

30 July 2018

KSS Properties Ltd
C/o Morgan Slyfield
Stout Street Chambers
PO Box 117
Wellington 6140

Service Request No: 387233
File Reference: 1057423

Attn: Morgan Slyfield

Dear Morgan,

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

Service Request Type:	RC - Resource Consent
Site Address:	59 Kingsford Smith Street
Legal Description	Lot 1 & 2 DP 80510
Consent Description:	2. Land Use: The construction of a new mixed use building

I am writing in relation to your application for the construction of a new mixed use building (our ref: SR 387233). 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.

Information seeming to be incorrect or unclear:

- The letter prepared by Morgan Slyfield Barrister dated 25 July 2018, states that there will be an increase in car parking spaces from 59 – 64, however car stackers are not included in the proposal. From my reading of the car parking spaces the number 64 includes the car stackers, so the actual number of proposed car parking spaces is 48
- The letter prepared by Morgan Slyfield Barrister dated 25 July 2018 states no new rules are breached, however breach of standard 34.6.1.6.5 (a minimum height clearance of 4.25m for loading area) and 34.6.2.2.1 (ground floor to floor height of all new buildings be a minimum of 4m) are introduced. These rules and associates policies must be addressed and assessed.
- Inconsistencies in the Architectural Plans prepared by Reve Architecture Limited (one plan saying the ground level RL is +1.85 and another plan says ground level RL is +0.89.) Clarification required

Further information required:

- An assessment of any actual or potential effects that the activity may have on the environment, and the ways in which any adverse effects may be mitigated reflecting the revised development, specifically including:
 - Explanation of short-term residential units
 - Updated earthworks volumes, cuts, fills, volume to be transported and geotechnical report
- Assessment against the objectives, policies and higher planning order documents reflecting the revised proposal
- Contamination Report
- Updated earthworks volumes, cuts, fills, volume to be transported and geotechnical report
- Updated Design Statement including assessment against Business Area Design Guide
- Updated traffic report based on revised household unit numbers, retail spaces, short term accommodation activity, car parking spaces and volume of earthworks. As well as an explanation of the allocation of car parks.
- Wind Assessment
- Explanation of how council will manage/require the second household unit of the dual key units to be two weeks
- Explanation of the permitted baseline a one storey 500m² warehouse 16m in height and how it complies with all of the standards in the District Plan.

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.

If you cannot 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.

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

Yours sincerely,

Sophie Lord
 Consents Planner
 Resource Consents Team
 0278030158
 Delegated Code: 9