when excess water is pumped to Kaitawa Crescent.

½

As discussed at the pre-hearing meeting and noted in the pre-hearing report, the pumps have been designed to be submersible, to avoid creating any noise issues, since they will run quite a bit. We are

further proposing as a condition of consent that a noise assessment be undertaken at the request of the Council if there are any noise issues.

½

As discussed, I'll get back in touch mid next week once you've had the time to review the attached documents. Please let me know if you need more time or have any questions in the meantime.

½

Thanks,

Mat

½

Mat Marois
Planner Environment



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½

From: Marois, Mat

Sent: Thursday, 24 September 2020 4:27 PM

To: ryoung3000@yahoo.com

Subject: Pre-Hearing Actions - 35 Kaitawa Crescent

½

Hi Mavis and Robert,

½

Hope all is well. If you recall, I was the WSP Planner who attended the pre-hearing meeting last June for the Kaitawa Ora development at 35 Kaitawa Crescent between yourself, Council, Kaitawa Ora and other neighbours.

½

The property shares a side boundary with yours and some of the actions that came out of the meeting (see page 2 of the attached pre-hearing report) was that Kaitawa Ora would look at reducing the height of the proposed rear deck, look at providing further landscaping, confirm the height of the rear dwelling, prepare draft conditions and design a restraint system for the water tanks.

½

With regards to landscaping and privacy, WSP prepared the attached landscape plan and revised elevations and floor plans of the rear dwelling building showing a lowered deck. See attached landscape, elevations and floor plans for details. Feijoa and Corokia are proposed along the western side and rear boundaries (see second page of landscape plan for visualisation), which can potentially grow up to 3 metres in height (2m within 5 years). The fence is also proposed to be increased to 2 metres along the rear and side boundaries.

½

We are also proposing a set of conditions (see attached) which would require the consent holder to, among others, finalise the landscape plan and tank restraint design and manage noise.

½

We are currently finalising a draft of the restraint design and will be back in touch shortly with this for your input, but in the meantime I would appreciate your thoughts on the attached.

½

If you have any questions or matters you wish to discuss, please do not hesitate to contact me (027 317 3901). I would appreciate if you could advise if you still have any outstanding concerns once we've finalised the restraint design.

Also, please let me know if you would like a physical copy of the attached documents and I can send those through as soon as possible.

Kind regards,

Mat

Mat Marois
Planner Environment



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-LAEmHhHzdJzBITWfa4Hgs7pbKI

From: [Yolanda Morgan](#)
To: "steveniebrinkman@hotmail.com"; "bloodsweatandbeers@hotmail.com"; "PSMNZ@live.com"; "lesa.davidson@kaingaora.govt.nz"; "mark.lash@kaingaora.govt.nz"; "tim.strong@wsp.com"; "sonia.dolan@kaingora.govt.nz"; "ryoung3000@yahoo.com"; [Marois, Mat](#)
Cc: [Marnie Rydon](#)
Subject: RM190125 - Pre-hearing meet report - 35 Kaitawa Crescent, Paraparaumu
Date: Wednesday, 15 July 2020 12:11:46 PM
Attachments: [image001.png](#)
[image004.png](#)
[image003.png](#)
[RM190125 - Chair Pre-Hearing Report - 35 Kaitawa Crescent, Paraparaumu.pdf](#)

Hello

Thank you all for attending the pre-hearing meeting for the above resource consent application. I have attached the pre-hearing meeting report.

If you have any question please contact either Marnie Rydon or myself.

Kind regards

Yolanda

Yolanda Morgan
Consultant Planner - contractor

Tel 04 2964 700



www.kapiticoast.govt.nz



Pre-Hearing Meeting Report

Housing New Zealand Limited application to undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks at 35 Kaitawa Crescent, Paraparaumu

26th June 2020 – 10.30am

At the Kapiti Coast District Council Rata and Kohekohe Meeting Rooms

Meeting Chair: Yolanda Morgan

1. BACKGROUND

The Kāpiti Coast District Council has limited notified the above application and has received three submissions.

I was asked by the Council to Chair a Pre-hearing with the applicant and submitters.

The meeting was convened on 26th June 2020 in the Rata and Kohekohe Meeting Rooms at 10.30a.m.

Parties in attendance were asked to sign an attendance register (attached as Appendix A). I note that the following were in attendance:

For the Applicant:

- Mark Lash – Kainga Ora
- Lesa Davidson – Kainga Ora
- Sonia Dolan – Kainga Ora
- Tim Strong – WSP (Consultant to Kainga Ora)
- Mat Marois – WSP (Consultant to Kainga Ora)

Submitters:

- Stevenie and Richard Peterson – 7 Kaitawa Crescent
- Paul Marlow – 33 Kaitawa Crescent
- Mavis and Robert Young – 37 Kaitawa Crescent

Council:

- Marnie Rydon – Reporting Planner
- Sean Man – Development Engineer

The meeting was conducted in an orderly and constructive atmosphere without undue formality. An agenda was pre-prepared and circulated as attached at Appendix B. In particular, I noted that when speaking, any points raised would be on a without prejudice basis.

Whilst present, the reporting planner made detailed notes on the discussion, a copy of which is attached as Appendix C. I have reviewed those notes and believe that they are an accurate reflection of the matters covered in the course of the meeting.

2. SECTION 99(5)(B) MATTERS

Section 99(5)(b) requires that I provide a report that sets out:

- the issues that were agreed on; and
- the issues that are outstanding.

Rather than agreeing on any issues that could be resolved at the pre-hearing the applicant and the submitters discussed areas of concern for the submitters, as outlined in the meeting notes, and the applicant gave an undertaking to look into ways in which some of the matters raised might be addressed.

Issues that were agreed upon:

1. The Applicant has given an undertaken to address the current stormwater issue at number 7 Kaitawa Crescent.
2. The applicant has agreed to pay costs of fencing and will work with neighbours on what they would like to be erected.

Issues that the applicant has undertaken to further address:

3. The applicant will look into the proposed deck on the boundary with 7 Kaitawa Crescent and will develop a landscaping plan to potentially mitigate the effects of this on 7 Kaitawa Crescent. They will provide this plan to the owners of 7 Kaitawa Crescent for comment.
4. The applicant will look at designs for a restraint system for the water tanks on the boundary with 7 Kaitawa Crescent to ensure that they are secure in an earthquake.
5. The applicant will confirm the height of the dwelling proposed for the rear of the subject site, and confirm if they foundations need to be at a higher elevation that the Plans currently show.
6. The applicant will prepare draft conditions that they will offer as part of the consent process.

3. CONCLUDING REMARKS

At the conclusion of the meeting those present were advised of the likely way forward for the application and the process should there be a hearing

I then closed the meeting.

RM190125

Pre-Hearing Meeting Report

Appendix A – Attendance Register

RM190125

Pre-Hearing Meeting Report

Appendix B – Agenda

RM190125

Pre-Hearing Meeting

AGENDA

Housing New Zealand Limited application to undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks at 35 Kaitawa Crescent, Paraparaumu

26th June 2020 – 10.30am

At the Kapiti Coast District Council Rata and Kohekohe Meeting Rooms

Meeting Chair: Yolanda Morgan

1. Welcome and introductions
2. Summary of proposal by the applicant
3. Issues raised in submissions
4. Points of agreement and further actions
5. Next steps

RM190125

Pre-Hearing Meeting Report

Appendix C – Meeting Notes

RM190125

Pre-Hearing Meeting

NOTES

Housing New Zealand Limited application to undertake a two lot residential subdivision that does not meet the shape factor, minimum and average lot sizes, requires consent for contaminants in soil and land use consent for the construction of two dwellings prior to the certification of the subdivision that do not meet the permitted activity standards for car parking, water demand management and accessory buildings encroaching the require yard setbacks at 35 Kaitawa Crescent, Paraparaumu

26th June 2020 – 10.30am

At the Kapiti Coast District Council Rata and Kohekohe Meeting Rooms

Meeting Chair: Yolanda Morgan

Meeting commenced

Introductions from attendees

Chairperson overview of process, meeting held without prejudice

Mark Lash (ML): Development Manager charged with undertaking new developments. Kainga Ora has historically had a certain model of development style which no longer meets the needs of tenant, gaining population, live for longer, single people etc. New Land is not opening up and lots of three bedroom developments are being replaced with multiunit developments. Perceived intensification of land use. Increase in density doesn't mean the area is a worse place to live. In this case, two-bedroom dwelling at front of site, single level on the higher part of the site in aim to have the least impact on the street. Four bedroom to the rear of the site, setback from road so there's no difference in character.

Richard Peterson (RP): Rear deck looking into site.

Paul Marlow (PM): Resource consent (RC) application says no effects on neighbours, lucky Council considered that there are.

ML: Mat, take through matters need RC for.

Mat Marois (MM): yards for water tanks and garden sheds, minimum and average lot sizes (450m² and 600m²), as part of further information request response, applied to construct dwellings prior to completing subdivision, car parking, smaller water storage tanks.

PM: Why subdivide tax payer land?

ML: Financial reason to subdivide. Worth less than houses on one section. Portfolio requires subdivision. The sites are not expected to be sold. Government embargo on state housing sales.

PM: Kainga Ora taking a developer role rather than providing for people/land.

ML: Won't be able to find common ground doing away with the subdivision, accountants won't allow it.

Chairperson: Anything else to add about proposal?

ML: Asked if everyone has seen plans of the development?

PM: The plans lack information.

ML: Plans approved by Ministry of Business, Innovation and Employment (MBIE), cookie cutter approach.

PM: Plans lack detail and don't meet code.

ML: Asked if everyone has seen plans of the development?

PM: Finished ground levels, raised will end up encroaching height envelope, who pays if roof is on and it is wrong?

RP: Site has been scrapped and water running directly from site onto my property (7 Kaitawa Crescent) when it rains.

ML: Will get contractors onto the site to get it sorted out. When built, this shouldn't be an issue, stormwater will be controlled onsite.

Stevenie Petersen (SP): Deck be built 3m off boundary.

RP: If it doesn't meet the requirements what happens?

ML: Let us know and it will be fixed.

PM: Elevation of building, 1.5m height of fence.

SP: Height means can see directly into our backyard, daughter playing etc.

PM: Noise from raised timber deck increased with number of people living there.

ML: Noise it not a standard that we have applied to not comply with.

PM: Issues with shadows, noise, visual (water tanks), pumps, costs – who pays when there are issues – our money.

ML: Let's go through items one by one.

PM: Nothing wrong with getting people into houses but what proposing will devalue our properties.

ML: No devaluation of properties. Let's talk about privacy.

SP: Was a site visit undertaking before deciding to lodge RC with current proposal?

ML: Yes, a site visit was undertaken. Rear accessible room downstairs, topography has dictated height of foundations and why a timber foundation was chosen.

PM: Expensive option.

ML: Was based on geotechnical investigations and recommendations.

PM: Building code requirements are not being met.

ML: Building Act requirements will be met and if not, then will be fixed.

PM: To fix would need to be lifted and then wouldn't comply with height envelope.

ML: What can we do for privacy concerns?

SP: Remove deck.

PM: No deck.

ML: Not keen on changing the design at this stage, dwelling has been designed for accessibility. We could look at other options for the outdoor area, fence trellis, landscaping.

SP: Landscaping has previously been discussed.

ML: We will look at fencing/landscaping.

SP and RP: Open to suggestions.

No further issues raised on privacy.

Mavis Young (MY): Noise from pumps for the water tanks.

ML: no, pumps in ground, electric, really quiet.

PM: Submersible?

Tim Strang (TS): pumps will be in tank, no noise rating, difficult to measure noise levels. They are not noisy enough to be annoying because they run quite a bit, they've been design to be submersible.

MY: What are the height of the tanks?

TS: slightly higher than fence, will be visible.

PM: Corrugated or plastic tanks?

TS: Corrugated steel, one pump per house and water tank. If there's a problem with pump it is obvious – toilet won't flush.

ML: There is a house maintenance programme and the pumps will be serviced.

SP: Who does general section maintenance?

ML: Lawns be done by tenant if they are able, if not then someone comes and does them.

RP: What if there is a problem with the tenant?

ML: Call local office or 0800 number.

PM: Water tanks on boundary, how held in situ if there's an earthquake?

TS: Hasn't been considered in lots of detail. Tanks come with restraint system, structural design.

PM: Tanks are against the Young's garage, noise from two water pumps and two heat pumps.

TS: Kainga Ora agree to design appropriate restraint system for water tanks.

PM: Or could the tanks be submersed?

TS: Design has already been looked at.

ML: Other tanks have been looked at and used previously and there have been lots of issues so type of tanks won't be changing. We will however look at a restraint system and getting PS1 from engineers.

PM: The tanks need to be kept stable.

ML: Had experience with, will notice, condition of RC.

RP: Acoustic flooring.

ML: Dwelling has to have homestar six rating, green design, insulated floor which will mitigate noise. Heat pumps are common in residential areas, not asking for permission to do anything different. Can't suggest different heating system because of the need for the homestar six rating.

RP: What about radiators?

ML: High cost of maintenance.

PM: When all non-compliances and issues raised are rolled together, it is a lot.

MY: Is the fence the same height all the way along the boundary?

ML: front boundary for about 5m, 1.2m in height then goes up to 1.8m. This provides passive surveillance of the road, good urban design. If low height is a concern, this can be looked at.

MY: Privacy and noise concerns.

PM: What happens if the fence is broken?

ML: Fence will definitely be constructed, job number one keep neighbours happy and health and safety. Kainga Ora will pick up the cost of the fencing.

PM: Are tenants allowed pets?

SP: Trees, fence, water connection.

RP: Fence design, do we get to be involved, don't want to see the ugly side of the fence.

Lesa Davidson (LD): You will get the good side of the fence.

ML: Design will be worked on together.

SP: What about trees if removed for sewer connection in our property?

LD: Anything done on the site will be fixed, if trees are removed which we will try not to do, then they will be replaced.

SP: If trees are planted, prefer semi-mature ones so we don't have to wait so long for them to provide appropriate screening.

ML: Privacy has been covered, can come up with a plan. Noise?

PM: Stacked parking, if car in front needs to be used, then two vehicles are moving onto the road and causing clogging. Material for pavers for water retention in driveway won't serve purpose, require lots of maintenance. Water use in a four-bedroom home. Calculations for water storage vs. water use.

ML: Water use?

PM: Water tanks. Calculation uses three bedroom and applied to the four bedroom house.

ML: Not civil engineering.

PM: Was in email.

TS: Council use an occupancy rate, three people, purpose to top up town supply, steps are being sued to reduce water use, size of property/people, not bedrooms. No impact on water use from rainwater tank use.

PM: I have to comply with size of water tank standard if I was doing something.

Marnie Rydon (MR): Kainga Ora have done the right thing, permitted activity standard don't want to comply with so have applied to not comply and meet the restricted discretionary activity standards.

Stormwater disposal standards are also met. This has been checked by Council's Development Engineer.

TS: Explained discharge to road, means water won't be going through 7 Kaitawa Crescent, less than before. Paving – valid concern re. maintenance.

PM: Testing on the paving was undertaken in Auckland on a flat site, different topography to subject site.

TS: Runoff and rest retained. Soak hole is final link of defence.

PM: Kerb and channel full in current rainfall events. Floods just down the road from site so why is this being added to by the additional density, won't that cause an issue?

TS: The pumps can handle this situation.

ML: Any other concerns? Purpose of meeting discuss if we could fix any of the concerns. Would you be happy to go ahead with conditions or still unhappy and want to go to a hearing? What conditions could fix concerns?

