

RESOURCE CONSENT

GRANTED
9/06/2021

HUTT CITY COUNCIL



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• ADDITIONAL SERVICES AND UTILITIES EASEMENTS, COVENANTS AND OTHER LEGAL INSTRUMENTS PERTAINING TO THIS SITE MAY NOT BE REPRESENTED ON THIS PLAN AND MAY STILL BE REQUIRED.
• AREAS AND MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.

SCHEME PLAN FOR CONSENT

| LEGEND | |
|--|-------|
| PROPOSED LOT BOUNDARIES | |
| ROAD BOUNDARIES | |
| ABUTTAL BOUNDARIES | |
| PROPOSED EASEMENT BOUNDARIES | |
| MEASUREMENTS (METRES) | 25.67 |
| EXISTING BUILDINGS (EXTERIOR CLADDING) | |
| EXISTING WASTE WATER LINE | |
| EXISTING STORM WATER LINE | |
| EXISTING WATER SUPPLY LINE | |
| EXISTING POWER LINE/UG CABLE | |
| EXISTING COMMS LINE/UG CABLE | |
| PROPOSED BUILDINGS (EXTERIOR CLADDING) | |
| PROPOSED WASTE WATER LINE | |
| PROPOSED STORM WATER LINE | |
| PROPOSED WATER SUPPLY LINE | |
| PROPOSED SUB SOIL DRAIN | |
| PROPOSED POWER LINE/UG CABLE | |
| PROPOSED COMMS LINE/UG CABLE | |
| IMPERVIOUS AREA | |
| LANDSCAPED AREA | |

envivo
ENGINEERING SURVEYING PLANNING

envivo ltd 39 carlyle st sydenham christchurch 8023
+64 3 928 1185 admin@envivo.co.nz www.envivo.co.nz

| REV | BY | DATE | APP'D | REVISION/COMMENTS |
|-----|----|----------|-------|---------------------------------|
| B | MM | 17/12/20 | BT | AMEND UNITS 1 & 2 |
| C | BT | 12/03/21 | BT | SHIFT BLOCK 3 CLOSER TO BLOCK 2 |
| D | BT | 17/03/21 | BT | MOVED LOT 3 WESTERN BOUNDARY |
| E | MM | 12/04/21 | BT | UNITS 1 & 2 MOVED TOWARD ROAD |
| F | MM | 06/05/21 | BT | CHANGES TO CIVIL DESIGN |

