

Pre-Application Meeting Summary Notes

25.01.2023

Demolition

The Applicant is advised to review schedule 1 of the Building Act to determine whether a building consent is required for the demolition of the existing building on site. Services need to be capped at the boundary.

Under the District plan demolition of a building is permitted provided that within 90 working days of its commencement the site is left clean and tidy. We consider clean and tidy to mean any hazards removed or effectively fenced off (basement area), building materials and rubble cleared and dust prevention measures in place is areas are not re-grassed.

Planning

It is understood the intention is to build the units then subdivide. This can be processed as a combined application.

Confirmation will need to be provided on the intention to vest any roads or parks. Should the roading not be vested we will require evidence of intent for ongoing maintenance of roading, verges and common areas, particularly given the numbers of units intended to be serviced.

The site is zoned Residential A, 6 units are permitted at a density of 1 unit per 400m² net site area. Note for subdivision the minimum lot size is 400m² (gross, not net).

The proposed development will result in a breach to density. For density breaches GDC anticipate neighbour approvals to be provided. Given the extent of the density breach this may extend to the wider neighbourhood.

Without reviewing a full application we cannot provide a decision on notification at this time, however on review of the concept it is likely the application will be notified in some form.

Our concerns lie with anticipated residential character and the effects from traffic generation and other nuisance effects from increased households in a low-density area.

As discussed the preliminary drawings providing adequate outdoor space and parking, a mix of building typologies, and common space are supportable in terms of bulk and location subject to a supportive design statement.

Connectivity – it is recommended the existing ROW onto Oxford Street is explored to provide pedestrian access. However, this needs to be carefully considered in terms of CPTED.

Trees – the trees onsite are not listed as protected under the District Plan however given the age and stature they may hold ties with the community. We recommend ongoing discussion with Keith McRobie, Council's Parks and Recreation Manager, on this matter. It is further recommended that should

29 Bowler Avenue, Gore 9710
PO Box 8, Gore 9740

Phone 03 209 0330
Email info@goredc.govt.nz
www.goredc.govt.nz

groundworks be required in proximity to the trees an arborist should confirm the drip lines and any precautions necessary to protect the trees.

PSI/DSI – following site investigations/demolition works, either confirmation no contaminated land encountered or proposed mediation works.

Resource Consent Requirements

- AEE
- Plans
 - o Site Plan
 - o Earthworks plan
 - o Transport Plan incl. street lights with tracking curves for waste disposal truck
 - o Elevations of typologies
 - o Landscape Plan incl. street trees (if vesting) – can be indicative with parameters and accompanying tree inventory list
- PSI/DSI
- Transport Assessment
- Urban Design Statement (inclusive of landscaping design)
- Engineering/Civils incl. earthworks, 3waters provisions
- Capacity assessments from WSP re 3Waters

Transport

As discussed development in Gore must comply with the Gore District Council Subdivision and Development Bylaw. This bylaw contains the technical information and standards to be met. It is largely based on NZS4404. Non-compliance with the bylaw will require a dispensation to be obtained, this process can occur concurrently with the resource consent process.

Standards in the bylaw depend on the number of units to be serviced and ownership of the road.

Note private roads are limited to 6 units. Although the Bupa development is fully private and services multiple units, the occupancy is specific.

If the cul-de-sac is proposed to be vested it must comply with the bylaw, for 22 units (the 2 unit accessed directly from Hamilton Street will not be included). An assessment will be required to demonstrate the deviation from the bylaw will not result in a safety issue or additional maintenance to Council, or potential for community complaints in the future.

The current width of the formed carriageway must be increased to 6m, and the footpaths increased to 1.4m. Similarly as the one-way system does not allow for street parking, is enough parking proposed to prevent parking which may block the access?

Tracking curves will need to demonstrate the roading can accommodate waste disposal trucks.

The roading will need to be asphalt sealed.

Street lighting will be required in accordance with the bylaw.

3Waters

Due to the density breach feasibility and capacity within the GDC reticulated system is required to be supplied with an application.