YM: Do the submitters have any other concerns to raised?

RP: Dwelling at rear being two storey.

YM: Don't have to agree to anything today, can go away and think about it. Actions for Kainga Ora raised.

ML: Can contact individually to discuss concerns.

PM: Will lose morning and afternoon sunlight due to being two storey.

MM: Have had shading analysis one (provided copies for PM to view and will email to MR afterwards). These show existing shading and shading from what is proposed. One period of the year where there is extra shading on #33, otherwise no difference.

ML: We will go away and come up with draft conditions, do extra work to try and resolve concerns.

SP: Yes, will consider proposed conditions.

YM: Conditions be offered to MR/Council.

ML: Would like to find common ground.

PM and RP: Yes.

YM: Reviewed list of action for Kainga Ora again. Nothing formally decided here today.

MR: Explained process of going to hearing, reports/evidence due, another meeting could be held to discuss options/conditions Kainga Ora come up with to try and resolve issues. If all submissions withdrawn, then no hearing. Kainga Ora could request application put on hold to discuss conditions with submitters which means clock will stop.

PM: Still have concerns with daylighting and foundations.

RP: Who will be contractors?

ML: Probably Jennian who then use a local builder. Tawa Street in Waikanae is nearing completion, another eight on Makarini Street and two at 104 Leinster Street – one is two storey.

MR: Makarini Street is within the focused infill precinct so smaller lot sizes = more dwellings are anticipated.

ML: Could organise a visit to the Leinster Ave property is wanted. Thanked everybody for coming.

Meeting closed.

CALCULATION SHEET

Project/Task/File No: N-110060.03

Sheet No 1 of

Project Description: HNZE KAPITI RMP
35 KAITAWA CRESCENT
WATER TANK SEISMIC RESTRAINTS-

Office: PN,
Computed: Av / /
Check: / /

Tank Seismic Restraint to NZS 4219:2009.

Classify Building & Component

Building is normal residential I.L.2, Table 1.

Tank only represents hazard outside of building Cat P1.

Load Demand.

Floor Height Coefficient

$$C_H = 1.0 \text{ Ground level}$$

Seismic Zone

$$Z = 0.4 \text{ Paraparaumu.}$$

Performance Factor

$$C_p = 0.85, \text{ Table 4.}$$

Risk Factor

$$R_c = 1.0 \text{ Table 5.}$$

Seismic Coefficient

$$C = 2.7 \times 1.0 \times 0.4 \times 0.85 \times 1.0 \\ = 0.92.$$

Weight of Tank W (6000L)

$$W = 6000 \text{ kg} + 130 \text{ kg tank self wt} = 60.2 \text{ kN}$$

Lateral Force on Water Tank = $C \times W$

$$= 0.92 \times 60.2$$

$$= 55.4 \text{ kN (ULS.)}$$

CALCULATION SHEET

Project/Task/File No: N-H0060.03.

Sheet No 2 of

Project Description: 3S KAITAWA CRESCENT

Office: PN

Computed: N / /

Check: / /

Tank Dim's 1150 x 3700 x 1600(H)

Taking moments about base

$$\text{overturning Moment} = 55.4 \times 0.8m = 44.3 \text{ kNm}$$

$$\text{restoring Moment} = \frac{60.2 \times 1.150}{2} = 34.6 \text{ kNm}$$

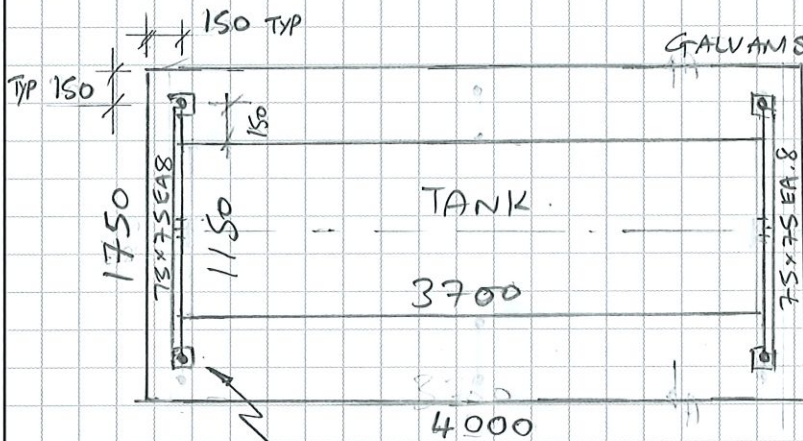
(from Tank)

$$\text{restoring Moment} = \frac{1.75 \times 4.3 \times 0.2 \times 24 \times 1.75}{2} = 31.6 \text{ kNm}$$

(Slab = 200 tk)

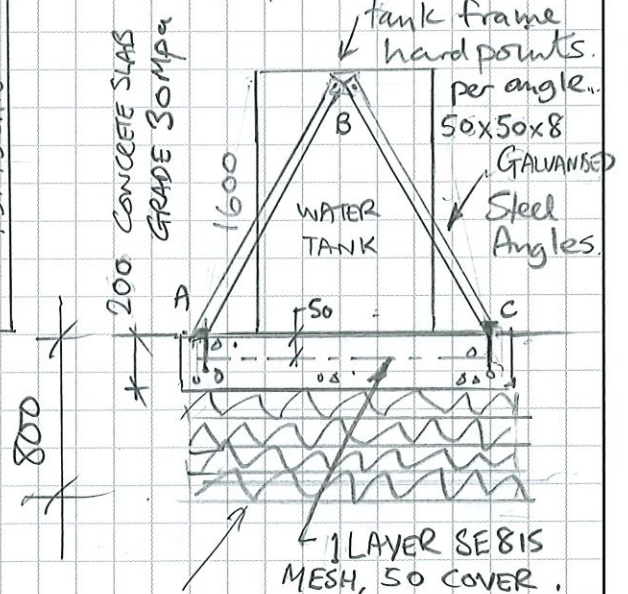
66.2 kNm

Narrow dimension 1150. direction requires restraint.



1" MULTI M16 HIT-HY 200 + HIT-V (8'8) PER ANGLE/BASE PLATE W 16 tk BASE PLATE 6 f.w. all round.
PLAN

GALVANISED 1" M16 (8'8) BOLT Connected to tank frame



Well Compacted Approved Material or 15 Mpa Concrete.
END ELEVATION.

Tanks by Tanksalot N.Z. have fully engineered internal stainless steel support frame.

This design assumes that the frame design is sufficient to withstand seismic forces.

CALCULATION SHEET

Project/Task/File No: N-M0060.03

Sheet No 3 of

Project Description: HN2C KAPITI RHP

Office: PN

35 KAITAWA CRES

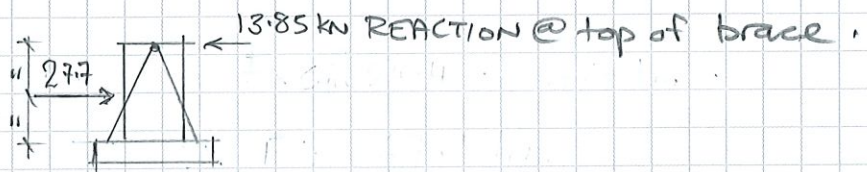
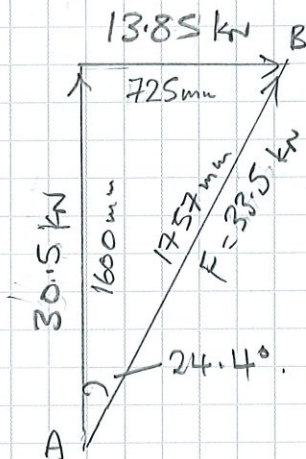
Computed: AV / /

WATER TANK SEISMIC RESTRAINTS

Check: / /

Consider Angle Braces

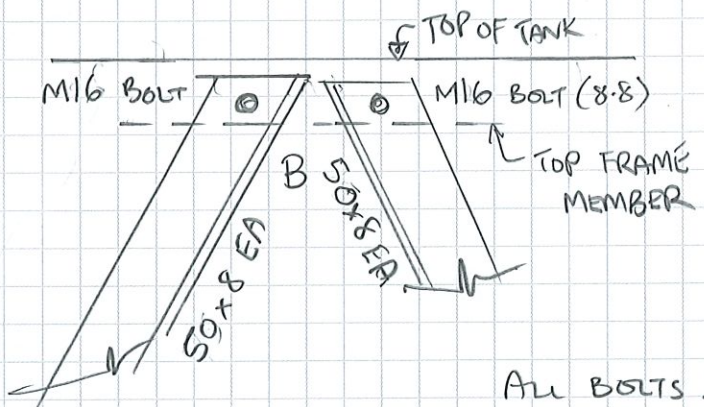
Force in member AB. Half of 55.4 kN = 27.7 kN taken by brace @ each end of tank.



With load equally shared between compression/tension angle

Each angle has 16.8 kN C/T. force.

From table 14 50x50x8 EA @ 1.75m lg compression has > 16.8 kN capacity with 1 N° M16 (8.8) Bolt.



All BOLTS & 50 ANGLES GALVANISED.

From Table 13. 50x50x8 EA with 1 M16 Bolt has 28 kN tension capacity ∴ O.K.

CALCULATION SHEET

Project/Task/File No: N- 40060.03

Sheet No 4 of

Project Description: 35 KAITAWA CREC

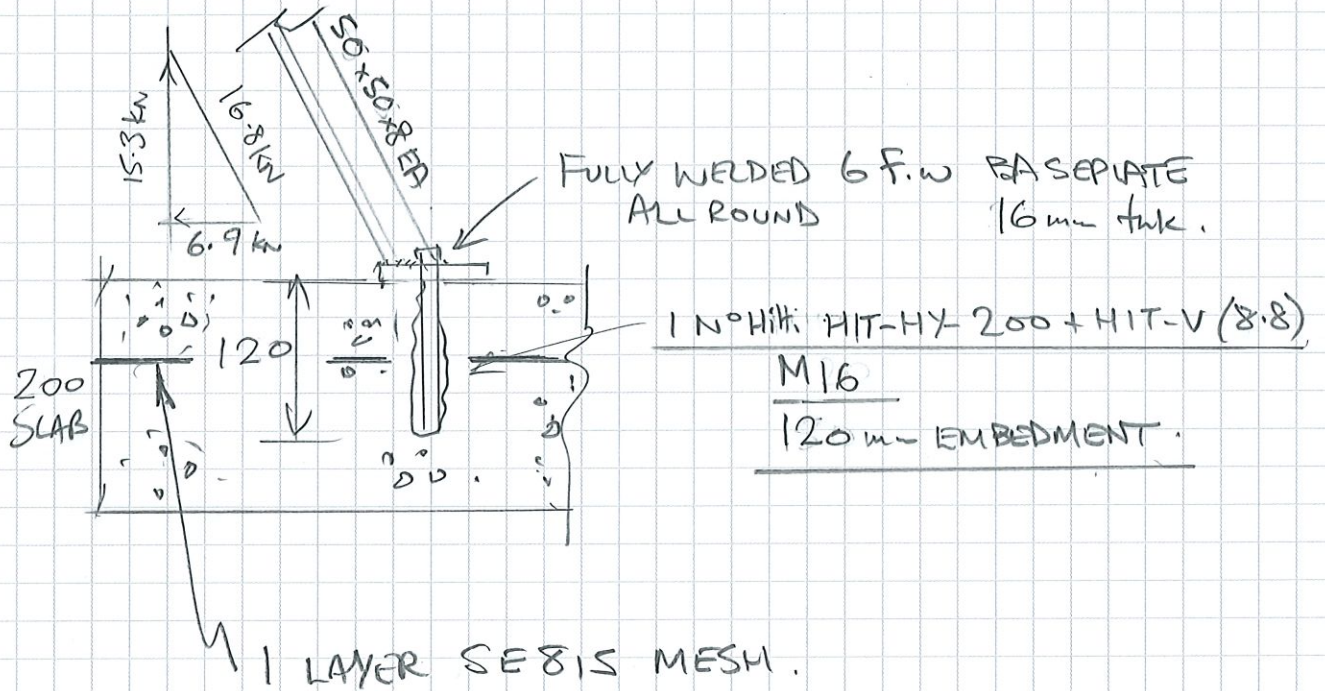
Office: DN

Computed: AU / /

WATER TANK SEISMIC RESTRAINTS

Check: / /

Bolts @ Location A & C.

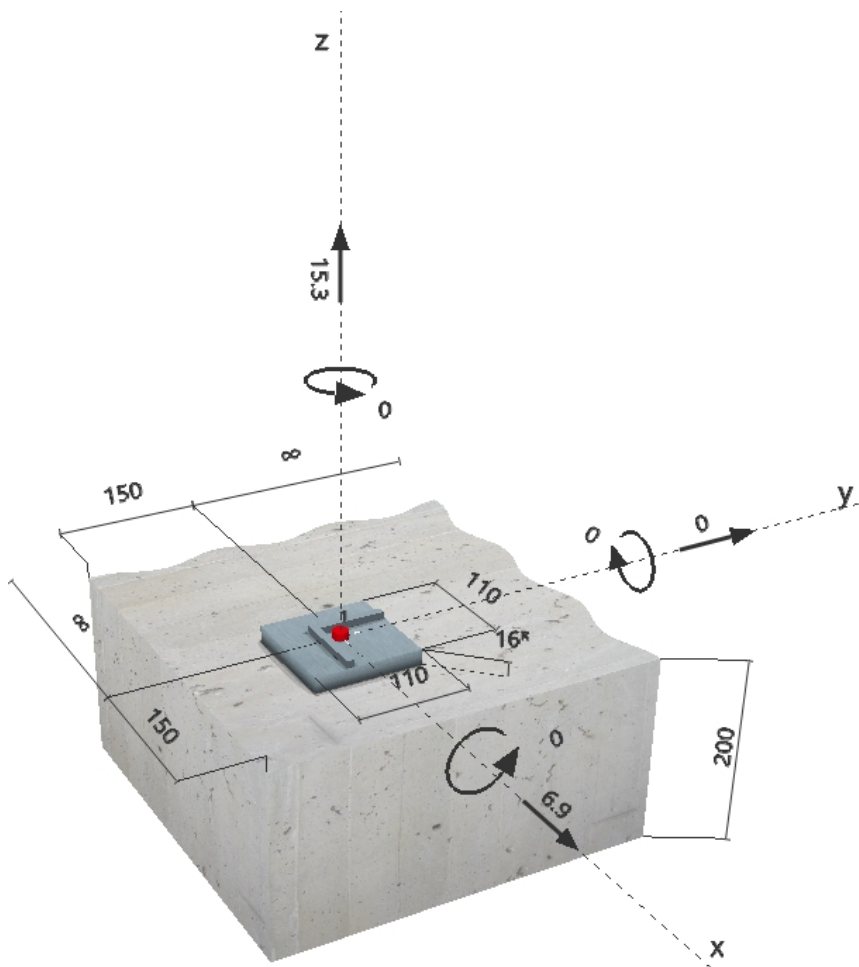


Specifier's comments:
1 Input data

Anchor type and diameter:	HIT-HY 200 + HIT-V (8.8) M16
Return period (service life in years):	50
Effective embedment depth:	$h_{ef,act} = 120 \text{ mm}$ ($h_{ef,limit} = - \text{ mm}$)
Material:	8.8
Evaluation Service Report:	ETA 12/0084
Issued Valid:	8/28/2019 -
Proof:	Design method ETAG BOND (EOTA TR 029)
Stand-off installation:	$e_b = 0 \text{ mm}$ (no stand-off); $t = 16 \text{ mm}$
Anchor plate:	$l_x \times l_y \times t = 110 \text{ mm} \times 110 \text{ mm} \times 16 \text{ mm}$; (Recommended plate thickness: not calculated)
Profile:	L profile, L 75 x 8; (L x W x T) = 75 mm x 75 mm x 8 mm
Base material:	cracked concrete, C25/30, $f_{c,cube} = 30.00 \text{ N/mm}^2$; $h = 200 \text{ mm}$, Temp. short/long: 0/0 °C
Installation:	hammer drilled hole, Installation condition: Dry
Reinforcement:	no reinforcement or reinforcement spacing $\geq 150 \text{ mm}$ (any \emptyset) or $\geq 100 \text{ mm}$ ($\emptyset \leq 10 \text{ mm}$) with longitudinal edge reinforcement $d \geq 12$



^R - The anchor calculation is based on a rigid anchor plate assumption.