TITLE

SUBDIVISION SCHEME PLAN

PROJECT/LOCATION

26 FITZHERBERT ROAD
WAINUIOMATA

LEGAL DESCRIPTION

LOTS 1 - 10 BEING SUBDIVISION OF
LOT 2 DP 14197

CERTIFICATE OF TITLE

WN549/105, 816 m²

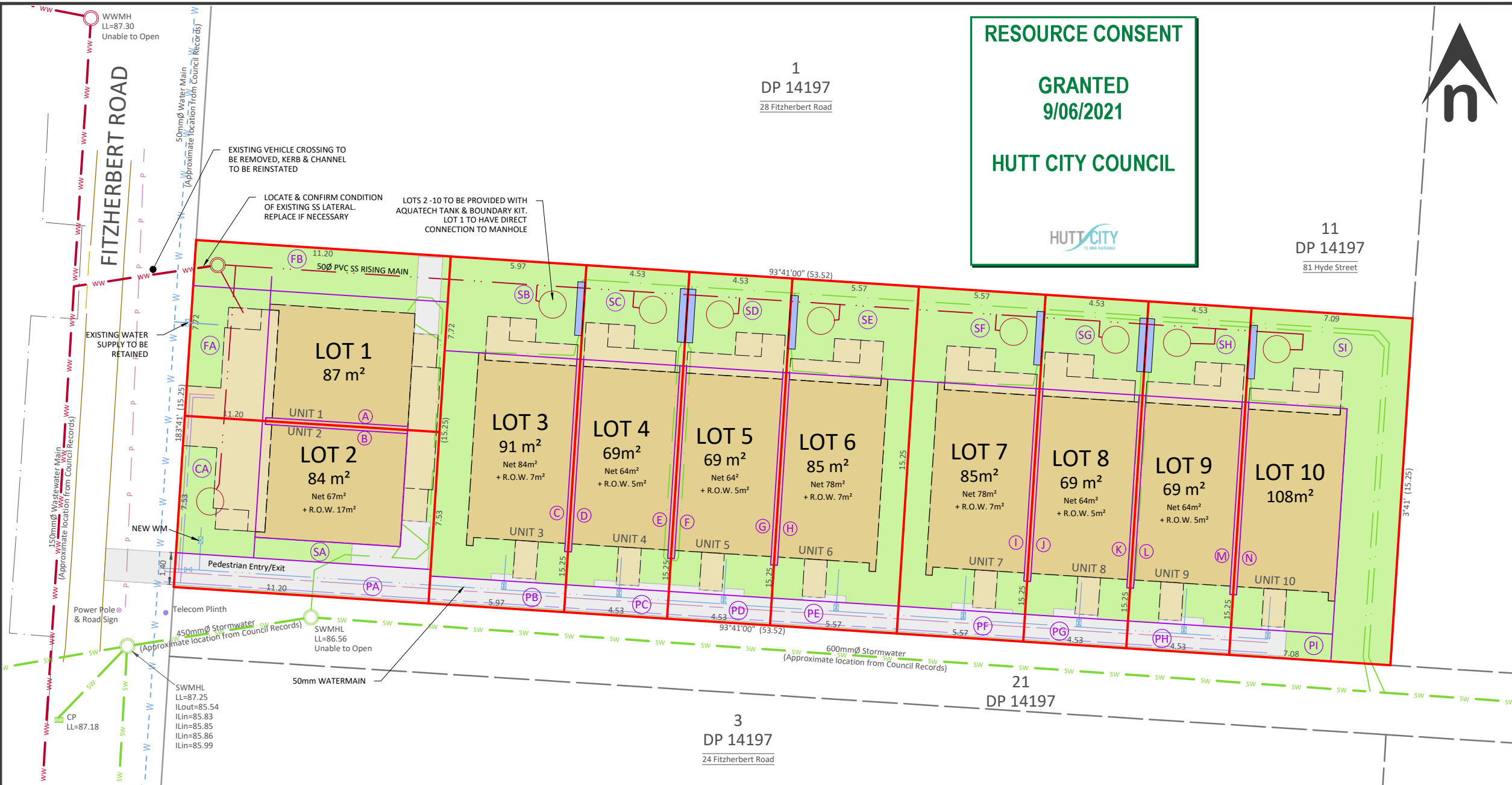
| SURVEYED | DRAWN | DESIGNED | APPROVED |
|----------|----------|----------|----------|
| SD | MM | BT | BT |
| DATE | DATE | DATE | DATE |
| 16/11/20 | 14/12/20 | 14/12/20 | 14/12/20 |

SCALE @A1: @A3 ZONING

1:100; 1:200 MEDIUM DENSITY RESIDENTIAL

PROJECT ORIG ZONE LOC TYPE RL DRG No SUIT REV

31919-SUR -00-XX- DR- G- 130 - IF - F



| PROPOSED MEMORANDUM OF EASEMENTS | | | |
|--|-------|-----------------------------------|------------------------------------|
| PURPOSE | SHOWN | SERVIENT TENEMENT (BURDENED LAND) | DOMINANT TENEMENT (BENEFITED LAND) |
| PARTY WALL | A | LOT 1 | LOT 2 |
| | B | LOT 2 | LOT 1 |
| | C | LOT 3 | LOT 4 |
| | D | LOT 4 | LOT 3 |
| | E | LOT 4 | LOT 5 |
| | F | LOT 5 | LOT 4 |
| | G | LOT 5 | LOT 6 |
| | H | LOT 6 | LOT 5 |
| | I | LOT 7 | LOT 8 |
| | J | LOT 8 | LOT 7 |
| | K | LOT 8 | LOT 9 |
| | L | LOT 9 | LOT 8 |
| | M | LOT 9 | LOT 10 |
| | N | LOT 10 | LOT 9 |
| PEDESTRIAN RIGHT OF WAY RIGHT TO CONVEY ELECTRICITY RIGHT TO CONVEY TELECOMMUNICATIONS | PA | LOT 2 | LOTS 3 - 10 |
| | PB | LOT 3 | LOTS 4 - 10 |
| | PC | LOT 4 | LOTS 5 - 10 |
| | PD | LOT 5 | LOTS 6 - 10 |
| | PE | LOT 6 | LOTS 7 - 10 |
| | PF | LOT 7 | LOTS 8 - 10 |
| | PG | LOT 8 | LOTS 9 & 10 |
| | PH | LOT 9 | LOT 10 |
| RIGHT TO CONVEY ELECTRICITY RIGHT TO CONVEY TELECOMMUNICATIONS | CA | LOT 2 | LOT 1 |

