

23 September 2020

Mitchell Daysh Ltd
PO Box 300673
Auckland 0752

Service Request No: 471670
File Reference:1927348

Attn: Richard Turner

Tēnā koe Richard,

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

Service Request Type: Resource Consent
Site Address: 26 Donald Street, Karori
Legal Description: Section 2 Survey Office Plan 515832 (2.9449 ha) and Section 1 Survey Office Plan 28414 (1126m²)
Consent Type: Land Use
Consent Description: Construction, operation, and maintenance of a new retirement village with associated earthworks that are on a contaminated site, site landscaping, and signage

I am writing in relation to the above resource consent application. 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 way any adverse effects on the environment might be mitigated.

Traffic

The proposal has been reviewed by the Council's Chief Advisor of Transport and Infrastructure, Steve Spence, who has requested that the following information be provided:

1. Please provide elevations of vehicle entrances/dockways to confirm widths and clearances.

Servicing and Infrastructure

The proposal has been reviewed by David Wilson of The Urban Engineers for Wellington Water. Mr Wilson has requested:

2. The information that has been used to establish the occupancy rates, water demands and sewer loads from this type of village.

The reason this information is requested is that numbers used are less numbers provided for in the Regional Standard for Water Services and Wellington Water requires the detail to be able to assess the validity of the design figures used.

Noise

The proposal has been reviewed by the Council's Environmental Noise Officer, Whitney Cocking, and Senior Environmental Noise Officer, Lindsay Hannah. The following information has been requested to assess noise effects:

3. **Section 4.0 'Operational Noise Assessment' (page 8) of the Marshall Day Acoustics** (MDA) report provides assessment of a number of primary noise sources including service vehicles and fixed plant. The MDA assessment does not provide review of operational noise from people, recreational noise or light vehicles on site such as vehicle movements from residents or visitors. Please provide further information on how light vehicle noise, recreational noise and people noise have been accounted for in the operational noise assessment.
4. **Section 4.3 'Fixed Plant' (page 10) of the MDA report states a waste compactor will be operated onsite.** The MDA report goes on to state it has provided its noise assessment **based on previous 'generic' noise measurements; however no actual noise levels appear to be presented.** Please provide the sound power level used in the assessment for the waste compactor and the expected noise levels produced from this noise source.
5. Section 4.3 Fixed Plant (page 10) of the MDA report states a 1 MVA transformer and a 500 kVA transformer are proposed to be operated onsite. The report goes on to state it **has provided its noise assessment based on previous 'generic' noise measurements;** however no actual noise levels appear to be presented. Please provide the sound power levels used in the assessment for the two transformers and the expected noise levels from these two noise source.
6. The MDA report provides assessment of individual noise sources only. Please provide further information relating to an assessment of cumulative operational noise effects.
7. The MDA report provides assessment of LAeq noise levels but no single event levels (LAFmax). Please provide further information relating to an assessment of LAFmax noise levels and related noise effects.
8. The MDA report does not assess construction noise. Please provide further information relating to an assessment of construction noise effects, including (but not limited to) a review of any effects related to demolition, piling or earthworks (where applicable).
9. The MDA report makes a number of assumptions and comments regarding achieving compliance with the District Plan noise limits including assumptions around **'conventional noise treatments' that may be adopted if required.** Please provide further information regarding the actual proposed noise control methods which will be adopted by the Applicant in line with s.16 Best Practical Option (BPO) of the Resource Management Act.
10. Section 5.13.1 of the AEE (Page 77) states with regard to non-compliance of noise effects **from the rubbish trucks at 29 Campbell Street noise effects 'will be negligible and have a less than minor adverse effect'.** Please provide further information on how this assumption of noise effects has been determined.

Heritage

The proposal has been assessed by the Council's Senior Heritage Advisor, Moira Smith, who has requested that the following information be provided:

Oldershaw (Octagonal Building)

11. There is no indication of possible works to the Oldershaw Building. Please provide plans and elevations as existing and proposed to show any proposed changes to the building at 1:100 @ A3 or 1:50 if possible.

The section 92 response document notes that this is discussed in the Heritage Technical Report but no drawings have been provided.

Wind Effects

12. The Wind Report recommends landscaping as part of mitigation of wind effects. There do not appear to be any cross-references between the Wind Report and the landscape plan.

Can you please provide additional information to confirm that the mitigation by planting recommended in the Wind Report is achievable. This information should be confirmed by WSP reviewing the landscape plan and vice versa.

Can you please confirm if the Wind Report has reviewed the proposed landscaping plan to ensure that the plans are consistent with the wind recommendations and vice versa.

Residential Amenity Effects

13. Please provide at least two visual simulations or perspective drawings from the private open spaces at the rear of Nos. 16 and 24 Scapa Terrace. These locations are recommended because it would give a central and side view of buildings B02 to B06.

In requesting this information I have considered the following:

- The visual effects assessment contained within the urban design report (pp. 85-88) refers to the visual simulations provided with the application as part of that assessment. The AEE subsequently concludes the effects are less than minor. However, these visual simulations are based on viewpoints at the front of the properties along Scapa Terrace so the dwellings obscure views and do not provide a representation of the visual effects.
- The section drawings and elevation drawings provide a 2D perspective but do not give a good impression on how the full horizontal views of the buildings will be perceived and what variations in height and setbacks achieve. As such, please provide either visual simulations, or perspective drawings from the eastern, western and central locations along the shared Scapa Terrace boundary.
- It is recognised that access to these properties may not be available but it is considered reasonable to make some assumptions about fence heights and accessory buildings. Photos can also be provided by the Council.

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 cannot 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 23 September 2020 and any time taken by you to provide all required information is excluded from any time limits for processing your application.

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.

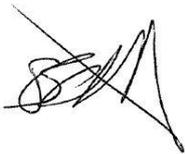
The Council will then set a revised time frame for the information to be provided and provide this to you in writing.

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 36AAB(2) 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.

Nāku iti noa, nā,



Sebastian Barrett

Senior Consents Planner
Wellington City Council