Geometry [mm] & Loading [kN, kNm]


2 Load case/Resulting anchor forces

Load case: Design loads

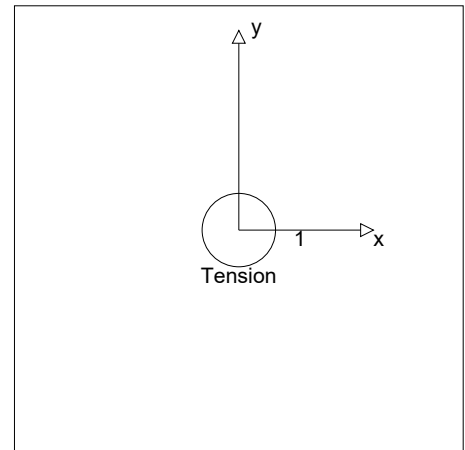
Anchor reactions [kN]

Tension force: (+Tension, -Compression)

Anchor	Tension force	Shear force	Shear force x	Shear force y
1	15.300	6.900	6.900	0.000

max. concrete compressive strain: - [%]
 max. concrete compressive stress: - [N/mm²]
 resulting tension force in (x/y)=(0/0): 15.300 [kN]
 resulting compression force in (x/y)=(0/0): 0.000 [kN]

Anchor forces are calculated based on the assumption of a rigid anchor plate.



3 Tension load (EOTA TR 029, Section 5.2.2)

	Load [kN]	Capacity [kN]	Utilization β_N [%]	Status
Steel Strength*	15.300	83.733	19	OK
Combined pullout-concrete cone failure**	15.300	27.838	55	OK
Concrete Breakout Strength**	15.300	27.588	56	OK
Splitting failure**	15.300	30.229	51	OK

* anchor having the highest loading **anchor group (anchors in tension)

3.1 Steel Strength

$N_{Rk,s}$ [kN]	$\gamma_{M,s}$	$N_{Rd,s}$ [kN]	N_{Sd} [kN]
125.600	1.500	83.733	15.300

3.2 Combined pullout-concrete cone failure

$A_{p,N}$ [mm ²]	$A_{p,N}^0$ [mm ²]	$\tau_{Rk,ucr,25}$ [N/mm ²]	$s_{cr,Np}$ [mm]	$c_{cr,Np}$ [mm]	c_{min} [mm]
108,900	129,600	18.00	360	180	150
ψ_c	$\tau_{Rk,cr}$ [N/mm ²]	k	$\psi_{g,Np}^0$	$\psi_{g,Np}$	
1.020	8.67	2.300	1.000	1.000	
$e_{c1,N}$ [mm]	$\psi_{ec1,Np}$	$e_{c2,N}$ [mm]	$\psi_{ec2,Np}$	$\psi_{s,Np}$	$\psi_{re,Np}$
0	1.000	0	1.000	0.950	1.000
$N_{Rk,p}^0$ [kN]	$N_{Rk,p}$ [kN]	$\gamma_{M,p}$	$N_{Rd,p}$ [kN]	N_{Sd} [kN]	
52.309	41.757	1.500	27.838	15.300	

3.3 Concrete Breakout Strength

$A_{c,N}$ [mm ²]	$A_{c,N}^0$ [mm ²]	$c_{cr,N}$ [mm]	$s_{cr,N}$ [mm]		
108,900	129,600	180	360		
$e_{c1,N}$ [mm]	$\psi_{ec1,N}$	$e_{c2,N}$ [mm]	$\psi_{ec2,N}$	$\psi_{s,N}$	$\psi_{re,N}$
0	1.000	0	1.000	0.950	1.000
k ₁	$N_{Rk,c}^0$ [kN]	$\gamma_{M,c}$	$N_{Rd,c}$ [kN]	N_{Sd} [kN]	
7.200	51.840	1.500	27.588	15.300	

3.4 Splitting failure

$A_{c,N}$ [mm ²]	$A_{c,N}^0$ [mm ²]	$c_{cr,sp}$ [mm]	$s_{cr,sp}$ [mm]	$\psi_{h,sp}$		
116,964	147,456	192	384	1.180		
$e_{c1,N}$ [mm]	$\psi_{ec1,N}$	$e_{c2,N}$ [mm]	$\psi_{ec2,N}$	$\psi_{s,N}$	$\psi_{re,N}$	k ₁
0	1.000	0	1.000	0.934	1.000	7.200
$N_{Rk,c}^0$ [kN]	$\gamma_{M,sp}$	$N_{Rd,sp}$ [kN]	N_{Sd} [kN]			
51.840	1.500	30.229	15.300			

4 Shear load (EOTA TR 029, Section 5.2.3)

	Load [kN]	Capacity [kN]	Utilization β_v [%]	Status
Steel Strength (without lever arm)*	6.900	50.240	14	OK
Steel failure (with lever arm)*	N/A	N/A	N/A	N/A
Pryout Strength**	6.900	55.176	13	OK
Concrete edge failure in direction x+**	6.900	16.839	41	OK

* anchor having the highest loading **anchor group (relevant anchors)

4.1 Steel Strength (without lever arm)

$V_{Rk,s}$ [kN]	$\gamma_{M,s}$	$V_{Rd,s}$ [kN]	V_{Sd} [kN]
62.800	1.250	50.240	6.900

4.2 Pryout Strength (Concrete Breakout Strength controls)

$A_{c,N}$ [mm ²]	$A_{c,N}^0$ [mm ²]	$c_{cr,N}$ [mm]	$s_{cr,N}$ [mm]	k-factor	k_1
108,900	129,600	180	360	2.000	7.200
$e_{c1,V}$ [mm]	$\Psi_{ec1,N}$	$e_{c2,V}$ [mm]	$\Psi_{ec2,N}$	$\Psi_{s,N}$	$\Psi_{re,N}$
0	1.000	0	1.000	0.950	1.000
$N_{Rk,c}^0$ [kN]	$\gamma_{M,c,p}$	$V_{Rd,cp}$ [kN]	V_{Sd} [kN]		
51.840	1.500	55.176	6.900		

4.3 Concrete edge failure in direction x+

h_{ef} [mm]	d_{nom} [mm]	k_1	α	β		
120	16.0	1.700	0.089	0.064		
c_1 [mm]	$A_{c,V}$ [mm ²]	$A_{c,V}^0$ [mm ²]				
150	75,000	101,250				
$\Psi_{s,V}$	$\Psi_{h,V}$	$\Psi_{a,V}$	$e_{c,V}$ [mm]	$\Psi_{ec,V}$	$\Psi_{re,V}$	
0.900	1.061	1.000	0	1.000	1.200	
$V_{Rk,c}^0$ [kN]	$\gamma_{M,c}$	$V_{Rd,c}$ [kN]	V_{Sd} [kN]			
29.767	1.500	16.839	6.900			

5 Combined tension and shear loads (EOTA TR 029, Section 5.2.4)

Steel failure

β_N	β_V	α	Utilization $\beta_{N,V}$ [%]	Status
0.555	0.410	1.500	68	OK

$$\beta_N^\alpha + \beta_V^\alpha \leq 1.0$$

Company:
Specifier:
Address:
Phone | Fax: |
E-Mail:

Page: 4
Project: 35 Kaitawa Crescent
Sub-Project | Pos. No.:
Date: 8/10/2020

6 Displacements (highest loaded anchor)

Short term loading:

$$\begin{aligned} N_{Sk} &= 11.333 \text{ [kN]} & \delta_N &= 0.132 \text{ [mm]} \\ V_{Sk} &= 5.111 \text{ [kN]} & \delta_V &= 0.204 \text{ [mm]} \\ & & \delta_{NV} &= 0.243 \text{ [mm]} \end{aligned}$$

Long term loading:

$$\begin{aligned} N_{Sk} &= 11.333 \text{ [kN]} & \delta_N &= 0.301 \text{ [mm]} \\ V_{Sk} &= 5.111 \text{ [kN]} & \delta_V &= 0.307 \text{ [mm]} \\ & & \delta_{NV} &= 0.429 \text{ [mm]} \end{aligned}$$

Comments: Tension displacements are valid with half of the required installation torque moment for uncracked concrete! Shear displacements are valid without friction between the concrete and the anchor plate! The gap due to the drilled hole and clearance hole tolerances are not included in this calculation!

The acceptable anchor displacements depend on the fastened construction and must be defined by the designer!

7 Warnings

- The anchor design methods in PROFIS Anchor require rigid anchor plates per current regulations (ETAG 001/Annex C, EOTA TR029, etc.). This means load re-distribution on the anchors due to elastic deformations of the anchor plate are not considered - the anchor plate is assumed to be sufficiently stiff, in order not to be deformed when subjected to the design loading. PROFIS Anchor calculates the minimum required anchor plate thickness with FEM to limit the stress of the anchor plate based on the assumptions explained above. The proof if the rigid anchor plate assumption is valid is not carried out by PROFIS Anchor. Input data and results must be checked for agreement with the existing conditions and for plausibility!
- Checking the transfer of loads into the base material is required in accordance with EOTA TR 029, Section 7!
- The design is only valid if the clearance hole in the fixture is not larger than the value given in Table 4.1 of EOTA TR029! For larger diameters of the clearance hole see Chapter 1.1. of EOTA TR029!
- The accessory list in this report is for the information of the user only. In any case, the instructions for use provided with the product have to be followed to ensure a proper installation.
- Bore hole cleaning must be performed according to instructions for use (blow twice with oil-free compressed air (min. 6 bar), brush twice, blow twice with oil-free compressed air (min. 6 bar)).
- Characteristic bond resistances depend on short- and long-term temperatures.
- Please contact Hilti to check feasibility of HIT-V rod supply.
- Edge reinforcement is not required to avoid splitting failure
- The characteristic bond resistances depend on the return period (service life in years): 50

Fastening meets the design criteria!

APPENDIX A - Site Specific Design Info

3.19 Pressurised Stormwater Pipelines

Pressurised stormwater pipelines are required between the spouting system and the rainwater tank. These pipes will remain full of water and it is essential every joint is completely water tight to prevent leaks or the development of unsightly moulds or slimes.

Joins between the downpipe system and in-ground pipework shall be using fabricated PVC joiners with either solvent-weld or rubber ring joint seals.

The complete pressurised system shall be pressure tested prior to being put into use.

Should any leaking joints develop in the system for any reason, the system will need to be drained, dried and the leaking component re-sealed and cured prior to being put back into service.

3.20 Rainwater Tanks

3.20.1 Overview of Stormwater System

The proposed system includes several features to achieve hydraulic neutrality on a challenging site. These are:

- Rainwater storage and re-use for toilet flushing and garden watering.
- Capture of 90% of average rainfall, followed by pumped discharge to the kerb at less than 0.3 L/s per lot.
- Attenuation up to the 1 in 100 year rainfall event with discharge to on-site soakholes via orifice plates at the tanks.
- Porous paving to reduce site run-off.

3.20.2 Tank Model and Fittings

The tank is to be as specified below, or approved equivalent tank:

Site Address	35 Kaitawa Crescent
Number of Tanks:	4
Type of Tank:	6000L Slimline Steel Tanks 1150x3700x1600 (WxLxH). Site specific design.
Manufacturer:	Tanksalot, Silverdale, Auckland
Details 1:	<p>Tank 1 (for Lot1)</p> <ol style="list-style-type: none"> 1. 100mm inlet from stormwater system to 400mm leaf strainer on top of tank. 2. Tank top-up valve with minimum air gap of 55mm. 3. 50mm connection to Tank2 (at tank base) 4. 100mm overflow to Tank2

NOTES:

Site Address	35 Kaitawa Crescent
Number of Tanks:	4
Type of Tank:	6000L Slimline Steel Tanks 1150x3700x1600 (WxLxH). Site specific design.

LEGEND

- PROPERTY BOUNDARY
- PRESSURE SW
- GRAVITY SW
- GRAVITY SEWER
- WATER
- RODDING EYE
- OVERFLOW RELIEF GULLEY
- TV
- DOWNPIPE
- WT WATER TANK
- HT HOSE TAP
- P PUMP
- S SOLENOID VALVE
- SH SOAKHOLE AREA
- CONCRETE/CONCRETE MOWING STRIP
- PERMEABLE PAVING AS DETAILED IN CIVIL SPECIFICATION. PROVIDE NIBS/KERBS TO PERIMETER EDGES OF PAVING
- FLUSH CONCRETE KERB
- FLUSH CONCRETE NIB

REVISION	AMENDMENT	APP	DATE
P A	TENDER		08.07.2019
P B	COUNCIL RFI		18.09.2019
P C	BUBBLE UP CHAMBER LOCATION AMENDED		27.09.2019
P D	SITE AMENDMENTS FOR LOT 2		01.11.2019

DETAILED DESIGN



wsp | OPUS

Wellington Office
PO Box 12 003
Wellington 6144
New Zealand
+64 4 471 7000

SCALE	1 : 100 @ A1	ORIGINAL SIZE	A1
DRAWN	DESIGNED	APPROVED	
CC	TS	JD	
DRAWING VERIFIED	DESIGN VERIFIED	APPROVED DATE	
JD		01.11.2019	

PROJECT
HOUSING NEW ZEALAND
35 KAITAWA CRESCENT, PARAPARAMU

BUILDING CONSENT
TITLE
CIVIL PLAN

OPUS PROJECT NO.	SUITABILITY
N-H0060.03	
PROJ-ORIG-VOL-LVL-TYPE	SHEET NO. REVISION
NH0060-OIC-03-XX-DR	A-1400 RD

CIVIL



UPDATED 22/01/20 TO COMPLY WITH PROPOSED EASEMENT PLANS

1 35 KAITAWA CRESCENT - CIVIL
SCALE 1 : 100

8.7 NZS 3604:2011 “Good Ground”

It is desirable for buildings of light-weight timber frame construction to be founded on “good ground” as defined by NZS3604:2011 cl. 3.1.3. Such foundations do not require specific engineering design of foundations. NZS 3604:2011 defines the criteria for “good ground” as that which has an ultimate geotechnical bearing capacity of at least 300 kPa, and excludes:

- Potentially compressible ground, such as topsoil, soft soils, or fill;
- Expansive soils;
- Ground which has buried services or records of land slips and surface creep.

Topsoil was encountered to a depth of 200 mm.

No laboratory testing has been undertaken to determine if the soils on site are expansive, however, based on the site investigation and observation of the existing structure in the site, the soils at the proposed development site do not appear to fall into expansive soil category.

To adopt the NZS3604:2011 cl. 3.1.3 design criteria for the proposed development the following conditions should be satisfied:

- All top soil and should be completely removed from under proposed building footprint
- Any underground services in the proposed development area should be removed and realigned and the trench should be filled with granular material compacted in layers of 150mm.

