

29 January 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.

- Further clarification regarding the height of the building is required. This includes elevations clearly indicating the project in the context of surrounding buildings. Elevations should be shown of Kingsford Smith Street, from Lyall Parade, from Tirangi Road, and from the Lyall Bay Beach, and other locations that will assist us in understanding the height of the building within the surrounding environment.
- A site investigation report which assesses the contamination of the land. The Council's contamination expert has identified that a contamination land assessment is required to be provided, undertaken in accordance with the current Ministry for the Environment Guidelines and in accordance with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. This is required due to a HAIL activity having been undertaken on site (namely a motor vehicle workshop – F4 on HAIL).
- An assessment of the level of noise expected in the outdoor areas of the development, specifically in the internal courtyard. This should include a view from Malcom Hunt as to the level of noise anticipated or likely to be experienced in the internal courtyard (given the 'partial' acoustic screening).

- Information on potential adverse effects of natural hazards. Specifically sand inundation, sea level rise, coastal erosion, and tsunami.
- An updated traffic report from Tim Kelly which details and considers/reflects the current proposal (for example so that the correct number of car parks proposed is referred to).
- Confirmation of the Permitted Baseline applied to the shading diagrams. Can you please provide us with a mock-up of what this would look like? We want to ensure that this is a 'true' permitted baseline.
- Clarification of what is happening at Lobby 2, as Council has previously indicated that no access would be allowed over the adjacent Recreation Reserve. Council would like to know how the applicant intends to deal with this.

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