

20 September, 2017

Spencer Holmes Limited  
PO Box 588  
Wellington 6011

Service Request No: 393294  
File Reference: 1005700

Attention: David Gibson

Dear David

***Request for Further Information Pursuant to Section 92(1) of the Resource Management Act 1991***

Service Request Type:	RC - Resource Consent
Site Address:	128 Trelissick Crescent
Legal Description:	Lot 2 & 3 DP 17309
Consent Type:	Land Use and Subdivision
Consent Description:	Subdivision and Land Use: 17 lot subdivision and multi-unit development

I am writing in relation to your application for a multi-unit development and 17 lot fee simple subdivision (our ref: SR 393294). This letter is a request for further information under section 92 of the Resource Management Act 1991 (the Act).

Requested information:

The further information required is detailed below. This will help the Council to better understand your proposed activity, its effect on the environment, and the ways any adverse effects on the environment might be mitigated.

1. Please provide information that demonstrates the availability of direct sunlight into living areas and into outdoor living space at critical times of the year – namely the winter months (1<sup>st</sup> March to 1<sup>st</sup> July). The analysis should take into account the site topography and height relationships between buildings. It is noted that total hours have been provided with the application however details of where sunlight falls within indoor and outdoor living areas should be provided. This information is requested to assist in assessing the quality of the design.
2. Please provide information in the form of site, elevation and section drawings, showing the permitted baseline scenario detailed within your AEE. This information is requested to better understand the level of effects generated by a permitted baseline scenario on neighbouring properties (in order to compare to this proposal).
3. Please provide visualisations of the development from Ngaio Road to the north and east, Trelissick Crescent to the west, and from the properties of 126 and 124A Trelissick Crescent. This information is requested to better understand the relationship of the

development with neighbouring properties and the street given the level of building bulk proposed.

4. Please provide further details on any boundary fencing along the boundary of 124A and 126 Trelissick Crescent. This information is requested in order to assess any mitigation that may be afforded i.e. visual screening, acoustic.
5. Please provide shading plans detailing where the additional shading will occur on neighbouring properties (i.e. show neighbouring properties on the plans so it can be easily determined where shading occurs within these properties). This information is requested as it is unclear from the shading plans provided where shading falls on adjoining properties.
6. Please provide further detail on how much of the site will be cleared in the process of building the project and how the bush will be encouraged to regenerate once the building work is complete. This information is requested to assist in understanding the proposal's impact on existing vegetation and the ability of this vegetation to provide visual mitigation for the buildings proposed.
7. Please provide a detailed site plan outlining buildings, boundary lines, walking tracks, stream, fencing, vegetation to be retained/removed. This information is requested to understand the level of vegetation to be removed, the location of boundaries, the developments relationship with tracks, streams, and neighbouring properties.
8. Please provide an arboriculture assessment with regards to the developments impact on vegetation located on Pt Lot 1 DP 9734 to the east. This information is requested to understand the impact of the development on Trelissick Park.
9. Please provide further information on the existing vegetation to be retained i.e. species, height, and location. This information is requested to ascertain the effectiveness of the landscape mitigation.
10. Please provide information on how the increased volume and velocities of stormwater from the development is to be mitigated to ensure that land (at the site and downstream properties) are stable and are safe from potential landslip and landslide hazards, in the site. Additional information as to how the site will achieve a Factor of Safety (FOS) of 1.5. This information is requested to understand how site stability can be assured given the relationship between surface stormwater and land stability.
11. Please provide a groundwater investigation with regards to existing ground water onsite. This information is requested to understand the existing ground water conditions. Such an investigation will be the basis to identify the appropriate mitigation measures (surface and sub-surface) to eliminate the risk of slip and clearly identify the locations which will require specific drainage works to ensure the stability of the site.
12. Please provide information that demonstrates the alteration of drainage pattern which may result from a change in land contours given the earthworks proposed. This information is requested as a change in drainage pattern may result in a diversion

and/or concentration of stormwater that may affect site stability, therefore this change needs to be understood.

13. Please provide information on how stormwater runoff from open spaces and gardens will flow i.e. whether they will be collected in the drainage piping system or a flow path or in a sheet flow. To properly understand the flows of each catchment, a catchment analysis must be provided that:

- identifies, the drainage catchment and sub-catchment (if any) areas contributing stormwater flow on the subject land, for the pre-development and post-development scenarios.
- includes and assessment of the major and minor rainfall events/discharges from the drainage catchment(s) for the pre-development and post-development scenarios;
- assesses and mitigates the impact of the changes to the stormwater drainage catchment(s) as a consequence of the development on the subject land;

Indicates the recommended level of protection (AEP) in the design of the drainage structures. This information is requested to assess the impact of stormwater runoff from open spaces and gardens.

14. Please provide further information about the form of wastewater disposal proposed and detail how it will work i.e. is it a pressurised system? This information is requested to understand the intricacies of the method of wastewater disposal.
15. Please provide speed data and paths for traffic turning left from Ngaio Gorge Road into Trelissick Crescent. This information is requested to assess traffic safety of the access to the subject site.
16. Please provide tracking paths for rubbish vehicles turning onsite. This information is requested to ensure that a rubbish truck can safely access and turn around within the subject site.

Responding to this request:

Pursuant to section 92A(1) of the Act, ***within 15 working days*** of the date of this letter you must either:

- provide the requested information; or
- provide written confirmation that you can not provide the requested information within the time frame, but do intend to provide it; or
- provide written confirmation that you do not agree to provide the requested information.

The processing of your application has been put on hold from 21 September 2017 and any time taken by you to provide all required information is excluded from any time limits for processing your application.

If you can not provide the requested information within this time frame, but do intend to provide it, then please provide:

- written confirmation that you can provide it
- the likely date that you will be able to provide it by, and
- any constraints that you may have on not being able to provide it within the set time frame.

The Council will then set a revised time frame for the information to be provided and provide this to you in writing.

If you have provided all the requested information, then we will consider its adequacy and make a decision on the scope of this. A decision will then be made on whether any parties are considered adversely affected from whom you will need to obtain written approval in order for the proposal to be considered on a non-notified basis, or whether your application requires notification or limited notification.

If you have not provided the requested information because you did not respond to the request, or agreed to respond but did not deliver within the agreed timeframe, or refused to provide the information, the Council must notify the application under section 95C of the Act prior to being able to proceed further. Please note that the Council has the ability under section 36(7) of the Act to leave the application on suspend until the notification fee has been paid to it in full.

If you require any further clarification or would like to discuss this matter, please contact me on the number below.

Yours sincerely,



**Nathan Keenan**  
Senior Consents Planner  
Wellington City Council  
Telephone

Delegated Code: 9