Our foundation assessment is based on the Scala test results and has been conducted in accordance with the NZS 3604:2011. We interpret that in order for the site to have ‘good ground’, the number of blows per 100mm depth of penetration below the underside of the proposed footing at each test site exceeds:

- Five [blows per 100mm] down to a depth equal to the width of the widest footing below the underside of the proposed footing.
- Three [blows per 100mm] at greater depths.

The silt layer encountered at the site to a depth of about 0.8m does not comply with the NZS3604:2011 ‘good ground’ condition. Specific foundation design is required if the depth of the building foundation is above 0.8m.

The Scala test results indicate that the gravel layer underlying the silt from a depth of about 0.8m is compliant with the NZS3604:2011 definition of ‘good ground’. If the building foundation was founded on this gravel layer standard foundation details from NZS3604 could be used. This could be achieved by using piles into the gravel layer, or by excavating the overlying silt and replacing with an approved fill.

Alternative a specific foundation design of a suitable foundation system could be undertaken of the building structure founded on the in situ silt layer.

8.8 Soakage Test

A soakage test was undertaken in hand auger hole HA-3. The test result is attached in the appendix.

The test revealed a low soakage potential at the site, and it appears that on-site soakage is not appropriate at the site.

9 Conclusions and Recommendations

Based on the desk study, ground investigation and geotechnical assessment, the conclusions and recommendations are given as follows:

- Soils underlying 35 Kaitawa Crescent are likely to comprise very stiff silt layer below topsoil underlain by dense to very dense gravel layer with silt matrix;
- Based on the geotechnical investigations, “good ground” is encountered from about 0.8m below the existing ground level;
- The material above this level does not comply with the requirements of “good ground” as defined in NZS3604, and should the building foundation be above the level of 0.8m below existing ground level, specific engineering design will be required.
- A shallow strip / pad foundation or short timber pile foundation is suitable for the proposed building for use at the site.
- The site subsoil class for the proposed development site is considered to be Class D –deep or soft soil site, in terms of the seismic design requirements of NZS 1170.5:2004;
- The likelihood of liquefaction occurring and ground damage in a seismic event at this site is considered low.

10 Limitation

We have prepared this report in accordance with the brief provided. The contents of the report are for the sole use of the Client, and no responsibility or liability will be accepted to any third party. Data or opinions contained within the report may not be used in other contexts or for any other purposes without our prior review and agreement.

The recommendations in this report are based on data collected at specific locations and by using suitable investigation techniques. Only a finite amount of information has been collected to meet the specific financial and technical requirements of the Client’s brief and this report does not purport to completely describe all the site characteristics and properties. The nature and continuity of the ground between test locations has been inferred using experience and judgement and it must be appreciated that actual conditions could vary from the assumed model.

Subsurface conditions relevant to construction works should be assessed by contractors who can make their own interpretation of the factual data provided. They should perform any additional tests as necessary for their own purposes. This report is not to be reproduced either wholly or in part without our prior written permission. For further information regarding this geotechnical assessment, please do not hesitate to contact WSP.

MR: Explained process of going to hearing, reports/evidence due, another meeting could be held to discuss options/conditions Kainga Ora come up with to try and resolve issues. If all submissions withdrawn, then no hearing. Kainga Ora could request application put on hold to discuss conditions with submitters which means clock will stop.

PM: Still have concerns with daylighting and foundations.

RP: Who will be contractors?

ML: Probably Jennian who then use a local builder. Tawa Street in Waikanae is nearing completion, another eight on Makarini Street and two at 104 Leinster Street – one is two storey.

MR: Makarini Street is within the focused infill precinct so smaller lot sizes = more dwellings are anticipated.

ML: Could organise a visit to the Leinster Ave property is wanted. Thanked everybody for coming.

Meeting closed.

APPENDIX 5
Recommended Final Approved Plans



Schedule of Proposed Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of way Right to drain water Right to convey water Right to convey telecommunications and computer media	A	Lot 1	Lot 2
Right of way Right to drain sewage	B	Lot 2	Lot 1
Right to drain sewage	C	Lot 2	Lot 1

NOTES:

REVISION	AMENDMENT	APP	DATE

DETAILED DESIGN



Wellington Office
PO Box 12 003
Wellington 6144
New Zealand
+64 4 471 7000

SCALE: As indicated @ A1 ORIGINAL SIZE: A1

DRAWN: Author DESIGNED: Designer APPROVED: Approver

DRAWING VERIFIED: Checker DESIGN VERIFIED: APPROVED DATE: 02/27/19

PROJECT: HOUSING NEW ZEALAND 35 KAITAWA CRESCENT, PARAPARAUMU

BUILDING CONSENT
TITLE: PROPOSED SCHEME PLAN LAYOUT

OPUS PROJECT NO.: N-H0060.03 SUITABILITY

PROJ-ORIG-VOL-LVL-TYPE: NH0060-OIC-03-XX-DR SHEET NO.: A-1130 REVISION



CONSTRUCTION MANAGEMENT ZONE
CONSTRUCTION MANAGEMENT ZONE IS INDICATED BY THE COLOURED AREA ON THE PLAN.

HAZARD MANAGEMENT TEMPORARY FENCING
WHERE THE WORK SITE IS NOT COMPLETELY ENCLOSED AND UNTHORISED ENTRY BY CHILDREN IS LIKELY IT IS REQUIRED FOR SPECIFIC HAZARDS TO BE FENCED WHEN WORKERS ARE ABSENT FROM THE IMMEDIATE VICINITY.
WHERE A POTENTIAL HAZARD AT A WORK SITE MAKES A SAFETY BARRIER NECESSARY A BARRIER COMPLYING WITH TABLE 1, NZBC FS/AS1 IS AN ACCEPTABLE SOLUTION.

GEOTECHNICAL NOTES
REFER TO THE GEOTECHNICAL ASSESSMENT REPORT AND THE EARTHWORK TECHNICAL SPECIFICATION FOR THE EARTHWORKS REQUIRED FOR FOUNDATION CONSTRUCTION TO THIS SITE.

- GENERAL NOTES**
- BUILDING CONTRACTOR TO CHECK ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION
 - WHERE ITEMS ARE TO BE REMOVED AND/OR DEMOLISHED ALLOW TO MAKE GOOD OR ALLOW PREPARATION FOR NEW WORK
 - CONTRACTOR TO CHECK CONDITION AND HEIGHTS OF EXISTING FENCING. CONFIRM WITH PROJECT MANAGER ON REUSE OF EXISTING FENCE, MAKING GOOD OR NEW FENCE.
 - THIS DRAWING TO BE READ INCONJUNCTION WITH THE CIVIL AND STRUCTURAL DOCUMENTATION
 - BUILDER IS TO CONFIRM THE LOCATION OF ALL EXISTING IN GROUND SERVICES PRIOR TO THE COMMENCEMENT OF BUILDING WORKS.
 - CONTRACTOR IS TO CONFIRM STAIRS BEFORE CONSTRUCTION
 - INSTALL DPM UNDER HOUSE AND DECK
 - PROVIDE LOCKABLE ACCESS HATCH/DOOR UNDER ALL DECKS

- LEGEND**
- ① SITE NUMBER
 - - - SITE BOUNDARY
 - - - 1.2M TIMBER BATTEN FENCE
 - - - 1.8M TIMBER BATTEN FENCE
 - 2 BEDROOM ACCESSIBLE HOUSE
 - 3 BEDROOM + 1 ACCESSIBLE HOUSE
 - A NEW SHED 1530x785x1830
 - B NEW SHED 1830x1530x1980
 - VERANDAH / PATIO
 - FENCED OUTDOOR LIVING (LAWN)
 - UNFENCED OUTDOOR FRONTAGE / SIDE YARDS (MIX OF LAWN AND PLANTING)
 - 4.0M WIDE DRIVEWAY (PERMEABLE SURFACE)
 - NEW FRUIT TREE
 - ▲ FRONT DOOR
 - ▽ BESPOKE FRENCH DOORS
 - GLAZED SLIDING DOOR
 - CARPARK
 - ▨ CLOTHES LINE
 - RUBBISH BINS
 - WT WATER TANK ON CONCRETE PAD (REFER CIVIL DRAWINGS)
 - L LETTERBOX
- PLANNING**
- - - 3.0m REAR/ 3.0m SIDE BOUNDARY OFFSET (DRIVEWAY)
 - - - 4.5m ROAD FRONTAGE BOUNDARY OFFSET
 - - - 1.5m SIDE BOUNDARY
 - - - 1.0m SIDE BOUNDARY OFF DRIVEWAY
 - - - HEIGHT IN RELATION TO BOUNDARY (HIRB)
 - 4.0 M DIAMETER OUTDOOR LIVING COURT

NOTES:

SITE NOTES
ADDRESS: 35 KAITAWA CRESCENT, PARAPARAUMU
LEGAL DESCRIPTION: LOT: 23300 DP: B1/1459 CT: KAPITI COAST DISTRICT COUNCIL RESIDENTIAL ZONE
TERRITORIAL AUTHORITY: DISTRICT COUNCIL
PLANNING ZONE: RESIDENTIAL ZONE

WIND ZONE: HIGH
EARTHQUAKE ZONE: ZONE 3
CORROSION ZONE: ZONE C (MEDIUM)
SNOW LOADING: N1
RAINFALL INTENSITY: 60-70

TOTAL SITE AREA: 842m²
LOT 1 SITE AREA: 442m²
LOT 1 NET SITE AREA: 336m²
LOT 1 FLOOR AREA: 72m²
SITE COVERAGE: 21.5%
LOT 2 SITE AREA: 400m²
LOT 2 NET SITE AREA: 384m²
LOT 2 FLOOR AREA: 79m²
SITE COVERAGE: 20.6%

NOTE: ALL SITES ARE SUBJECT TO SUBDIVISION

BUILDING TYPOLOGY SETS

FOR HOUSE DOCUMENTATION REFER TO THE FOLLOWING SETS LISTED BELOW:

- LOT 1: C1 HOUSE BUILDING SET
CONTEXT ARCHITECTS
- LOT 2: 3+1 HOUSE TYPOLOGY HOUSE BUILDING SET
WSP OPUS

REVISION	AMENDMENT	APP	DATE
P A	TENDER		08.07.2019
P B	SITE AMENDMENTS FOR LOT 2		01.11.2019

DETAILED DESIGN



SCALE	ORIGINAL SIZE
As indicated @ A1	A1
DRAWN	DESIGNED
CSC	APPROVED
	SM
DRAWING VERIFIED	DESIGN VERIFIED
SM	HNZ
	APPROVED DATE
	01.11.2019

PROJECT
HOUSING NEW ZEALAND
35 KAITAWA CRESCENT, PARAPARAUMU

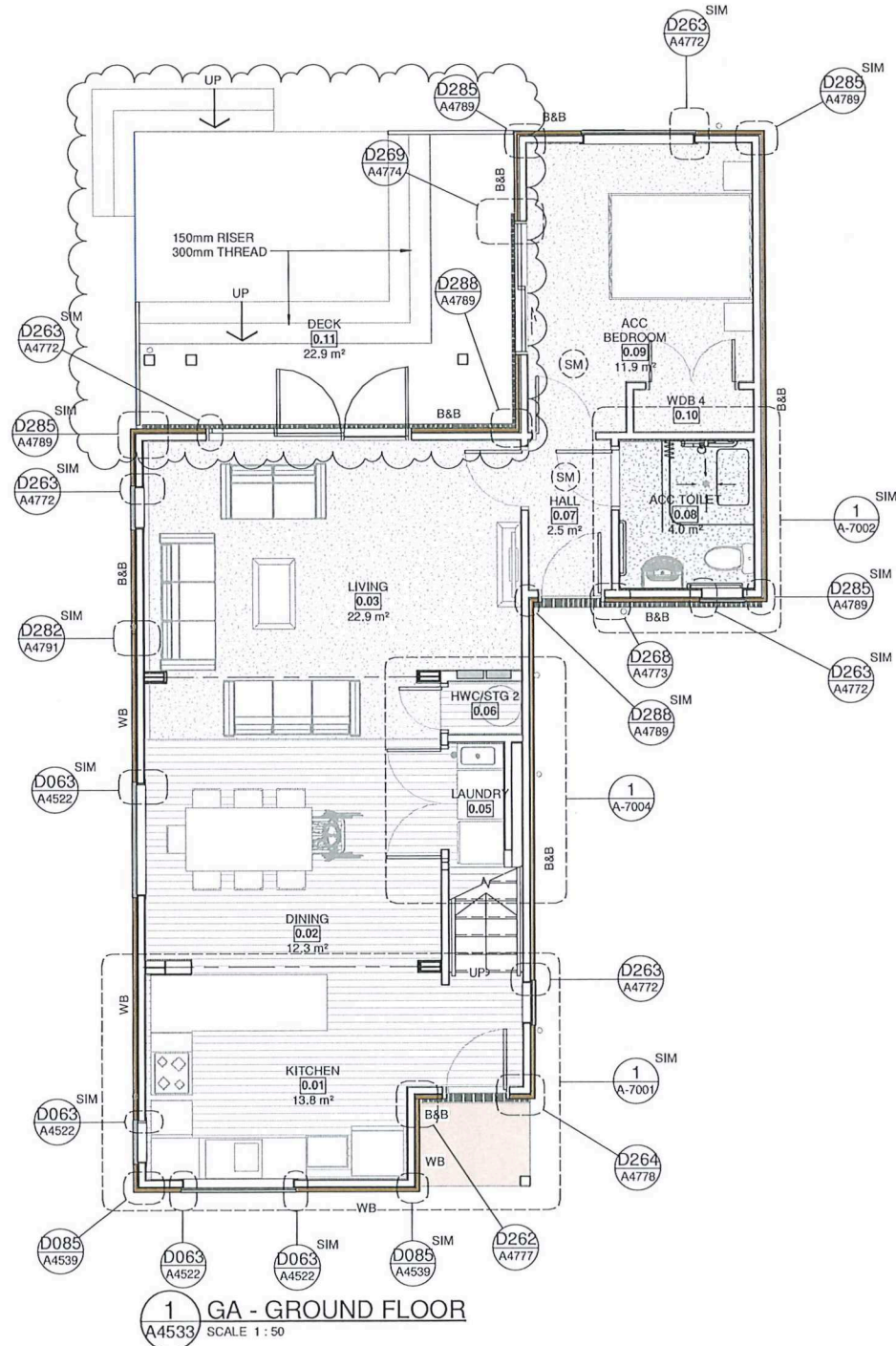
BUILDING CONSENT
TITLE
SITE PLAN - PROPOSED

