

RURAL CITY LIVING

13 June 2023

By email to: timj@planzconsultants.co.nz and darryl@terramark.co.nz
C/ Tim Joll; Planz Consultants & Darryl Sycamore; Terrmark Limited

Kāinga Ora – Homes and Communities
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Dear Darryl and Tim

RESOURCE CONSENT APPLICATION LU23031 & SC23032

REQUEST FOR FURTHER INFORMATION

I refer to the land use consent LU23031 & SC23032 seeking to establish a housing complex consisting of 24 residential units and subsequent subdivision, and further consent under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

The application was accepted for processing on 29.05.2023.

To enable a full assessment of your application and to better understand the proposal and its potential effects on the environment, further information is requested under Section 92(1) of the Resource Management Act 1991 (RMA).

Requested Information

The following additional information is requested for the reasons set out below:

Management of the complex

1. Confirm if the application is for a managed social housing complex and demonstrate how this will continue when subdivided, as the proposed subdivision alters the ownership model.
2. GDC will not manage the green area (Lot 101). It will remain in the control and management of the Applicant. Please provide details on how the area will be managed to maintain amenity for the development and surrounding neighbourhood. E.g. frequency of mowing, litter picking etc. How will this maintenance continue following the subdivision?
3. Please provide details on how the pedestrian walkway and other common areas within the ROW will be managed by the joint owners (*highlighted yellow in Figure 1*)?

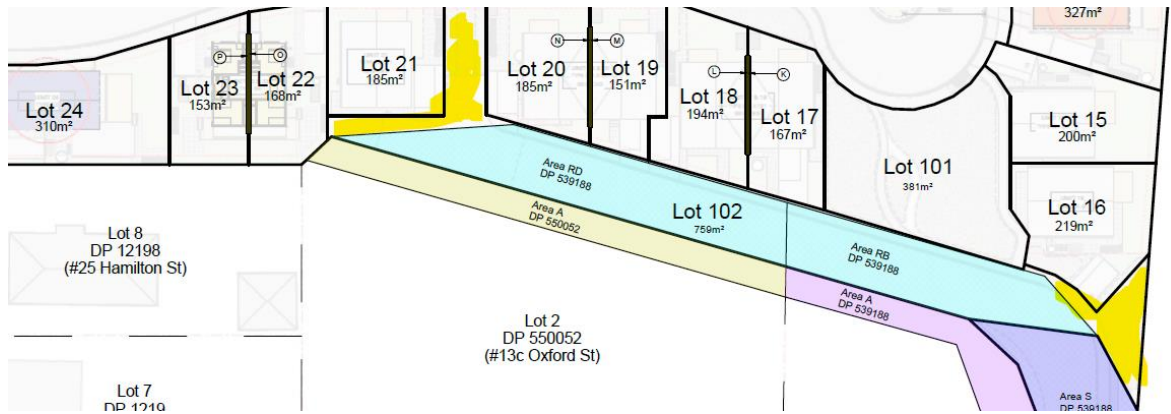


Figure 1

4. Further to point 3, given the number of parties subject to the ROW ownership and additional properties currently utilising it (Area RD, RB, A, A and S), where do responsibilities lie in terms of general maintenance and street lighting? How will the cost share be dealt with?
5. Has a unit title subdivision with a body corporation type of mechanism been considered?

Timing of development

6. Please detail the sequencing of development. For example, is it anticipated that infrastructure and roading will be installed, followed by the construction of all buildings and accessory buildings, and then 223 224c certification applied to subdivide the buildings on their own title?
7. How is the sequencing to be ensured/cross referenced across the two decisions? Volunteered conditions may be useful to support this.

Title

8. Provide a record of title less than 3 months old.
9. Provide the following easement instruments (highlighted):

Subject to a right of way over part marked R DP 391234 created by Easement Instrument 7567565.2 - 8.10.2007 at 9:00 am
 Appurtenant to lot 3 DP 391234 is a right of way, right to convey water, right to drain stormwater and sewage, convey electricity, and telephone communications created by Easement Instrument 7567565.2 - 8.10.2007 at 9:00 am
 The easements created by Easement Instrument 7567565.2 are subject to Section 243 (a) Resource Management Act 1991
 Land Covenant in Easement Instrument 7598357.1 - 1.11.2007 at 9:00 am
 11619682.2 Surrender of the right of way created by Easement Instrument 7567565.2, appurtenant to Lot 2 DP 539188 - 6.12.2019 at 4:37 pm
 Appurtenant hereto is a right to convey electricity created by Easement Instrument 11619682.4 - 6.12.2019 at 4:37 pm
 11866604.2 Surrender of the right of way over part marked R on DP 391234 created by Easement Instrument 7567565.2 as appurtenant to Lot 1 DP 550052 - 15.10.2020 at 3:32 pm