| PROPOSED MEMORANDUM OF EASEMENTS | | | |
|----------------------------------|--------|-----------------------------------|------------------------------------|
| PURPOSE | SHOWN | SERVIENT TENEMENT (BURDENED LAND) | DOMINANT TENEMENT (BENEFITED LAND) |
| RIGHT TO DRAIN WATER | PA, SA | LOT 2 | LOT 1 |
| | SC | LOT 4 | LOT 3 |
| | SD | LOT 5 | LOTS 3-4 |
| | SE | LOT 6 | LOTS 3-5 |
| | SF | LOT 7 | LOTS 3-6 |
| | SG | LOT 8 | LOTS 3-7 |
| | SH | LOT 9 | LOTS 3-8 |
| | SI | LOT 10 | LOTS 3-9 |
| | FA | LOT 1 | LOT 2 |
| | FB | LOT 1 | LOTS 3-10 |
| RIGHT TO DRAIN SEWAGE | SB | LOT 3 | LOTS 4-10 |
| | SC | LOT 4 | LOTS 5-10 |
| | SD | LOT 5 | LOTS 6-10 |
| | SE | LOT 6 | LOTS 7-10 |
| | SF | LOT 7 | LOTS 8-10 |
| | SG | LOT 8 | LOTS 9 & 10 |
| | SH | LOT 9 | LOT 10 |

| PROPOSED MEMORANDUM OF EASEMENTS IN GROSS | | | |
|---|-------|-----------------------------------|-------------------|
| PURPOSE | SHOWN | SERVIENT TENEMENT (BURDENED LAND) | GRANTEE |
| RIGHT TO CONVEY WATER | PA | LOT 2 | HUTT CITY COUNCIL |
| | PB | LOT 3 | |
| | PC | LOT 4 | |
| | PD | LOT 5 | |
| | PE | LOT 6 | |
| | PF | LOT 7 | |
| | PG | LOT 8 | |
| | PH | LOT 9 | |
| | PI | LOT 10 | |

| PROPOSED SCHEDULE OF EASEMENTS IN GROSS | | | |
|---|-------|-----------------------------------|----------------------------|
| PURPOSE | SHOWN | SERVIENT TENEMENT (BURDENED LAND) | GRANTEE |
| RIGHT TO CONVEY TELECOMMUNICATIONS | PA | LOT 2 | CHORUS NEW ZEALAND LIMITED |
| | PB | LOT 3 | |
| | PC | LOT 4 | |
| | PD | LOT 5 | |
| | PE | LOT 6 | |
| | PF | LOT 7 | |
| | PG | LOT 8 | |
| | PH | LOT 9 | |
| | PI | LOT 10 | |



DATE: 6/5/2021 4:54:43 p.m. LOGIN NAME: BOYO THOMPSON
LOCATION: X:\31003\31919 - 26 Fitzherbert Road, Lower Hutt\CHCS\Survey\g124 CAD\31919\SUR-00-XX-DR-G-130-IF-F.dwg

J:\2020\2211221086 Wolfbrook 26 FITZHERBERT RD LOWER HUTT_CIVIL DESIGN_PJM04 Civil Engineering\01 Drawings\221086 Civil Design.dwg 4/30/2021 11:35 AM