OPUS PROJECT NO.	SUITABILITY
N-H0060.03	
PROJ-ORIG-VOL-LVL-TYPE	SHEET NO.
NH0060-OIC-03-XX-DR	A-1120
	REVISION
	RB

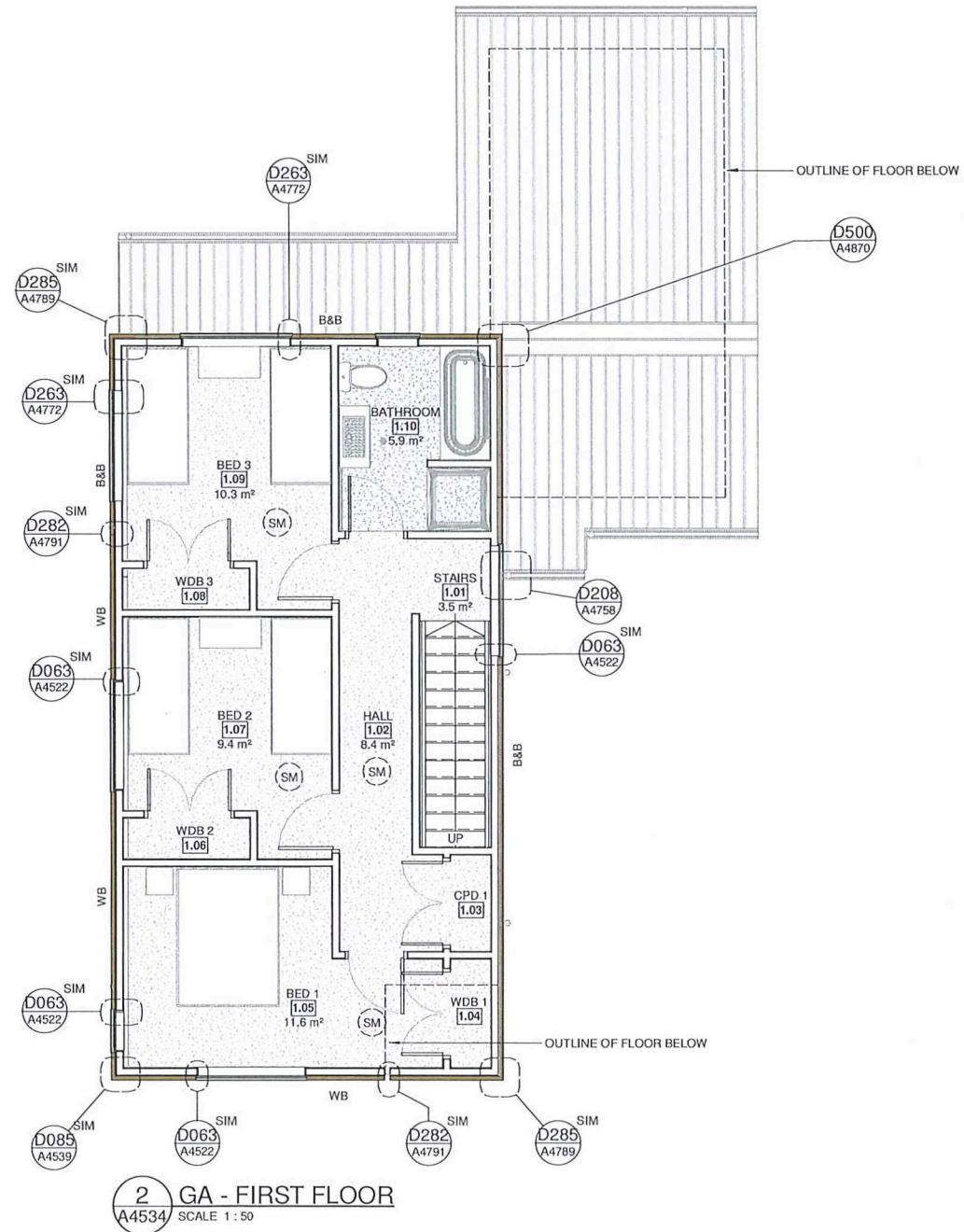
ARCHITECTURE

300mm
200mm
100
50
0 10mm

(SM) CEILING MOUNTED TYPE 1 DOMESTIC SMOKE ALARMS WITH TEST AND HUSH BUTTONS TO COMPLY WITH NZBC SECTION F7 CI 3.2



1 GA - GROUND FLOOR
A4533 SCALE 1 : 50



2 GA - FIRST FLOOR
A4534 SCALE 1 : 50

NOTES:

GENERAL NOTES

THE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ASSOCIATED SPECIFICATIONS AND CONDITIONS OF CONTRACT. THE DRAWINGS SHALL ALSO BE READ IN CONJUNCTION WITH THE STRUCTURAL, SERVICES, CIVIL AND OTHER PROJECT DOCUMENTS. ANY DISCREPANCIES IN THE ARCHITECTURAL DRAWINGS OR BETWEEN AND CONSULTANT DOCUMENTS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION

VERIFY ALL DIMENSIONS WITH STRUCTURAL, SERVICES, CIVIL AND OTHER PROJECT DOCUMENTS PRIOR TO CONSTRUCTION COMMENCING. REFER ALL DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION

SUBSTITUTION FOR OR AMENDMENT OF SPECIFIED DETAILS OR MATERIAL SHALL NOT BE CARRIED OUT WITHOUT PRIOR APPROVAL OF THE ARCHITECT

ALL WORK SHALL COMPLY WITH THE NZBC, ALL RELEVANT LOCAL AUTHORITY BYLAWS, NZS 3604, AND ALL RELEVANT STANDARDS

ALL WORK TO BE UNDERTAKEN TO BE BEST TRADE PRACTICE FOR EACH RESPECTIVE TRADE. ANY SUBSTANDARD WORK OR BUILDING MATERIAL DEFECTS SHALL BE THE CONTRACTORS RESPONSIBILITY TO REMOVE, REPAIR OR REPLACE AT NO EXTRA COST TO THE CONTRACT

UNLESS OTHERWISE NOTED ALL TIMBER FRAMING SHALL BE KILN DRIED MACHINE GAUGED SGB RADIATA PINE WITH A MOISTURE CONTENT BOTH AT INSTALLATION AND IN SERVICE OF NOT MORE THAN 20%.

WHERE SPECIFIED USE HIGHER GRADE TIMBER I.E. SG10.

TIMBER TREATMENTS SHALL BE IN ACCORDANCE WITH NZS3602:2003 AS A MINIMUM, HIGHER TREATMENT LEVELS MAY BE SPECIFIED HEREIN. REFER TO SPECIFICATION FOR EXACT TYPES AND LOCATIONS

ALL TIMBER SHALL BE H1.2 TREATED GRADED SG-6 UNLESS STATED OTHERWISE

ALL WATERPROOFING SHALL BE IN ACCORDANCE WITH NZBC E3/AS1. MAIN CONTRACTOR TO ENSURE ALL FLOOR AND WALL JUNCTIONS ARE SEALED TO PREVENT WATER PENETRATION. ALL FITTINGS WITHIN THESE SPACES SHALL ALSO BE SEALED TO PREVENT WATER PENETRATION INTO CONCEALED SPACES

REFER TO THE STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATION FOR STEELWORK AND TIMBER FRAMING SIZES

REFER TO THE SERVICE CONSULTANTS DRAWINGS AND SPECIFICATION FOR ALL SERVICES AND EQUIPMENT REQUIREMENTS

REVISION	AMENDMENT	APP	DATE
P A	TENDER		5.07.2019
P B	LOWERED DECK		24.07.2020

DETAILED DESIGN

Housing New Zealand
Housing New Zealand Corporation

wsp | OPUS

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PO Box 12 003
Wellington 6144
New Zealand
+64 4 471 7000

SCALE 1 : 50 @ A1 ORIGINAL SIZE A1

DRAWN DESIGNED APPROVED
BW CSC BS

DRAWING VERIFIED DESIGN VERIFIED APPROVED DATE
SM 5.07.2019

PROJECT
HOUSING NEW ZEALAND CORPORATION
REGIONAL HOUSING PROGRAMME

35 KAITAWA CRESCENT, PARAPARAMU

TITLE
GA PLANS

OPUS PROJECT NO. N-H0060.03 SUITABILITY

PROJ-ORIG-VOL-LVL-TYPE SHEET NO. REVISION
N-H0060-OIC-00-GF-DR A-1000 RB

ARCHITECTURE

WALL NOTES

WALL CODE: Refer GA plans

WB Wall Cladding Type

STANDARD HOUSE TYPES WALL CLADDING LEGEND
(COVERS ALL REGIONAL HOUSE TYPES WITHIN STANDARDISED PLAN SUITE - NOT ALL CLADDING TYPES APPEAR ON ALL DESIGNS)

WB Horizontal Weatherboards on 20mm cavity on breathable underlay or RAB. Site architect to select either H3.1 treated timber (A4501-A4549) or fibre cement painted (A4561-A4599)

BRK 70mm wide clay brick veneer (max 140 kg/m²) on minimum 50mm clear cavity on breathable underlay or Rigid Air Barrier

CASE SECTION

Site Architect to determine appropriate structural case for location. Refer to Structural Engineer's Documentation for requirements.

BRACING

Refer to Structural Engineers drawings for bracing requirements. When plywood is required on external walls then line entire wall with ply.

WALL INTERNAL LININGS

Internal non-wet areas to be lined with 10mm standard plasterboard unless otherwise noted. Refer SED drawings for bracing requirements.

Internal bathroom/toilet walls to be lined with either 10mm water resistant plasterboard unless noted, or 4.5mm white gloss glazed smooth lining on battens over 17mm H3.2 CCA treated plywood. (Refer to 5700 series for locations.)

Provide splashbacks to bath and vanity (300mm high) and shower (2400mm high).

Level 4 finish throughout - refer to specification for paint finish to all internal walls

INSULATION

Semi rigid friction fitted R2.0 min. polyester wall insulation to all external walls.

CEILING LEGEND

(S) Ceiling mounted Type 1 domestic smoke alarms with test and hush buttons to comply with NZ Building Code Section F7 Cl 3.2

(ME) Mechanical Ventilation - refer Mechanical Documentation

CEILING LINING NOTES

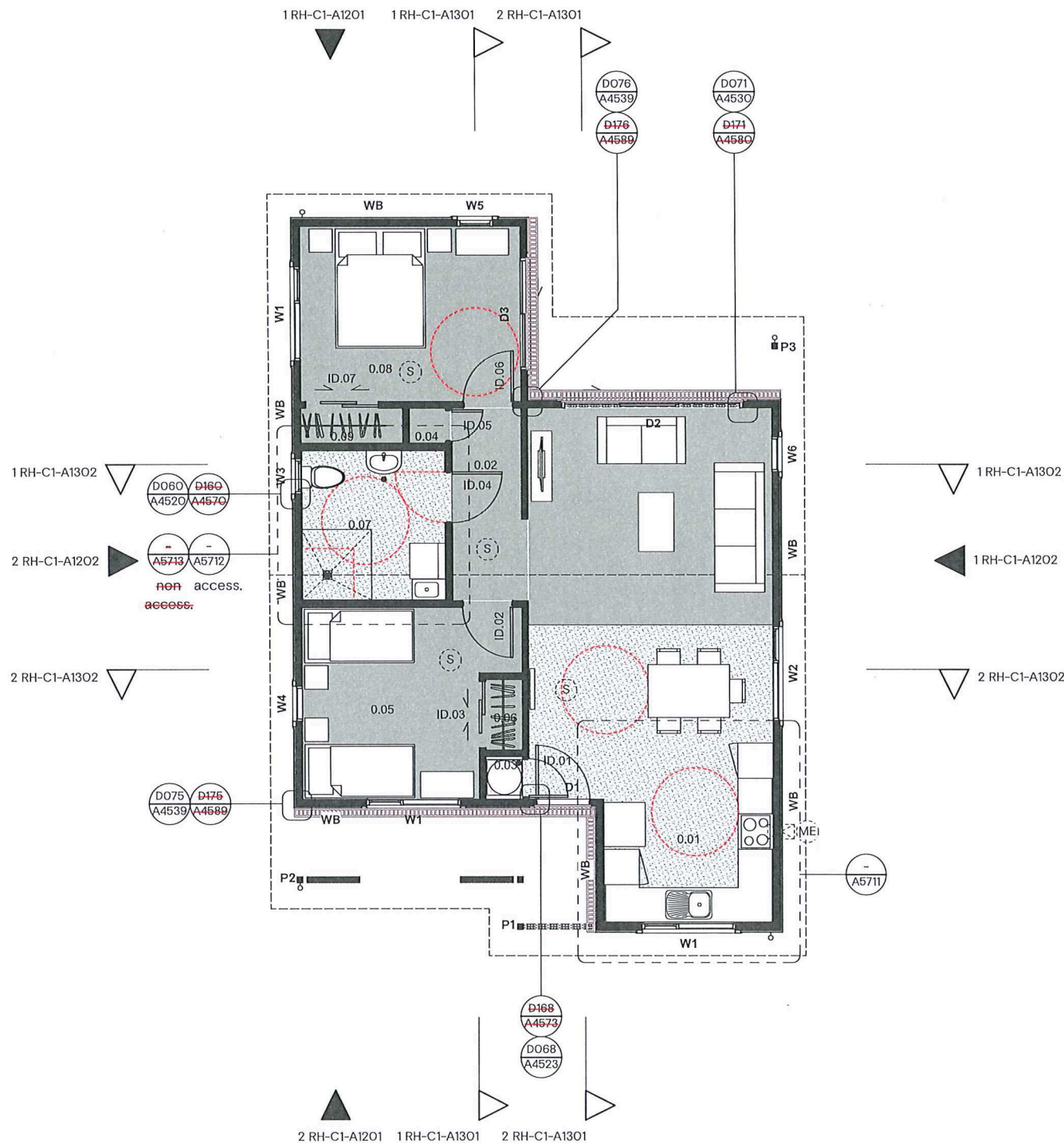
13mm plasterboard to internal non-wet areas. 13mm water resistant plasterboard to wet-areas.

Level 4 finish throughout to receive paint finish. Linings fixed over proprietary or timber battens at 600c/s to manufacturers requirements.

INDICATIVE SLOT DRAINS

Location adjacent to slab. Extents and connections to be developed by Site Architect/ Contractor based on site conditions.

ROOM I.D.	ROOM NAME	FLOOR FINISH
O.01	KDL	VINYL & CARPET
O.02	HALL	CARPET
O.03	CUP'D 1	N/A
O.04	CUP'D 2	CARPET
O.05	BED	CARPET
O.06	WRDB 1	CARPET
O.07	ACC BATH	VINYL
O.08	ACC BED	CARPET
O.09	WRDB 2	CARPET



GENERAL NOTES

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Deviation from Multiproof approved details & documentation to be approved by HN2C and MBIE/Building Consent Authority.

Multiproof Approval does not relieve the contractor from obtaining Building Consent from the relevant Building Consenting Authority prior to commencing construction.

ORIENTATIONS

These designs have been prepared to suit a range of orientations: with north-loaded types available to suit site configurations where the standard type does not meet HN2C design objectives. Stated elevation orientations shown in this Multiproof Approval represent the optimal orientations.

The Contractor shall verify with the Site Architect the proposed site orientation and that the appropriate typology is used as per HN2C briefing requirements.

Rev	Date	Notes
O1	07/06/19	For Approval
F	27/03/19	For Approval
E	26/03/19	For Approval
D	14/02/19	For Approval
C	13/07/18	For Information
B	06/07/18	For Information

Do not scale. The contractor shall verify all dimensions before commencing work, and all discrepancies to be referred to Context Architects Limited for clarification. These plans are confidential and are not to be discussed or copied without the express permission of Context Architects Limited.



Project
HN2C Regional Housing Programme

Client
HN2C
Housing New Zealand
Housing New Zealand Corporation

Consultants
Structural Engineer Kirk Roberts
Services Engineer 22 Degrees Ltd
Acoustic Engineer Earcon Acoustics Ltd
Framing Consultant Buildable Layouts Ltd

Title
Ground Floor GA Plan

Issued For
For Approval

Scale
1:50 @ A1
1:100 @ A3

Project no. Drawing no. Rev.
17185 RH-C1-A1101 01

NOTES:

Site Address	35 Kaitawa Crescent
Number of Tanks:	4
Type of Tank:	6000L Slimline Steel Tanks 1150x3700x1600 (WxLxH). Site specific design.

