

From: Emma Bean
To: Megan Barr
Cc: Nicola Todd; Elliott Thornton; Stephen Sutorius; Courtenay Isherwood; Sashin Nair; Isaac Cant
Subject: RE: [FCCL23333] RM240112 - 160 Mazengarb Road, Paraparaumu - Further Information Request
Date: Tuesday, 24 September 2024 5:56:09 pm
Attachments: image003.png
image005.png
image006.png
image001.png

Hi Megan

Please proceed with getting the peer review of the LVEA underway.

For the purpose of progressing the assessment – please just assume they are two bedroom units and work from a 'worse-case' scenario.

Nicola has also gone back to Megan Turner this afternoon – we're evaluating the water storage, but happy with Megan T's recommendations for the bin juice and pump station requirements.

Thanks

Ngā mihi nui | Thank you

Emma Bean (She/Her) | Intermediate Planner | BScI |

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From: Megan Barr <Megan.Barr@kapiticoast.govt.nz>

Sent: Tuesday, 24 September 2024 5:26 pm

To: Emma Bean <Emma.Bean@cuttriss.co.nz>

Cc: Nicola Todd <nicola@cuttriss.co.nz>; Elliott Thornton <elliott.thornton@cuttriss.co.nz>; Stephen Sutorius <stephens@thamespacific.com>; Courtenay Isherwood <Courtenay.Isherwood@kapiticoast.govt.nz>; Sashin Nair <Sashin.Nair@kapiticoast.govt.nz>; Isaac Cant <Isaac.Cant@kapiticoast.govt.nz>

Subject: RE: [FCCL23333] RM240112 - 160 Mazengarb Road, Paraparaumu - Further Information Request

Kia ora Emma,

Thank you for your email and the attached additional information. This has been downloaded and will be circulated to relevant Council officers for review.

Thank you for your offer to voluntarily suspend processing of the application under s91D while Council reviews the further information for completeness. Once Council staff have reviewed all the further information provided to date, I will let you know whether Council considers the further information request to have been satisfied.

At this stage I don't seem to have received any information about water storage, "bin juice" and the trafficable private pump station that addresses the advice provided by Megan Turner to Nicola Todd on these matters. These comments are reiterated below:

I also note that Sashin Nair has previously raised (with both you and Elliott Thornton) an issue regarding most of the proposed units being marked "either 1 or 2 bed units". This is likely to present difficulties in terms of effects assessment because it has implications for traffic generation and parking, as well as development contributions. It doesn't look like any clarification has been provided about this issue yet.

Please find attached a letter confirming that it is Council's intention to commission a peer review of the Landscape and Visual Effects Assessment prepared by Design Group Stapleton Elliott and dated 23 September 2024.

Ngā mihi,

Megan Barr

Contractor to Kapiti Coast District Council

Kapiti Coast District Council

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From: Emma Bean <Emma.Bean@cuttriss.co.nz>

Sent: Tuesday, 24 September 2024 3:16 pm

To: Megan Barr <Megan.Barr@kapiticoast.govt.nz>

Cc: Nicola Todd <nicola@cuttriss.co.nz>; Elliott Thornton <elliott.thornton@cuttriss.co.nz>; Stephen Sutorius <stephens@thamespacific.com>; Courtenay Isherwood <Courtenay.Isherwood@kapiticoast.govt.nz>; Sashin Nair <Sashin.Nair@kapiticoast.govt.nz>; Isaac Cant <Isaac.Cant@kapiticoast.govt.nz>

Subject: RE: [FCCL23333] RM240112 - 160 Mazengarb Road, Paraparaumu - Further Information Request

Kia ora Megan,

Thank you for your email and input into the proposal to date. In response, we have provided all the information requested or confirmed with the relevant specialist that this information is no longer required as outlined below:

Please [click here](#) for attachments.

Please [click here](#) for attachments.

- Item 3 – Please find the attached staging plan showing all services provided as part of stage 1, and the dwellings carried out in stages 2-5 noting that the staging sequence may vary according to market demand.
- Item 7 – Please find a copy of revised geotechnical assessment.
- Item 9 – Please find below our assessment of hydraulic neutrality as it relates to the earthworks at Niu Sila Way.
As there is no change to permeability in this area, there is no change to the run-off from that area as the existing strip of land is grassed and will be grassed post-earthworks. The Niu Sila Way properties will retain hydraulic neutrality as there is no change to permeable surface areas, and that water will still be able to soak into the grass as it does now once the earthworks have been undertaken.
- Item 11 – The DGSE and Cuttriss plans have been updated to show the location of car parking that is capable of being made accessible.
Please note, we request that our proposal be considered as a non-compliance with Rule TR-PARK-R18 and resource consent also triggered under Rule TR-PARK-R32. The rules around accessible parking do not specify whether these need to be attached to the residential units, or visitors. As such, we haven't not yet determined how many, if any of the units will be designed for accessibility and therefore at this stage, we therefore think it is premature to confirm which car parks if any are accessible or not. If we don't provide them as attached to the residential units, but as visitors, this would mean that all visitor car parking will be accessible, resulting in there being no visitor car parking for people without a disability. Given mobility permits represents less than 4% of registered vehicles, this means that they will likely nearly always be empty, and visitors will be forced to park on the street or externally to the site. This is not an ideal outcome. As such, while we can size them to be accessible, we do not propose to sign post them as such so that they can be available to both people with and without disabilities.
- Item 31 – Megan Turner has confirmed that a detailed design report for the low-pressure sewer system can be provided at detailed design stage.
- Item 35 – Please find the attached Landscape and Visual Assessment prepared by DGSE. We note that Council has indicated this may need to be peer reviewed. While we don't consider this necessary as this has been prepared by a suitably qualified professional, and the site is not specifically identified as having any special landscape or scenic amenity values in the District Plan.