FITZHERBERT ROAD

EX VEHICLE CROSSING TO BE REMOVED. KERB & CHANNEL & FOOTPATH TO BE REINSTATED

LOCATE & CONFIRM CONDITION OF EXISTING SS LATERAL. REPLACE IF NECESSARY. CONSTRUCT 1050Ø MH & CONNECT PUMP MAIN IN DRY CHAMBER WITH SCREW CAP FOR MAINTENANCE PROVIDE 100Ø PVC-U SN10 LATERAL LID RL: ~86.9 INV: TBC

AQUATECH TANK & BOUNDARY KIT

50Ø PVC SS RISING MAIN MAINTAIN 0.7m COVER. T.B.C. BY OTHERS

LOT 1
DP 14197

LOT 11
DP 14197



ATTENUATION TANKS:
LOTS 3-10
1 TANK PER SITE
1000L BAILEY SLIM JIM TANK.
4 x SEISMIC RESTRAINTS.
FOUNDATIONS & PIPE WORK
AS PER MANUFACTURER
SPECS

SCREW CAP INSPECTION POINT
AT SURFACE, MIN 200mm SQUARE
100mm THICK CONC SURROUND

MAINTAIN 500mm SEPARATION

LOT 21 DP 14197

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LOT 3
DP 14197

LOT 10
DP 14197

NOTES:

STORMWATER:

- ALL DOWNPIPES TO HAVE CLEANING PORT AND LEAF/DEBRIS GUARD FITTED

WATER:

- ALL UNITS TO HAVE ONE 20mm CONNECTION TO NEW 50mm MAIN EXCEPT LOT 1 WHICH CAN USE EXISTING CONNECTION
- MIN COVER 750mm, MAX COVER 1200mm

SEWER:

- ALL LOTS TO BE PROVIDED WITH AQUATECH TANK & BOUNDARY KIT WITH THE EXCEPTION OF LOT 1 WHICH WILL HAVE DIRECT CONNECTION TO MANHOLE

FOOTPATH

- 100mm 20Mpa CONCRETE ON MIN 100mm AP40 BASECOURSE
- SAWCUTS AS PER ARCHITECTURAL PLANS
- GRADIENT MAX 1:20
- FOOTPATH REINSTATMENT TO MATCH ADJOINING PATH

50mm ID MDPE WATERMAIN WITH 20mm WATER
MANIFOLD TO EACH UNIT
METALLIC WARNING TAPE TO OVERLAY PIPE
MIN 750mm COVER
100mm PVC ELEC DUCT
MIN 600mm COVER
100mm PVC TELE DUCT
MIN 450mm COVER

50mm TO 20mm REDUCER TO AVOID DEAD END

EX 600Ø SW

EX 450Ø SW

EX SWMH
LID: 86.56
INV IN: 85.52 (assumed)
INV OUT: 85.40 (assumed)

EX SWMH
LID: 87.25
INV: 85.54

50mm GATE VALVE

EX 50mm MDPE WATERMAIN

EX 150Ø SS MAIN

FOOTPATH

90m²

88m²

83m²

69m²

69m²

85m²

85m²

69m²

69m²

108m²

CONC FOOTPATH

DP

DP

DP

DP

B.K.

B.K.

B.K.

B.K.

B.K.

B.K.

B.K.

B.K.

B.K.

B.K.

B.K.

B.K.

B.K.

100

50

25

0

mm

A3

ORIGINAL SIZE



The Contractor shall check all dimensions on site.

71 Pitt Street, PO Box 600 Palmerston North
06 356 7000 info@resonant.co.nz
www.resonant.co.nz

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PROPOSED DEVELOPMENT
26 FITZHERBERT ROAD, LOWER HUTT

SERVICE & FOOTPATH LAYOUT

WOLFBROOK PROPERTY GROUP LTD

| Surveyed | Initials | Date |
|----------|----------|---------|
| Designed | PJM | 19/3/21 |
| Drawn | PJM | 19/3/21 |
| Checked | | |
| Approved | | |

| DO NOT SCALE, If in doubt ask for dimensions | | | |
|--|-------|---------|--------|
| Scales A3 | | Job No. | |
| 1:200 | | 221086 | |
| CAD Path/File | Sheet | of | Sheets |
| 221086 Civil Design | 1 | | 2 |