WSP hold GDC's hydraulic modelling. We recommend the Applicant liaise directly with WSP to confirm scope of work required to determine feasibility. It is recommended the scope of work is provided to Council for review before proceeding with the assessment required

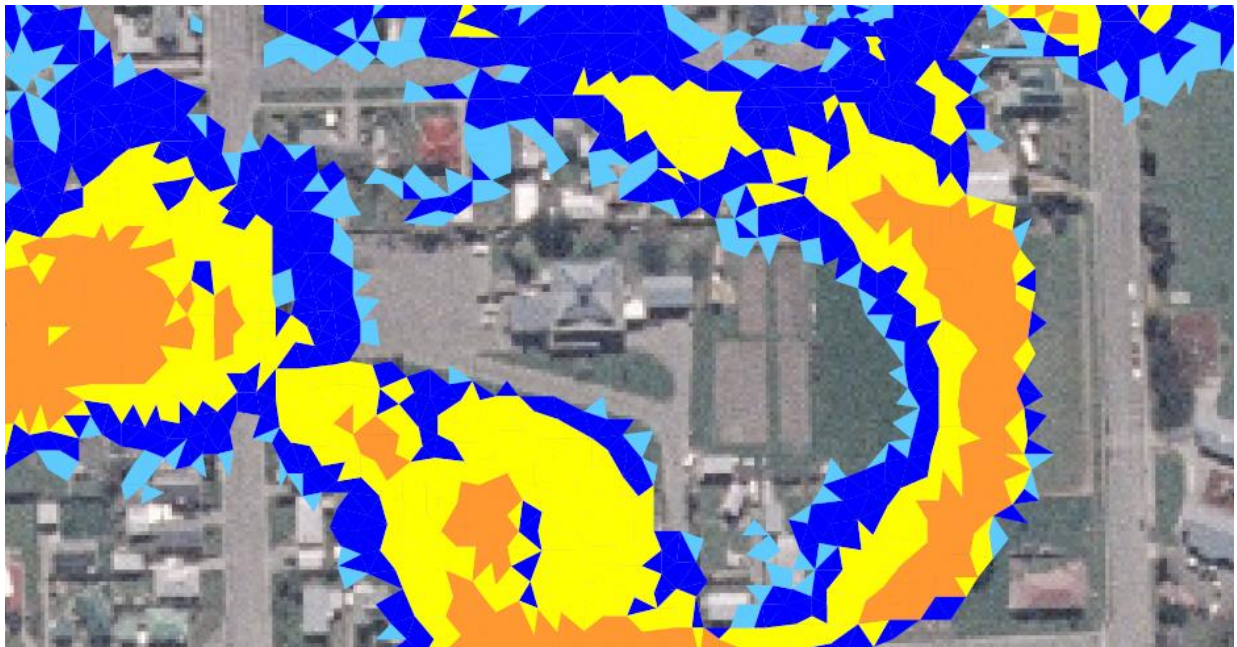
- Contact at WSP is Ripley, David david.ripley@wsp.com

Stormwater – our expectation is that, at a minimum, pre and post development flows are neutral. We recommend low impact design, with green initiatives and if post flows can be improved this will have a positive impact on the network. A 3000L water tank is required for all units to attenuate water. If development wide attenuation is provided then tanks may be not be necessary. Secondary overland flow paths for the development will need to be shown to demonstrate these will not flow into neighbouring properties.

Wastewater – Hydraulic modelling will be required to confirm the system has capacity

Potable Water – Hydraulic modelling will be required to confirm the system has capacity, inclusive of firefighting supply

Preliminary assessment of floor levels required to address internal network flooding risk. See below excerpt of the site from GDC Flood Mapping for a 1 in 100 year flood event – Based on this GDC suggest a minimum floor level of 73.3 – (approx. 300 mm above the current ground level for most of the site, refer second screen shot of contour levels for the site) - this can potentially be refined further.





Green Space

Confirmation will be required on the proposed common space. Will this intended to be vested? If so, further discussion will be needed with Council’s Parks and Recreation Manager.

As discussed East Gore has multiple community spaces and it is understood conversations are ongoing with the Parks and Reserves department in relation to potential improvement to these facilities which the development will benefit from.

Hazards

GDC will defer to ES in terms of natural hazard flooding. ES will likely recommend a minimum floor level to be achieved.

Earthworks

The District Plan enables earthworks in conjunction with a development.

The bylaw contains further provisions on extent of earthworks permitted.

A cut/fill plan will be required to be submitted with the application along with details on traffic movements if large quantities of earth is to be removed.