LEGEND

- PROPERTY BOUNDARY
- PRESSURE SW
- GRAVITY SW
- GRAVITY SEWER
- WATER
- RE RODDING EYE
- ORG OVERFLOW RELIEF GULLEY
- TV TERMINAL VENT
- DP DOWNPIPE
- WT WATER TANK
- HT HOSE TAP
- PUMP
- SOLENOID VALVE
- SOAKHOLE AREA
- CONCRETE/CONCRETE MOWING STRIP
- PERMEABLE PAVING AS DETAILED IN CIVIL SPECIFICATION. PROVIDE NIBS/KERBS TO PERIMETER EDGES OF PAVING
- FLUSH CONCRETE KERB
- FLUSH CONCRETE NIB

REVISION	AMENDMENT	APP	DATE
P A	TENDER		08.07.2019
P B	COUNCIL RFI		18.09.2019
P C	BUBBLE UP CHAMBER LOCATION AMENDED		27.09.2019
P D	SITE AMENDMENTS FOR LOT 2		01.11.2019

DETAILED DESIGN



Wellington Office
 PO Box 12 003
 Wellington 6144
 New Zealand
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SCALE	ORIGINAL SIZE
1 : 100 @ A1	A1

DRAWN	DESIGNED	APPROVED
CC	TS	JD

DRAWING VERIFIED	DESIGN VERIFIED	APPROVED DATE
JD		01.11.2019

PROJECT
 HOUSING NEW ZEALAND
 35 KAITAWA CRESCENT, PARAPARAUMU

BUILDING CONSENT

TITLE
 CIVIL PLAN

OPUS PROJECT NO.	SUITABILITY
N-H0060.03	

PROJ-ORIG-VOL-LVL-TYPE	SHEET NO.	REVISION
NH0060-OIC-03-XX-DR	A-1400	RD

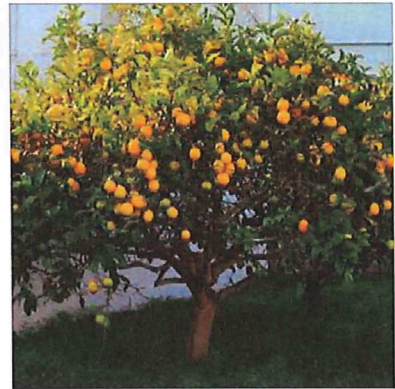
CIVIL



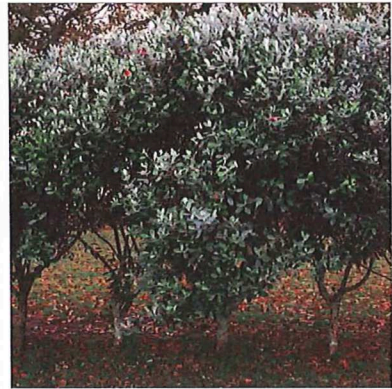
UPDATED 22/01/20 TO COMPLY WITH PROPOSED EASEMENT PLANS

1 35 KAITAWA CRESCENT - CIVIL
 SCALE 1:100

TREES :



Citrus Meyeri
Meyer lemon



Feijoa 'Kakapo'
feijoa 'Kakapo'



Malus 'Ariane'
Ariane apple



Sophora tetraptera
kōwhai

SHRUBS:



Arthropodium cirratum
rengarenga



Corokia 'Frosted Chocolate'
corokia 'Frosted Chocolate'



Elastostema rugosum
parataniwha

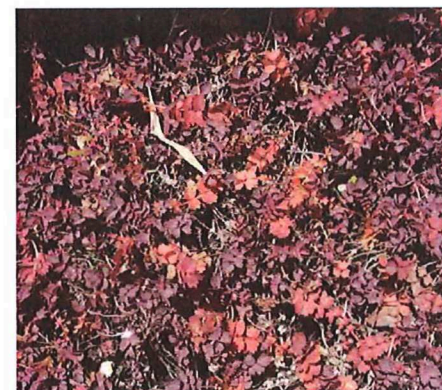


Libertia grandiflora'
NZ iris



Veronica topiaria
hebe topiaria

GROUND COVER:



Acaena inermis 'Purpurea'
purple piripiri



Lobelia angulata
panakaneke

REVISION	AMENDMENT	APP	DATE
A	FOR REVIEW	JH	08.09.2020

DETAILED DESIGN



Wellington Office
PO Box 12 003
Wellington 6144
New Zealand
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SCALE	ORIGINAL SIZE	
As indicated @ A1	A1	
DRAWN	DESIGNED	APPROVED
MB	CSC	JH
DRAWING VERIFIED	DESIGN VERIFIED	APPROVED DATE
JH	HNZ	08.09.2020

PROJECT
HOUSING NEW ZEALAND
35 KAITAWA CRESCENT, PARAPARAUMU

RESOURCE CONSENT
TITLE
LANDSCAPE - PLANTING PALETTE

OPUS PROJECT NO.	SUITABILITY	
N-H0060.03	0	
PROJ-ORIG-VOL-LVL-TYPE	SHEET NO.	REVISION
NH0060-OIC-03-ZZ-L	L-1121	A

ARCHITECTURE

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C	13/07/18	For Information
B	06/07/18	For Information

Rev	Date	Notes

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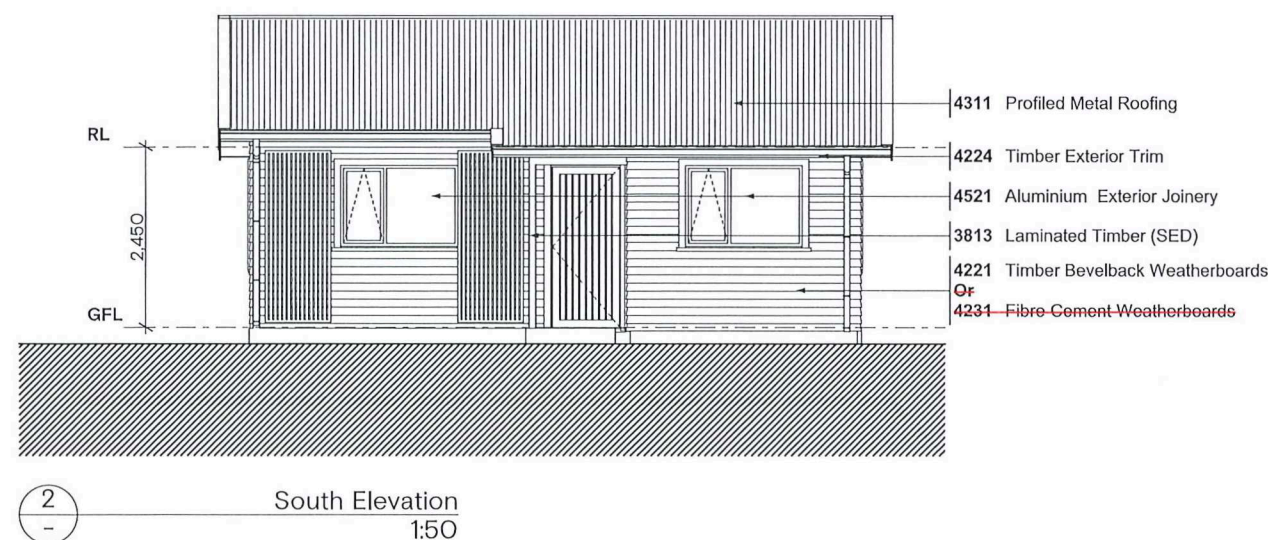
North Elevation
1:50

BUILDING ENVELOPE RISK MATRIX
North Elevation (High Wind Zone)

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		3

BUILDING ENVELOPE RISK MATRIX
North Elevation (Low and Medium Wind Zone)

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		2



South Elevation
1:50

BUILDING ENVELOPE RISK MATRIX
South Elevation (High Wind Zone)

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		3

BUILDING ENVELOPE RISK MATRIX
South Elevation (Low and Medium Wind Zone)

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		2

context Architects

Project
HN2C Regional Housing Programme

Client
HN2C 

Consultants
Structural Engineer Kirk Roberts
Services Engineer 22 Degrees Ltd
Acoustic Engineer Earcon Acoustics Ltd
Framing Consultant Buildable Layouts Ltd

Title
Elevations

Issued For
For Approval

Scale
1:50 @ A1
1:100 @ A3

Project no. Drawing no. Rev.
17185 RH-C1-A1201 01

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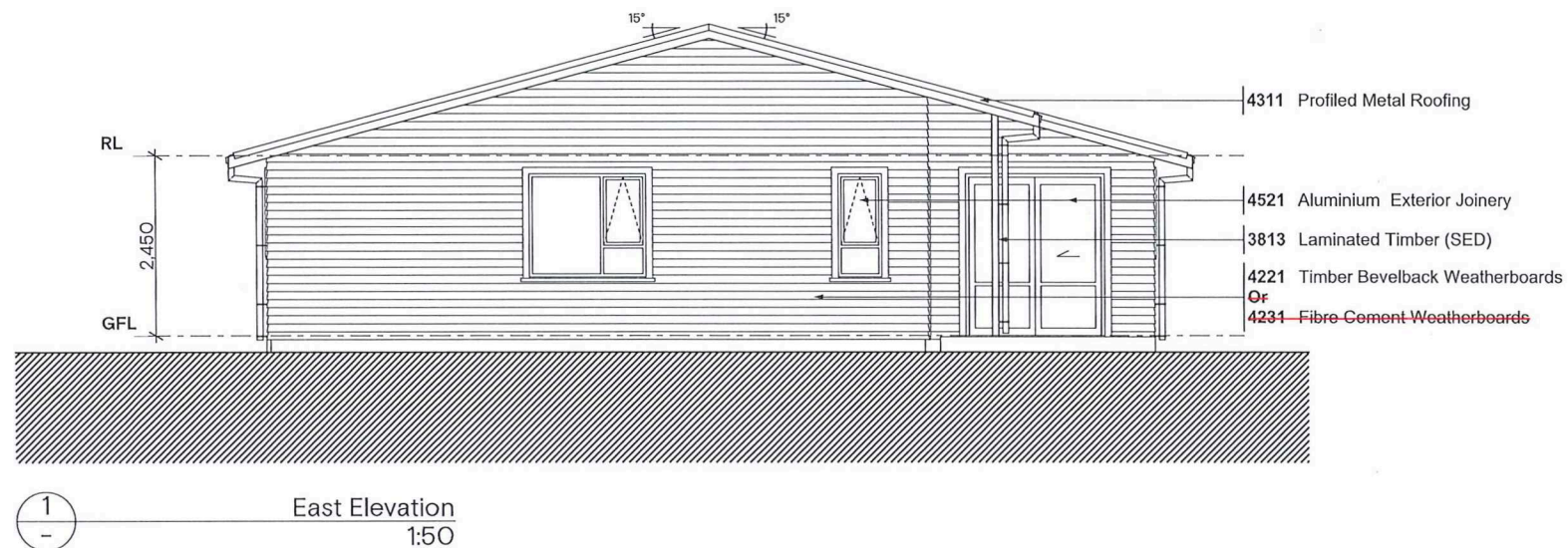
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D	14/02/19	For Approval
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B	06/07/18	For Information
Rev	Date	Notes

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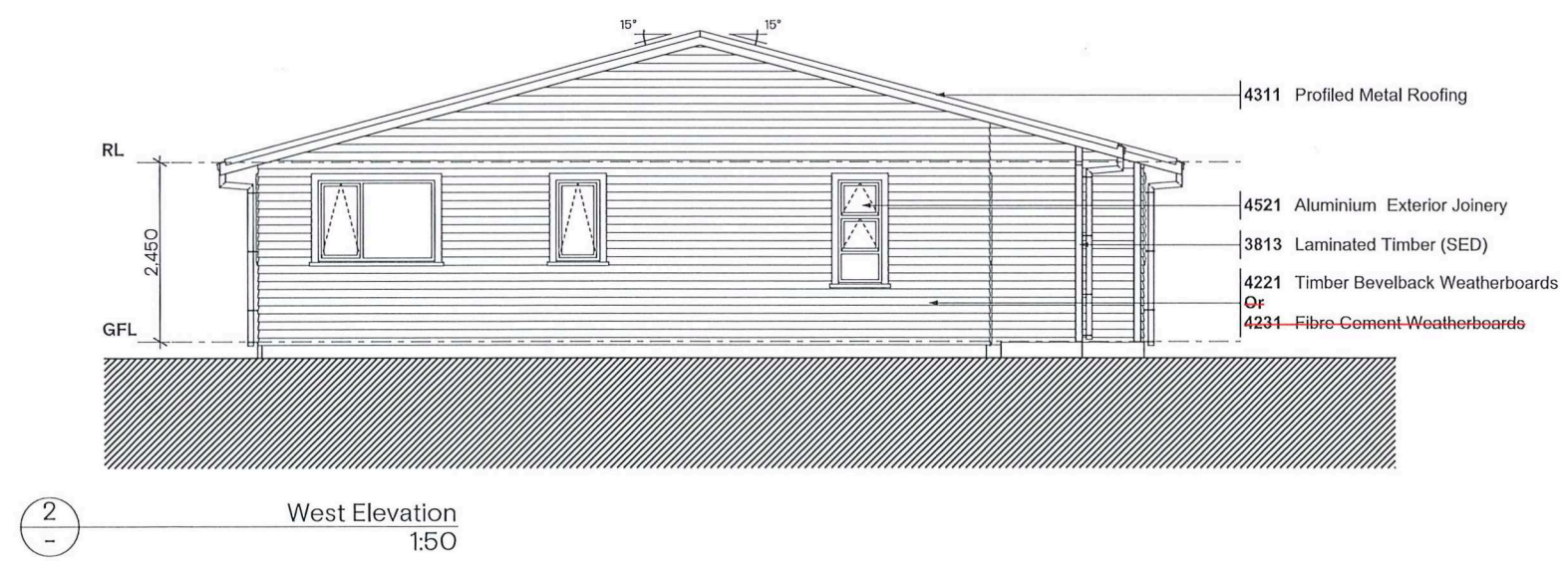
East Elevation
1:50

BUILDING ENVELOPE RISK MATRIX
East Elevation (High Wind Zone)

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		3

BUILDING ENVELOPE RISK MATRIX
East Elevation (Low and Medium Wind Zone)

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		2



West Elevation
1:50

BUILDING ENVELOPE RISK MATRIX
West Elevation (High Wind Zone)

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		3

BUILDING ENVELOPE RISK MATRIX
West Elevation (Low and Medium Wind Zone)