GENERAL NOTES

| | |
|--|--|
| Site Area | 816m ² |
| Site Coverage Area (over Cladding incl. Covered Areas, Gutter) | 457.48 m ² |
| Site Coverage | 56.06% (60% Allowable) |
| Impervious Surface Area | 450.47 m ² (55.53%) |
| Permeable Area | 362.86m ² (44.47%) |
| Exposure Zone | C |
| Wind Zone | High |
| Earthquake Zone | 3 |
| Snow Zone | N0 |
| Territorial Authority | HUTT COUNCIL |
| Planning Zone | MEDIUM DENSITY RESIDENTIAL |
| General: | Concept subject to TA rules and regulations. All dimensions to be confirmed on site Concept may be subject to subdivision developer's approval |
| Foundation Type: | NZS 3604:2011 OR ENGINEERED (Timber Floor Construction) (To be confirmed with Geotechnical Report) |
| Site Information: | Position of road crossing, services locations, street trees, lamp posts, parking bays, pedestrian islands etc is known |

| | |
|-------------------------------|--|
| Landscaping: | This plan is indicative only. Refer to Landscape Architects Plan. |
| Boundary Information: | Confirmed with Certificate of Title |
| Site Levels: | Levels obtained |
| Site Services: | Stormwater: Council Connection at Boundary/Soakpit/Retention Tank/Grey Water Recycling Sewer Connection: Council Connection at Boundary/Ecoflow Tank/Septic Tank Gas: Reticulated |
| Flood Management Area: | N/A : note that propoerty is within an overland flow path |
| Non Compliances Requiring RC: | Recession planes - refer elevations |
| Extras: | Fire Report required |