Figure 2

10. Summarise the land covenant detailing any relevance to the application.

Design

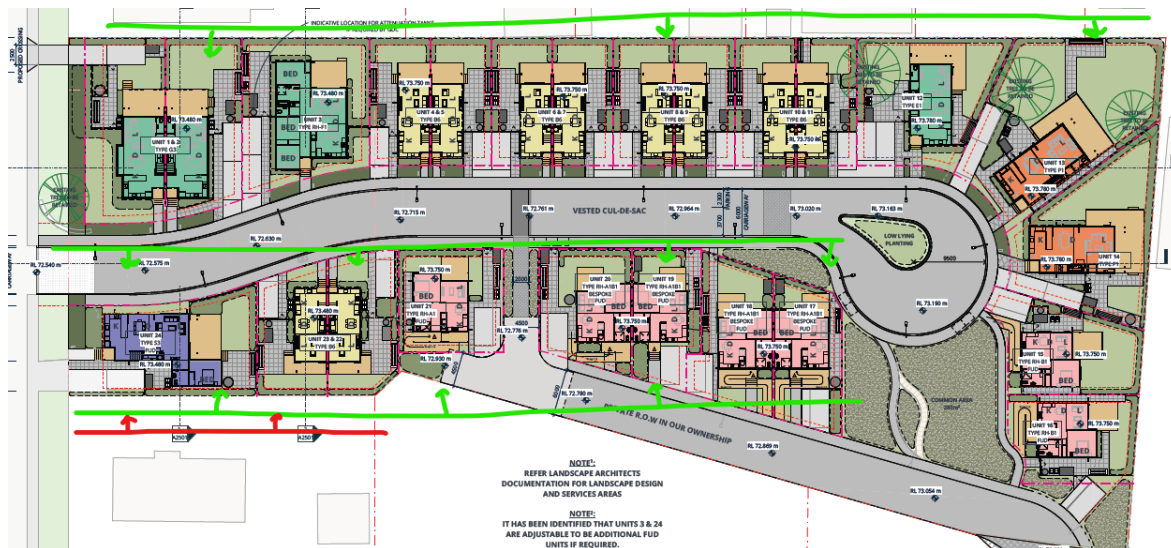
11. The AEE discusses an assessment by a "TAG Panel" consisting of urban design, planning and landscape experts. Provide this expert input/report relied upon in order to conclude the proposed development is appropriate.
12. The average density is proposed as 320m², however taking into account the non-developable areas (resultant developable area is approx. 4922m²) the density is akin to 205m², this is considered to be at the higher end of a medium density development. This is markedly

different from the surrounding environment and what is anticipated by the District Plan for this low density zone. Provide specific urban design comment assessing the effects on the environment of medium density development in this location, as well as effects on the immediately adjoining neighbours.

13. Clarify whether the decks proposed are raised or flush with the ground. The elevations do not provide adequate details. Confirm whether the deck structures for unit 12, 14 and 17 will breach the 1m yard setback.
14. The masterplan and 3D renders include a wall structure encroaching into the road reserve. Approval from Council will be required for this structure. Please assess whether or not it will interfere with sightlines when existing the complex.
15. The 3D renders include signage for the development on the wall mentioned in point (11). Confirm whether this is in accordance with the permitted standards or apply for consent accordingly.

Plans

16. Provide elevations free from trees, shadows, fences etc. to clearly show the built form proposed.
17. Provide elevations for every unit or each unit typology if they are repeated through the development.
18. Provide northern and southern elevations of the complex as a whole, depicted by green lines below.
19. Provide an elevation of the built form facing the shared boundary with 25 Hamilton Street, depicted by red line below.



20. Detail the rationale behind the shading diagrams. Is the permitted built form based on maximising the standards but meeting density requirements? Please provide separate diagrams of a compliant scheme vs the proposal for June 21 date; and September 21 date.

Scheme Plan and Easements

21. Provide a memorandum of easements detailing the existing easements covering the right of way and proposed easements.
22. Lot 102 provides pedestrian access to the cul-de-sac users, what legal mechanism is in place to enable persons from the cul-de-sac units to utilise the right of way to access Oxford Street.
23. Provide further information on the legality of the use of the right of way areas over 13A and

13C Oxford Street for the Lots 16-21.

24. Demonstrate the Applicant can fulfil their legal obligations under right of way during construction for example, keeping the right of way clear from obstruction.

Contaminated Land

25. The report by ENGEO states at section 8.1 consent is required as a restricted discretionary activity under the NES for the soil disturbance, soil disposal, change in land use and subdivision.