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		2



Project
HN2C Regional Housing Programme

Client
HN2C

Client
Housing New Zealand
Housing New Zealand Corporation

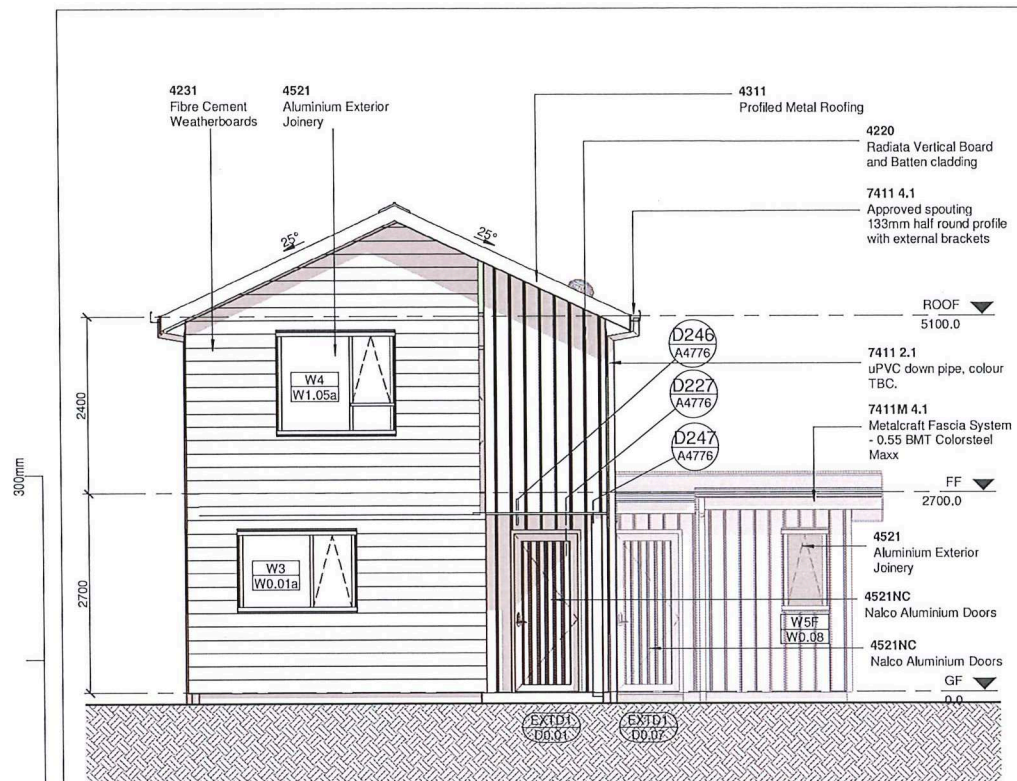
Consultants

Structural Engineer Kirk Roberts
Services Engineer 22 Degrees Ltd
Acoustic Engineer Earcon Acoustics Ltd
Framing Consultant Buildable Layouts Ltd

Title
Elevations

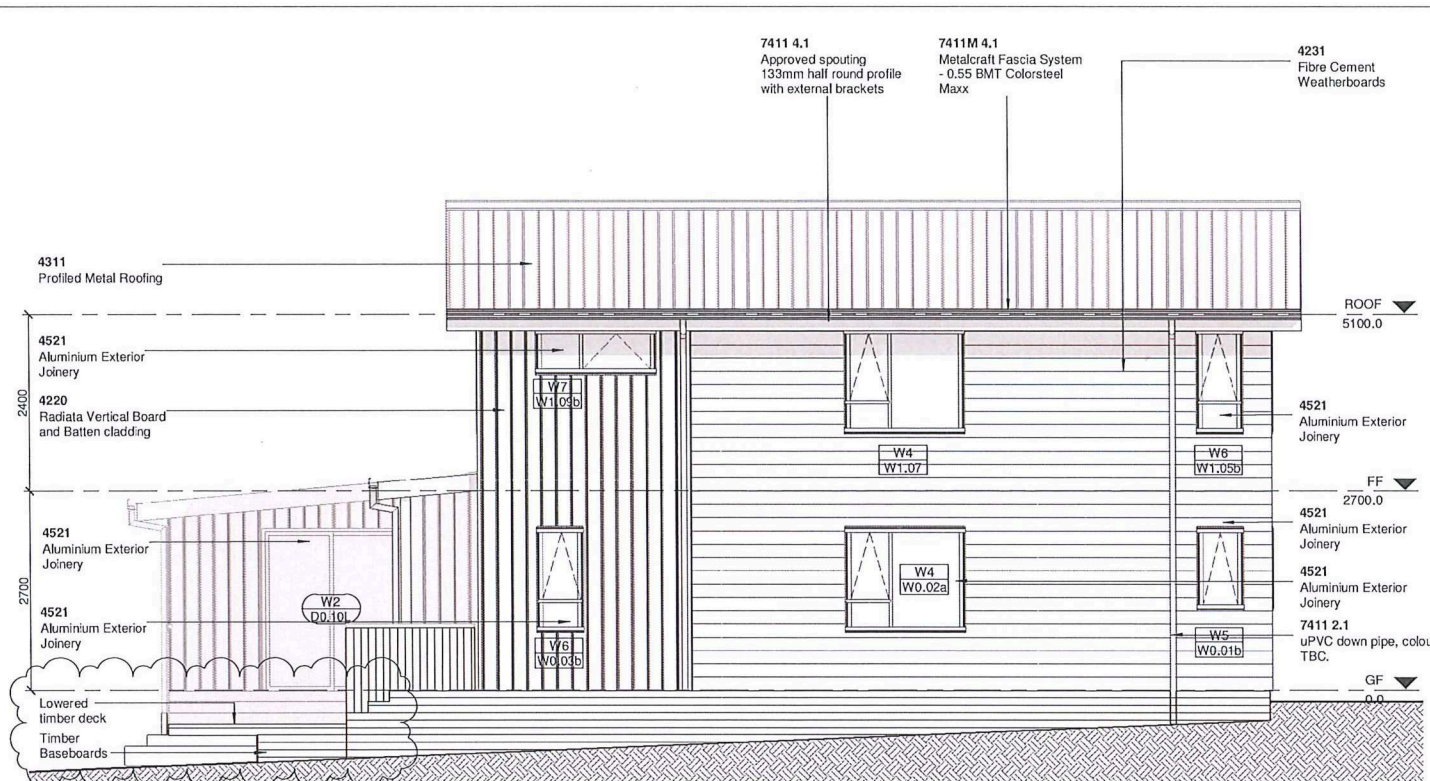
Issued For
For Approval

Scale
1:50 @ A1
1:100 @ A3



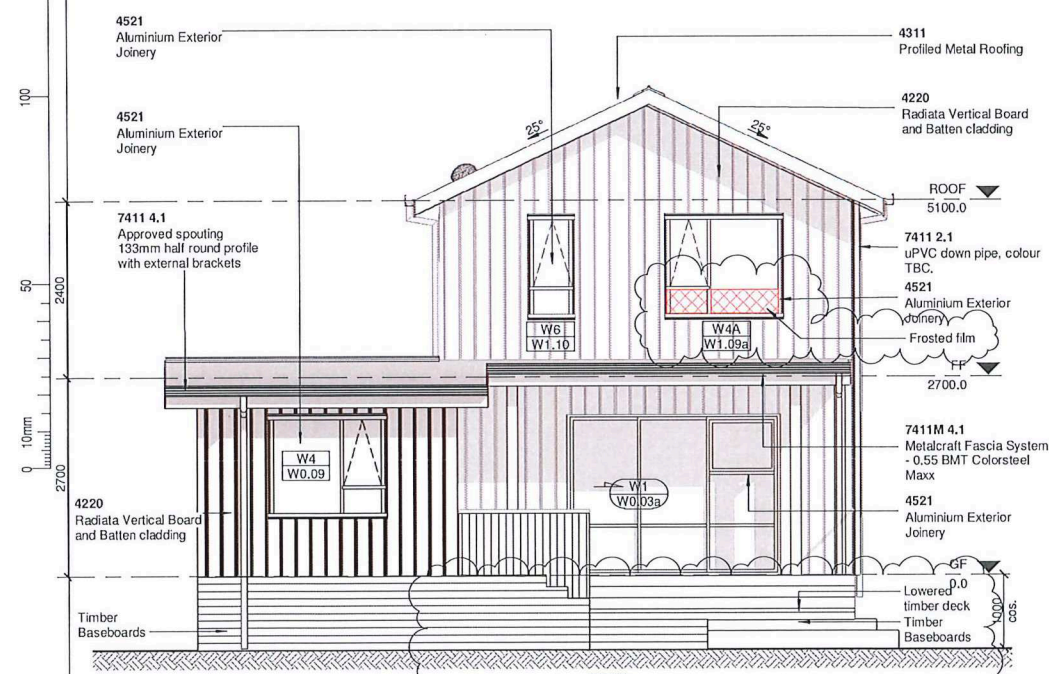
1 ELEVATION A
A-2000 SCALE 1:50

SOUTH		
RISK FACTOR	RISK FACTOR	RISK SCORE
WIND ZONE	MEDIUM	0
NO. OF STOREYS	HIGH	2
ROOF/WALL JUNCTION	LOW	0
EAVE WIDTH	HIGH	2
ENVELOPE COMPLEXITY	MEDIUM	1
DECKS	LOW	0
TOTAL		5



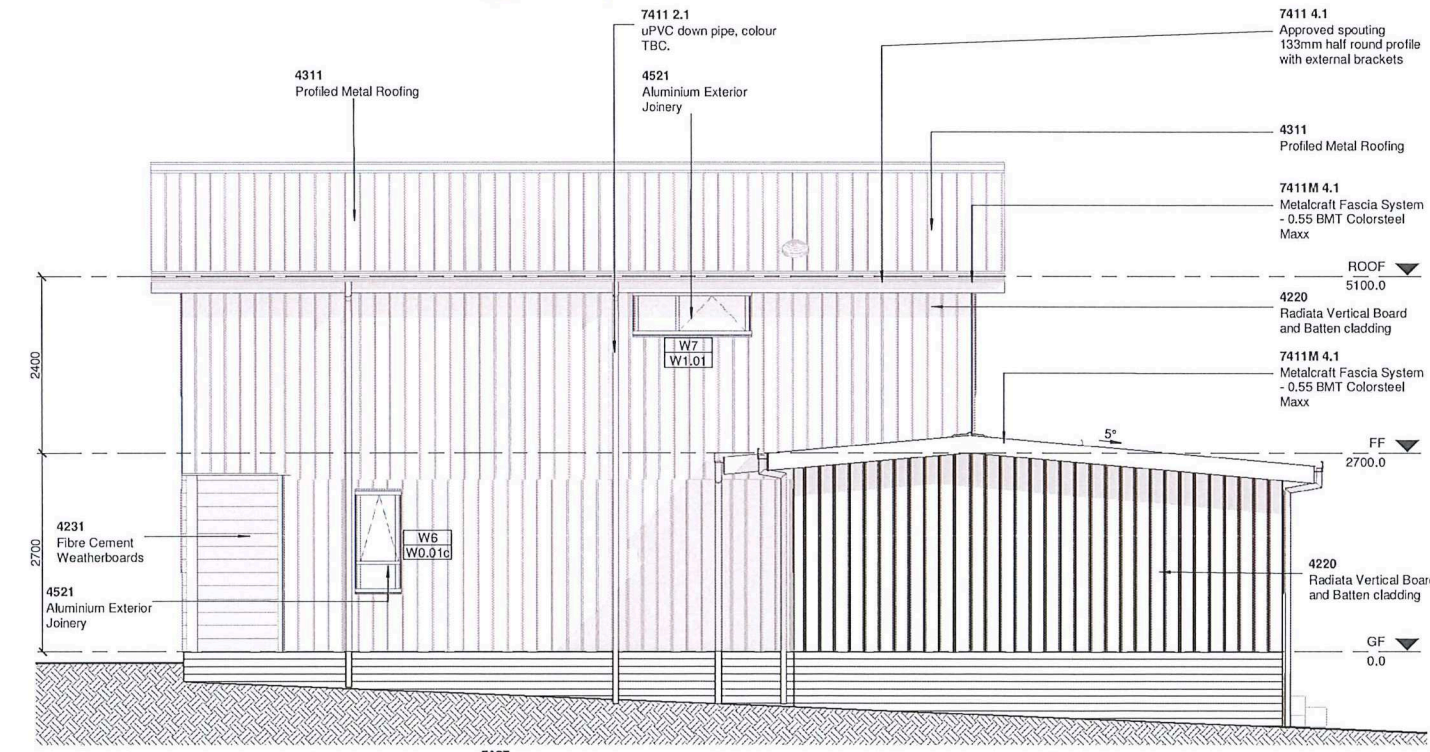
2 ELEVATION B
A-2000 SCALE 1:50

WEST		
RISK FACTOR	RISK FACTOR	RISK SCORE
WIND ZONE	MEDIUM	0
NO. OF STOREYS	HIGH	2
ROOF/WALL JUNCTION	LOW	0
EAVE WIDTH	HIGH	2
ENVELOPE COMPLEXITY	MEDIUM	1
DECKS	LOW	0
TOTAL		5



3 ELEVATION C
A-2000 SCALE 1:50

NORTH		
RISK FACTOR	RISK FACTOR	RISK SCORE
WIND ZONE	MEDIUM	0
NO. OF STOREYS	HIGH	2
ROOF/WALL JUNCTION	LOW	0
EAVE WIDTH	HIGH	2
ENVELOPE COMPLEXITY	MEDIUM	1
DECKS	LOW	0
TOTAL		5



4 ELEVATION D
A-2000 SCALE 1:50

EAST		
RISK FACTOR	RISK FACTOR	RISK SCORE
WIND ZONE	MEDIUM	0
NO. OF STOREYS	HIGH	2
ROOF/WALL JUNCTION	LOW	0
EAVE WIDTH	HIGH	2
ENVELOPE COMPLEXITY	MEDIUM	1
DECKS	LOW	0
TOTAL		5

NOTES:

REVISION	AMENDMENT	APP	DATE
P A	TENDER		5.07.2019
P B	LOWERED DECK		24.07.2020
P C	WINDOW W4A FROSTED FILM	INT	20.10.2020