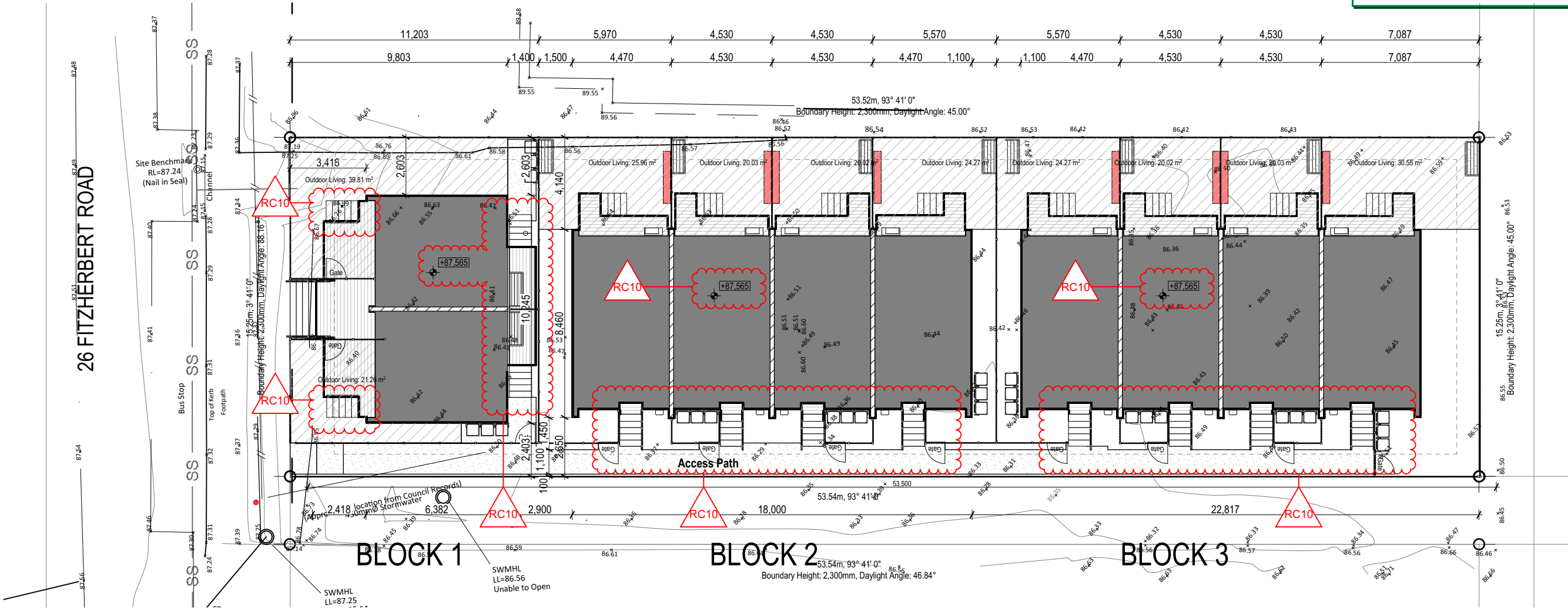
LOT COVERAGES

| LOT | SITE AREA NET m ² | FLOOR COVERAGE m ² | SITE COVERAGE % |
|-----|------------------------------|-------------------------------|-----------------|
| 1 | 86 | 31.85 | 37.03 |
| 2 | 67 | 31.85 | 47.53 |
| 3 | 80 | 36.26 | 45.32 |
| 4 | 64 | 35.98 | 56.22 |
| 5 | 64 | 35.98 | 56.22 |
| 6 | 78 | 36.26 | 46.49 |
| 7 | 78 | 36.26 | 46.49 |
| 8 | 64 | 35.98 | 56.22 |
| 9 | 64 | 35.98 | 56.22 |
| 10 | 105 | 36.26 | 35.53 |

RESOURCE CONSENT

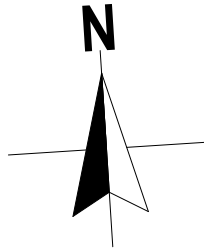
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IMPORTANT NOTE: ALL LANDSCAPING, PLANTING, LIGHTING AND FENCING IS SHOWN FOR IMAGING PURPOSES ONLY.
REFER TO BUILDING CONTRACT AND "FIXTURES AND FITTINGS" FOR LANDSCAPING INCLUSIONS

| | | | | | | | | |
|--|--|------------------------------------|--|---|---|---|-------------------------------------|------------------------|
| © WOLFBROOK RESIDENTIAL LTD PHONE: (027) Amuri Park, Unit 4, 25 Churchill St, Christchurch 8013 ADDRESS: www.wolfbrook.co.nz | JOB TITLE: 26 FITZHERBERT ROAD, WAINUIOMATA | DRAWING TITLE: Site Plan | LEGAL DESCRIPTION: LOT: 2 DP: 14197 26 FITZHERBERT ROAD WAINUIOMATA | LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work © 2020 WOLFBROOK RESIDENTIAL All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Wolfbrook Residential LTD | DATE OF ISSUE: 26/11/2020 AMENDMENT DATE: 28/04/2021 | DESIGNER: D.R. H TECHNICIAN: TBC BASE PLAN: | SCALE: 1:200 VERSION: RC10 | SHEET: RC-02 |
| | IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS | | | | | | | |



GENERAL NOTES: GROUND FLOOR

Ground Floor Perimeter (Over Foundation) 151,062 m

Floor Area (Over Framing) 344.11 m²
Floor Area (Over Foundation) 344.11 m²
First Floor Area 314.91 m²
Floor Area (Covered Area) 457.48 m²
Total Floor Area (2 Storey) 636.84 m²

Roof Pitch 85mm
Eaves Width N/Amm
Gable Width 2455mm
Height To Underside Of Joist 1st floor 5230mm
Lintel Height 2135mm
Soffit Height Varies
Soffit Type Flat & Raking

