

From: [Marnie Rydon](#)
To: [Marois, Mat](#)
Subject: RE: RM190125 - Pre-hearing Meeting Action Response
Date: Wednesday, 4 November 2020 9:38:54 AM
Attachments: [image002.png](#)

Morena Mat

Sean (Development Engineer) had no concerns with the info provided and both submitters have confirmed they've withdrawn their submissions.

We are proceeding with organising a hearing which will likely be early December.

Nga mihi

Marnie Rydon
Principal Resource Consents Planner

Kāpiti Coast District Council
Tel 04 296 5508

www.kapiticoast.govt.nz

From: Marois, Mat [mailto:Mat.Marois@wsp.com]
Sent: Wednesday, 4 November 2020 9:28 AM
To: Marnie Rydon <Marnie.Rydon@kapiticoast.govt.nz>
Subject: RE: RM190125 - Pre-hearing Meeting Action Response

Mōrena Marnie,

Have you heard back from the Development Engineer on this one? And the owners of 7 Kaitawa Crescent?

Ngā mihi,
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: Marnie Rydon <Marnie.Rydon@kapiticoast.govt.nz>
Sent: Tuesday, 27 October 2020 3:22 PM
To: Marois, Mat <Mat.Marois@wsp.com>
Subject: RE: RM190125 - Pre-hearing Meeting Action Response

Kia ora Mat

I am currently waiting to hear back from Council's Development Engineer to ensure he has no new queries based on the information provided.

My only concern having looked at the information provided is that the owners of 7 Kaitawa Crescent have not withdrawn their submission. To me, the email dated 15 October 2020 appears to acknowledge they are happy with the changes that have been made to satisfy their concerns (the first sentence in your email) but not withdraw their submission.

Looking at the emails, you've contacted them a raft of times about this so I will get in touch with them to confirm.

When I hear back from Sean and start looking at possible hearing dates I will be in touch. I believe we need to give Paul the chance to speak at a hearing.

Kind regards

Marnie Rydon
Principal Resource Consents Planner

Kāpiti Coast District Council
Tel 04 296 5508

www.kapiticoast.govt.nz

From: Marois, Mat [<mailto:Mat.Marois@wsp.com>]
Sent: Thursday, 22 October 2020 10:53 AM
To: Marnie Rydon <Marnie.Rydon@kapiticoast.govt.nz>
Cc: Jake Henry <Jake.Henry@kaingaora.govt.nz>
Subject: RM190125 - Pre-hearing Meeting Action Response

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/Ekxmxbn-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



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



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