DETAILED DESIGN

Housing New Zealand
Housing New Zealand Corporation

WSP | OPUS

Wellington Office
PO Box 12 003
Wellington 6144
New Zealand
+64 4 471 7000

SCALE	ORIGINAL SIZE
1:50 @ A1	A1

DRAWN	DESIGNED	APPROVED
BW	CSC	BS

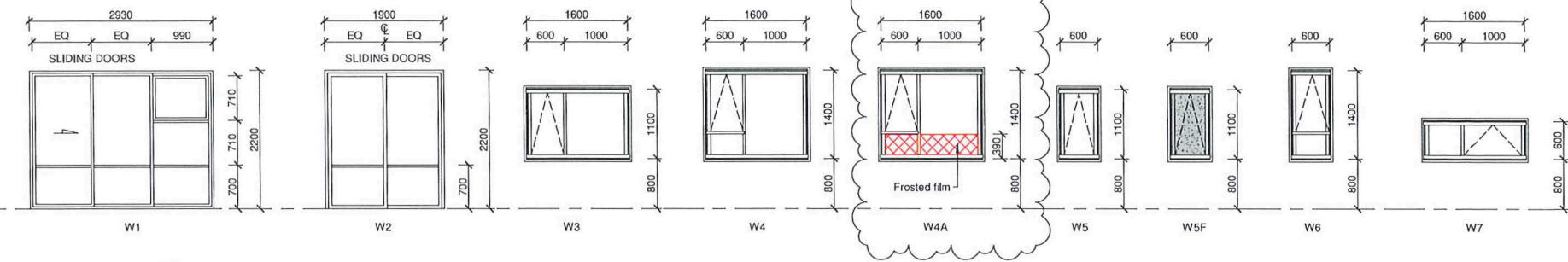
DRAWING VERIFIED	DESIGN VERIFIED	APPROVED DATE
SM		5.07.2019

PROJECT
HOUSING NEW ZEALAND CORPORATION
REGIONAL HOUSING PROGRAMME
35 KAITAWA CRESCENT, PARAPARAUMU
TITLE
ELEVATIONS

OPUS PROJECT NO.	SUITABILITY
N-H0060.03	

PROJ-ORIG-VOL-LVL-TYPE	SHEET NO.	REVISION
N-H0060-OIC-00-GF-DR	A-2040	RC

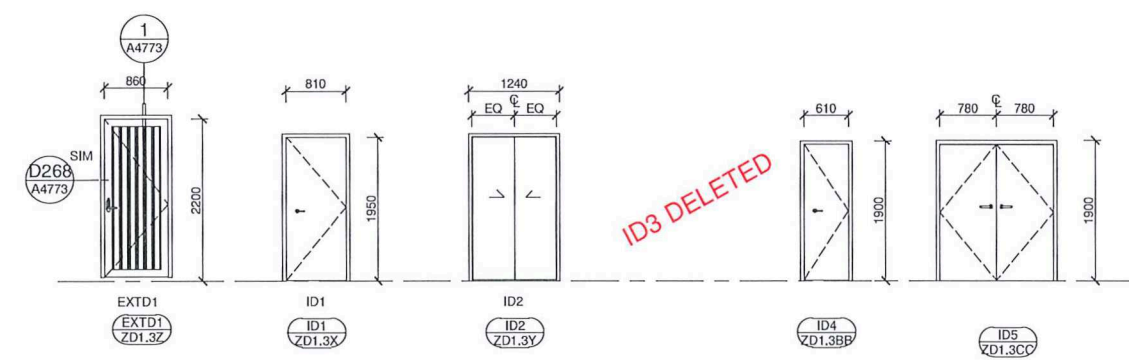
ARCHITECTURE



1 WINDOW ELEVATIONS
SCALE 1 : 50

NO.	TYPE	LEVEL	ROOM	DIMENSIONS				CONSTRUCTION	Keynote
				OPENING		FRAME			
				HEIGHT	WIDTH	HEIGHT	WIDTH		
W0.01a	W3	GF	KITCHEN	1100.0	1600.0	1100.0	1600.0	IGU	4521
W0.01b	W5	GF	KITCHEN	1100.0	600.0	1100.0	600.0	IGU	4521
W0.01c	W6	GF	KITCHEN	1400.0	600.0	1400.0	600.0	IGU	4521
W0.02a	W4	GF	DINING	1400.0	1600.0	1400.0	1600.0	IGU	4521
W0.03b	W6	GF	LIVING	1400.0	600.0	1400.0	600.0	IGU	4521
W0.08	W5F	GF	ACC TOILET	1100.0	600.0	1100.0	600.0	IGU	4521
W0.09	W4	GF	ACC BEDROOM	1400.0	1600.0	1400.0	1600.0	IGU	4521
W1.01	W7	FF	HALL	600.0	1600.0	600.0	1600.0	IGU	4521
W1.04	W4	GF		1400.0	1600.0	1400.0	1600.0	IGU	4521
W1.05a	W4	FF	BED 1	1400.0	1600.0	1400.0	1600.0	IGU	4521
W1.05b	W6	FF	BED 1	1400.0	600.0	1400.0	600.0	IGU	4521
W1.07	W4	FF	BED 2	1400.0	1600.0	1400.0	1600.0	IGU	4521
W1.09a	W4A	FF	BED 3	1400.0	1600.0	1400.0	1600.0	IGU FROSTED BOTTOM	4521
W1.09b	W7	FF	BED 3	600.0	1600.0	600.0	1600.0	IGU	4521
W1.10	W6	FF	BATHROOM	1400.0	600.0	1400.0	600.0	IGU	4521

NOTE: FOR W1 (W0.03a) & W2(D0.10L) REFER TO DOOR SCHEDULE BELOW



2 DOOR ELEVATIONS
SCALE 1 : 50

NO.	DOOR TYPE	LEVEL	ROOM	DIMENSIONS		
				OPENING	WIDTH	PANEL THICKNESS
				HEIGHT	WIDTH	THICKNESS
D0.01	EXTD1	GF	KITCHEN	2200.0	960.0	40.0
D0.02b	ID5	GF	LAUNDRY	1900.0	1660.0	38.0
D0.02c	ID4	GF	HWC/STG 2	1900.0	710.0	38.0
D0.03a	ID1	GF	HALL	2000.0	910.0	38.0
D0.07	EXTD1	GF	HALL	2200.0	960.0	40.0
D0.08	ID1	GF	ACC TOILET	2000.0	910.0	38.0
D0.09	ID1	GF	ACC BEDROOM	2000.0	910.0	38.0
D0.10	ID6	GF	WDB 4	2000.0	1320.0	38.0
D0.10L	W2	GF	ACC BEDROOM	2200.0	1900.0	40.0
D1.03	ID6	FF	HALL	2000.0	1320.0	38.0
D1.04	ID6	FF	BED 1	2000.0	1320.0	38.0
D1.05	ID1	FF	BED 1	2000.0	910.0	38.0
D1.06	ID6	FF	BED 2	2000.0	1320.0	38.0
D1.07	ID1	FF	BED 2	2000.0	910.0	38.0
D1.08	ID6	FF	BED 3	2000.0	1320.0	38.0
D1.09	ID1	FF	HALL	2000.0	910.0	38.0
D1.10	ID1	FF	BATHROOM	2000.0	910.0	38.0
W0.03a	W1	GF	LIVING	2200.0	2930.0	40.0

WINDOW NOTES:

GENERAL

Contractor is to use these drawings as the basis for the works and allow for window swings, handing etc. to provide and install items of hardware not specified, shown or listed, but required for the completion and proper finish of the works.

A4601 - External Opening Schedule must be read in conjunction with all other architect's drawings, details, and specifications. Any discrepancies shall be referred to the architect prior to proceeding with the works.

Contractor to provide shop drawings prepared by joinery manufacturer for designer's review.

Windows are shown as being viewed from the outside. Dimensions are rough opening sizes & openings must be confirmed on site before fabrication.

Manufacturer and installer guarantees are to be provided for the supply and installation of all windows and doors.

Warranty of minimum 10 years for complete window and door installation including cost of replacement materials and installation, with insurance-backed guarantee for all components.

All windows and doors, including glazing, MUST be protected during construction.

ALUMINIUM JOINERY

Details have been based on Fairview's residential joinery suite and sliding door systems. Details will need to be adapted if alternative system chosen.

Installation to be to manufacturer's written specification and recommendations.

10mm tolerance gap required around heads and reveals of all windows and doors.

All exterior windows and doors to be powdercoated (minimum of 50 microns).

All extruded/pressed sills to be powdercoated (minimum 120 microns). Closed ends to be factory welded, NO site welding / NO site cutting / NO site drilling.

Double draught seals are required around all operable elements and must be continuous. All seals must be suitable for the selected window/door.

Continuous air seal required around window - refer to details and specification.

Depth of flexible MS sealant to be half the width of seal and applied in a single application in accordance with the manufacturer's recommendations to provide a watertight seal of 600Pa.

GLAZING

Generally glazing is IGU with 4mm glass, 12mm air space, low-e pane and argon gas fill. Units weighted & sized for application in accordance with NZS 4223.

Safety glazing, when required, to be heat soaked toughened safety glass to the thickness required by NZS 4223.

Generally safety glazing required for fully framed panels greater than 500x1000mm and within 500mm of the floor, or for side panels greater than 500x1000mm, or within 500mm of the floor or in shower/bathrooms.

Safety glazing required for any door (except vision panel) or an internal partition.

Restrictors stays to be provided to all openings noted.

ARCHITRAVES/LININGS

All exterior joinery to have 20mm grooved timber linings

All interior doors to have 30mm grooved jambs.

NOTES:

WINDOW NOTES:

- ALL MEASUREMENTS ARE TO BE CONFIRMED ON SITE
- WINDOWS ARE VIEWED FROM THE OUTSIDE LOOKING IN.
- SCHEDULE TO READ IN CONJUNCTION WITH ELEVATIONS AND FLOOR PLAN
- ALL EXTERNAL GLAZING FRAMES ARE TO BE G JAMES 265 SERIES OR EQUIVALENT, UNLESS NOTED OTHERWISE, POWDER-COATED FINISH, COLOUR TO SCHEDULE.
- ALL EXTERNAL GLAZING TO HAVE DRAINED SILLS.
- ALL INTERNAL GLAZING TO BE CLEAR UNLESS NOTED OTHERWISE
- ALL OPERABLE SASHES ARE TO HAVE SUPPLIED AND INSTALLED KEY OPERATED LOCKS, KEYPED ALIKE.
- AWING SASHES ARE TO HAVE CHAIN WINDER MECHANISM, THE COLOUR AND FINISH IS TO MATCH WINDOW FRAMES, ALL WINDER HANDLES TO BE METAL.
- ALL WINDOWS ARE TO HAVE PAINTED TIMBER REVEALS, UNLESS NOTED OTHERWISE
- ALL GLAZING TO COMPLY WITH AS 1288
- ALL OBSCURE GLAZING TO BE 'SATINLITE' CLEAR
- ALL WINDOWS ARE TO HAVE A FOLDED COLORBOND WINDOW HEAD FLASHING INSTALLED, IN SELECTED COLOUR.
- WINDOW CONTRACTOR IS TO ALLOW FOR WINDOW LEVELLING.

REVISION	AMENDMENT	APP	DATE
P A	TENDER		5.07.2019
P B	WINDOW W4A FROSTED FILM	INT	20.10.2020

DETAILED DESIGN



Wellington Office
PO Box 12 003
Wellington 6144
New Zealand
+64 4 471 7000

SCALE	ORIGINAL SIZE
As indicated @ A1	A1

DRAWN	DESIGNED	APPROVED
BW	CSC	BS

DRAWING VERIFIED	DESIGN VERIFIED	APPROVED DATE
SM		5.07.2019

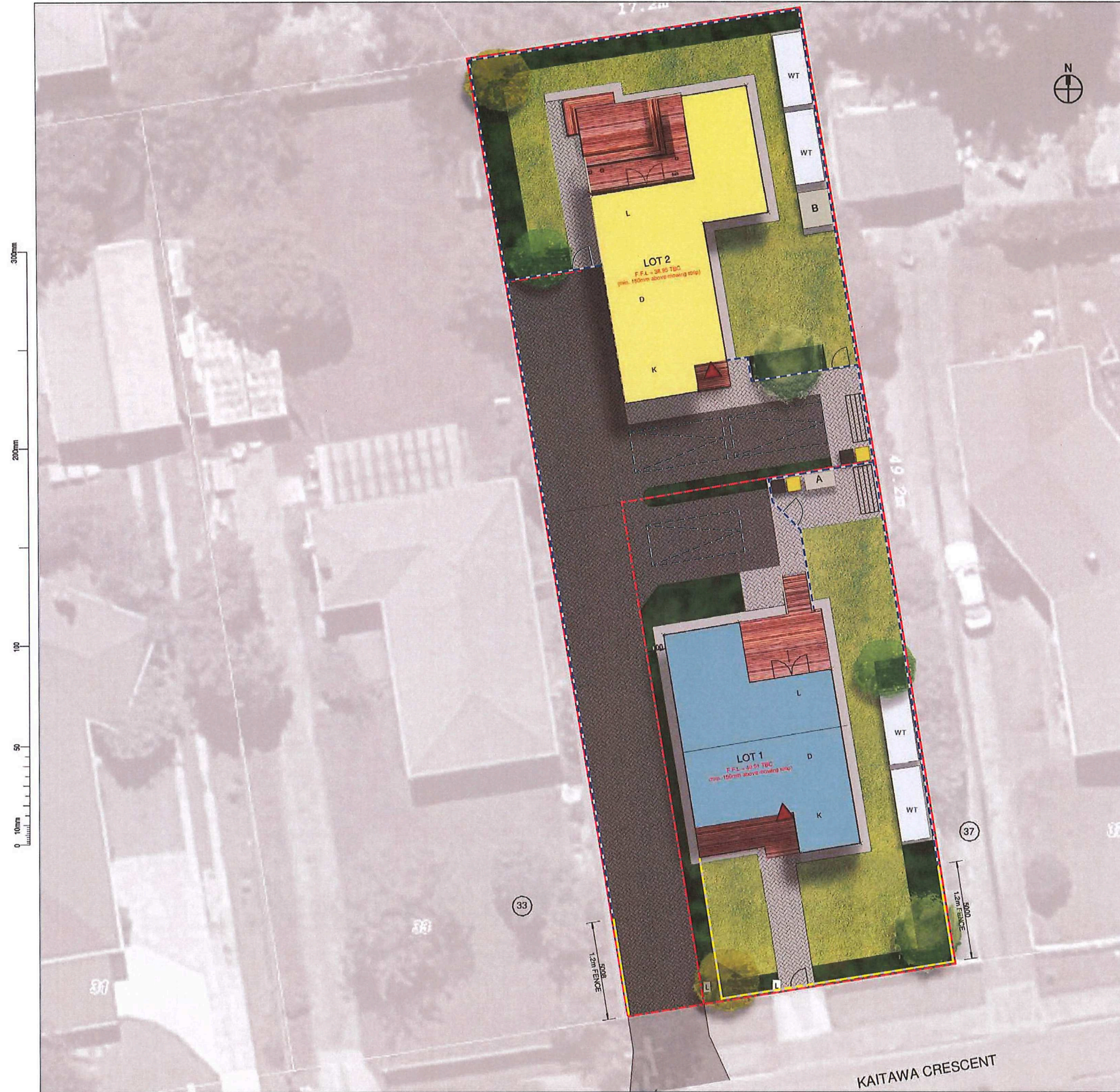
PROJECT
HOUSING NEW ZEALAND CORPORATION
REGIONAL HOUSING PROGRAMME
35 KAITAWA CRESCENT, PARAPARAUMU

TITLE
WINDOW AND DOOR SCHEDULE

OPUS PROJECT NO.	SUITABILITY
N-H0060.03	

PROJ-ORIG-VOL-LVL-TYPE	SHEET NO.	REVISION
N-H0060-OIC-00-XX-DR	A-7000	RB

ARCHITECTURE



- LEGEND**
- ① SITE NUMBER
 - - - SITE BOUNDARY
 - - - 1.2M TIMBER BATTEN FENCE
 - - - 2.0M TIMBER BATTEN FENCE
 - 2 BEDROOM ACCESSIBLE HOUSE
 - 3 BEDROOM + 1 ACCESSIBLE HOUSE
 - A NEW SHED 1530x785x1830
 - B NEW SHED 1830x1530x1980
 - VERANDAH / PATIO
 - OUTDOOR LIVING (LAWN)
 - SHRUB & HEDGE PLANTING
 - 4.0M WIDE DRIVEWAY (PERMEABLE SURFACE)
 - ▲ FRONT DOOR
 - ⌂ BESPOKE FRENCH DOORS
 - GLAZED SLIDING DOOR
 - ⊞ CARPARK
 - ▨ CLOTHES LINE
 - RUBBISH BINS
 - WT WATER TANK ON CONCRETE PAD (REFER CIVIL DRAWINGS)
 - L LETTERBOX
 - NEW TREES

REVISION	AMENDMENT	APP	DATE
A	FOR REVIEW	JH	08.09.2020

DETAILED DESIGN



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 PO Box 12 003
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 New Zealand
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SCALE	ORIGINAL SIZE	
As indicated @ A1	A1	
DRAWN	DESIGNED	APPROVED
MB	CSC	JH
DRAWING VERIFIED	DESIGN VERIFIED	APPROVED DATE
JH	HNZ	08.09.2020

PROJECT
 HOUSING NEW ZEALAND
 35 KAITAWA CRESCENT, PARAPARAMU

RESOURCE CONSENT
 TITLE
 LANDSCAPE - PROPOSED

OPUS PROJECT NO.	SUITABILITY	
N-H0060.03	0	
PROJ-ORIG-VOL-LVL-TYPE	SHEET NO.	REVISION
NH0060-OIC-03-ZZ-L	L-1120	A

ARCHITECTURE