We've now provided all the information requested which satisfies section 92A and request Council to proceed with their notification assessment. We note that Council will require some time to consider the response to the request for information. As such, we agree upfront to placing the consent on voluntary suspend under section 91D such that the time for Council to consider our response does not count towards RMA processing timeframes.

Based on our consideration of the proposal and relevant expert advice, the proposal should be able to be processed as non-notified. If Council does have a differing view, we kindly request this be discussed with us prior to finalising their decision. We note that there some minor changes or amendments may be required, and if so, these can be address prior to the substantive decision or as part of the review of draft conditions.

Kind regards,

Ngā mihi nui | Thank you

Emma Bean (She/Her) | Intermediate Planner | BScI |

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From: Megan Barr <Megan.Barr@kapiticoast.govt.nz>

Sent: Monday, 16 September 2024 12:19 pm

To: Emma Bean <Emma.Bean@cuttriss.co.nz>

Cc: Nicola Todd <nicola@cuttriss.co.nz>; Elliott Thornton <elliott.thornton@cuttriss.co.nz>; Stephen Sutorius <stephens@thamespacific.com>; Courtenay Isherwood <Courtenay.Isherwood@kapiticoast.govt.nz>; Sashin Nair <Sashin.Nair@kapiticoast.govt.nz>; Isaac Cant <Isaac.Cant@kapiticoast.govt.nz>

Subject: RE: [FCCL23333] RM240112 - 160 Mazengarb Road, Paraparaumu - Further Information Request

Kia ora Emma,

Further to my earlier email I have now circulated the partial further information response to relevant Council officers and the Ātiawa ki Whakarongotai Charitable Trust for review.

However, I note that in several areas, the information requested by Council has not been provided.

- Item 3 - no staging plan has been provided.
- Item 7 - no revised geotechnical report has been provided.
- Item 9 - no assessment of hydraulic neutrality has been provided.
- Item 11 - three accessible parking spaces have not been shown on the plan.
- Item 31 - a detailed design report for the low-pressure sewer system has not been provided.

Council has not agreed to this information not being provided (at the meeting on 5 September or otherwise). For clarity, could you please confirm whether the responses to these points constitute a refusal to provide the information under s92A(1)(c) of the RMA?

Ngā mihi,

Megan Barr

Contractor to Kapiti Coast District Council

www.kapiticoast.govt.nz

From: Emma Bean <Emma.Bean@cuttriss.co.nz>

Sent: Monday, 16 September 2024 10:09 am

To: Megan Barr <Megan.Barr@kapiticoast.govt.nz>

Cc: Nicola Todd <nicola@cuttriss.co.nz>; Elliott Thornton <elliott.thornton@cuttriss.co.nz>; Stephen Sutorius <stephens@thamespacific.com>; Courtenay Isherwood <Courtenay.Isherwood@kapiticoast.govt.nz>; Sashin Nair <Sashin.Nair@kapiticoast.govt.nz>; Isaac Cant <Isaac.Cant@kapiticoast.govt.nz>

Subject: RE: [RCCL23333] RM240112 - 160 Mazengarb Road, Paraparaumu - Further Information Request

Kia ora Megan

Thanks for meeting with us to discuss the s92 response. Please find our s92 response letter included at the following link: [click here](#), alongside:

- Amended Scheme Plan – 23333 SCH, Rev B
- Lighting Plan
- Amended Engineering Infrastructure Report
- Email correspondence with Awa regarding flood hazards in the wider area

With respect to RFI #35, DGSE are preparing a Landscape and Visual Assessment – this is due to be finalised later this week and will be provided once we have it in hand. In the meantime, we're looking to get started with resolving the engineering matters.

From the meeting, Megan Turner was also going to follow up with respect to water re-use tanks, details for 'bin juice' receptor recently approved by Council and the proposed private pump station. We've not had a response on these items yet but anticipate they'll come through as part of a response to our s92 response.

Please let me know if you'd like any further clarification on any of the responses.

Ngā mihi nui | Thank you

Emma Bean (She/Her) | Planner | BSc |

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From: Megan Barr <Megan.Barr@kapiticoast.govt.nz>

Sent: Monday, 26 August 2024 12:32 pm

To: Emma Bean <Emma.Bean@cuttriss.co.nz>

Cc: Nicola Todd <nicola@cuttriss.co.nz>; Stephen Sutorius <stephens@thamespacific.com>; Courtenay Isherwood <Courtenay.Isherwood@kapiticoast.govt.nz>; Sashin Nair <Sashin.Nair@kapiticoast.govt.nz>; Isaac Cant <Isaac.Cant@kapiticoast.govt.nz>

Subject: [RCCL23333] RM240112 - 160 Mazengarb Road, Paraparaumu - Further Information Request

Kia ora Emma,

Please find attached a letter requesting further information regarding resource consent application RM240112, being an application for a 56-lot subdivision comprising 41 residential lots, 14 carparks and a private road/communal area lot; and for construction of 41 dwellings, a private loop road and associated earthworks not meeting permitted activity standards at 160 Mazengarb Road, Paraparaumu.

The information requested in the letter is requested pursuant to section 92(1) of the Resource Management Act 1991.

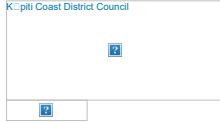
Ngā mihi,

Megan Barr

Contractor to Kāpiti Coast District Council

Tel 04 2964 700

Kāpiti Coast District Council



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