Update the AEE to assess the activity addressing the findings in the ENGEO report. Specifically:

- a. the remediation or management methods to address the risk posed by the contaminants to human health,
 - b. the timing of the remediation and any ongoing management (if necessary) for soil disturbance by future occupants of the site,
 - c. the standard of the remediation on completion and reporting of resultant levels of contamination to GDC
26. Whilst the ENGEO report appears to offer options for managing the contaminated area on site: either retaining the soil onsite and capping it, or removing the soil off site; it is not clear from the application how the Applicants intends to proceed.

Provide details of how the contaminated soil is going to be managed.

27. Attachment F states the Soil within the building footprints and halos will be managed under the 'General Kāinga Ora Contaminated Site Management Plan (Kāinga Ora, July 2022).

Provide a copy of this document and summarise how the health and safety of workers and contractors during the construction of the project will be managed.

Transport

28. The Integrated Transport Assessment reasons that the proposed vested road will experience lesser traffic movements, given the complex is for social housing. The proposed subdivision alters the ownership model into fee simple lots. What mechanism is proposed to maintain the complex use. If the lots are sold into private ownership the traffic generation will change.

The survey data relied upon as justification for lesser traffic movements for the site is based on a Christchurch social housing complex. Christchurch has public transport available including buses whereas Gore has no public transport apart from a limited taxi service. It is therefore likely that most if not all residents of the proposed subdivision will need to have and rely on their own vehicles. This significantly increases the traffic movements expected. Please address.

The premise of this speaks to RFI point 1. Based on the above, please provide evidence of how the complex will remain a social housing complex in perpetuity; or, additional assessment of the reduced road width based on a residential complex.

29. The Calibre 'Pavement Plan' drawing shows the intersection with Hamilton Street has a kerb radius of 8.7m which is less than the 9.0m minimum radius required in Clause 3.3.7 in the Bylaw. A dispensation will be required. Please assess.
30. Underground electricity, telecommunications cables and water mains are located under the proposed footpath of the vested road. The bylaw requires such services to be located under the berm. A dispensation will be required. Please assess.
31. Detail the separation distance from the vehicle access directly onto Hamilton Street and the development access. In accordance with Table 3.3c in the Bylaw, these require a minimum

separation distance of 19m from the property boundary closest to cul-de-sac road. A dispensation will be required. Please assess.

32. The section of right of way from the application site to Oxford street will require repair and a reseal; the established evergreen hedge which overhangs the western edge of the ROW reduces its effective width, will need to be trimmed; and the vehicle crossing at Oxford St will need to be upgraded in accordance with drawing R03 in the Bylaw. Demonstrate the easements documents enable such works.

Landscaping

33. *Alectryon excelsus* (Titoki) do not grow well in Gore given the cold. Please propose an alternative or provide supporting evidence that the tree specie is appropriate for the climate.
34. North Island Kowhai (*tetraptera*) produces a better, more full specimen tree than the South Island variety. Would KO consider this specie?

Geotech

35. Confirm the proposed foundations for the buildings and that the earthworks calculations are based on this method.
36. Detail the number of truck movements estimated for the earthworks and proposed access route. Is it anticipated that the ROW to Oxford Street will be utilised?
37. Detail the estimated timeframe to complete the earthworks overall.
38. Detail the estimated timeframe to install piles if this method is to be used.
39. The Geosolve report states:

“Additional investigations targeted at specific building platforms are recommended once building platforms have been confirmed to finalise the provision of appropriate geotechnical foundation design parameters.”

Has this been undertaken or is it anticipated to occur during detailed design of the project? Note current geotechnical engineering will be required for the building platforms especially where demolition excavation has taken place for the basement section, and removal of underground services.

Consultation

40. Please provide details of the consultation undertaken and responses received. Adjoining neighbours and the users of the right of way are of particular importance.

Responding to this request

What are your options? You may:

- (a) Provide the information requested within 15 working days s92A(1)(a) of this letter 6 July 2023, or;
- (b) Tell us in writing the date you will be providing the information, if you need longer than 15 working days (section 92A(1)(b)). If you choose this option, the date will need to be agreed with the writer. Or;
- (c) Tell us in writing that you refuse to provide this information (section 92A(1)(c)).

What happens then?

Option 1

If you decide to provide the information under option (a) or (b) above, your application will be

placed on hold until the information is received (section 88C(2)(b)). After that it will be taken off hold and the processing of the application will continue.

Option 2

If you chose option (c) above and refuse to provide the information, or;

If you agree to provide the information by an agreed date and then do not do so without obtained agreement of an alternative date with the writer, or;

You do not respond at all;

Section 95C of the RMA requires that the application must be publicly notified.

We strongly suggest that you choose options (a) and (b) above to avoid the notification of the application based on insufficient information.

If you have any queries, please contact Joanne Skuse on 0274981745 or email jskuse@propertygroup.co.nz.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J. Skuse', with a horizontal line underneath.

Joanne Skuse
CONSULTANT SENIOR PLANNER