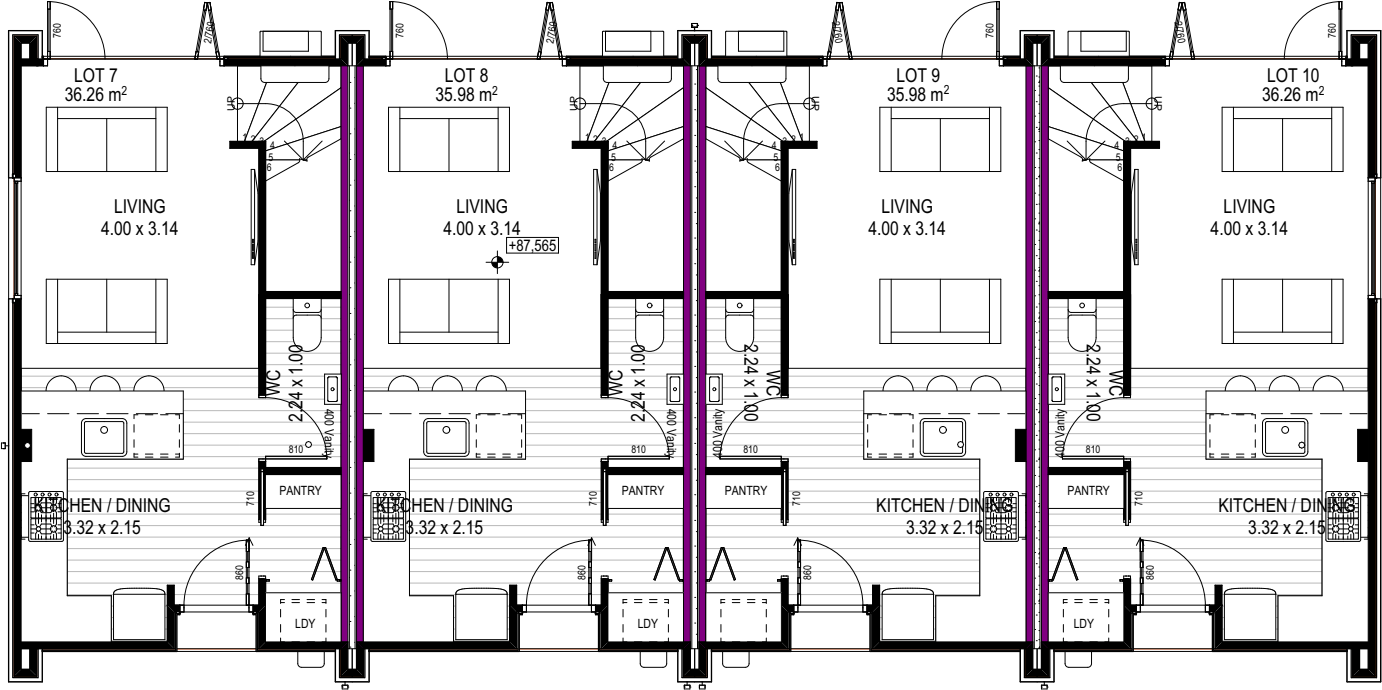
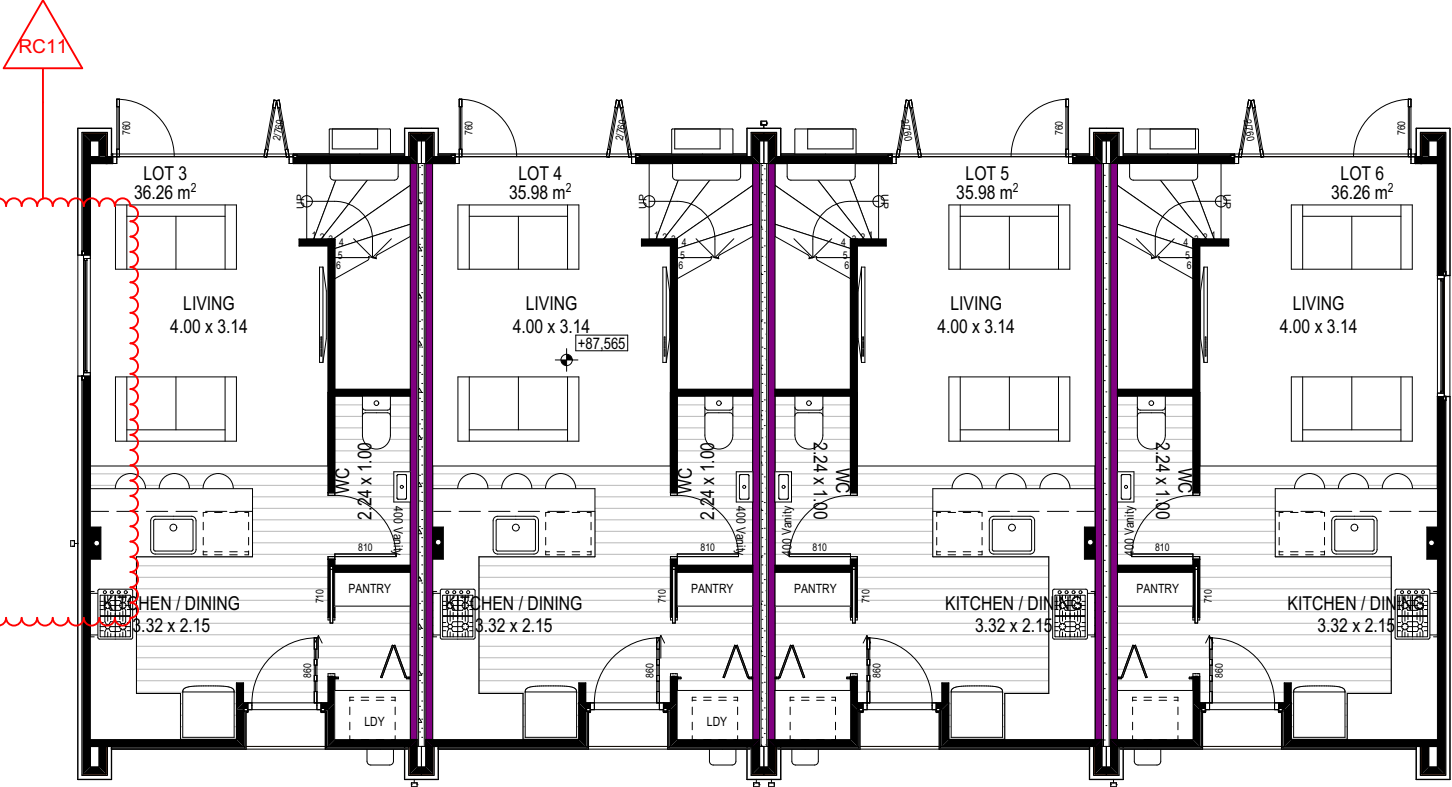
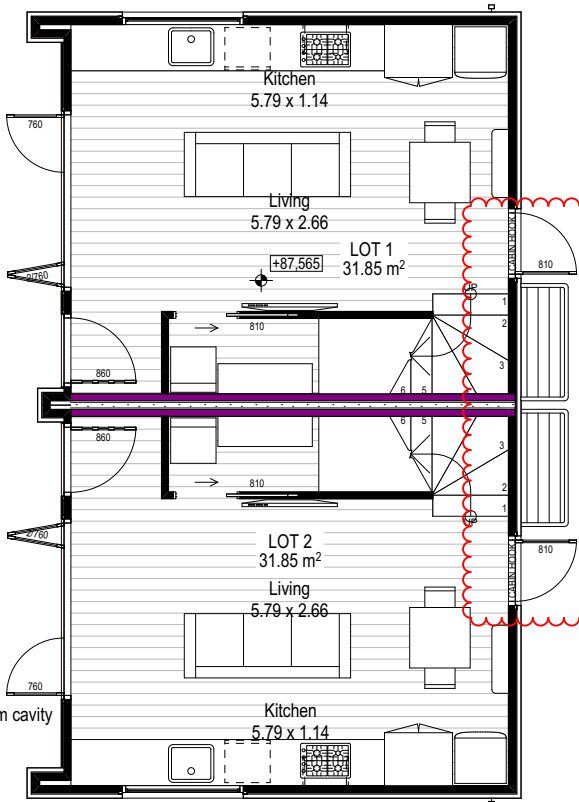
Internal Door Leaf Height Standard

Wall Cladding Materials James Hardie Linea Oblique weatherboard 175mm on 20mm cavity
(Fixed vertically and Horizontally - refer Elevations)
50mm Rockcote Integra panel on 20mm cavity

Roofing Materials Colorsteel Longrun Trimline

Engineering: Timber floor & pile foundations (timber base boards with 50mm gap for flow path)
with solid block walls between units (for fire requirements)
Refer prelim Engineering details

Extras: Gas cook tops, Gas hot water



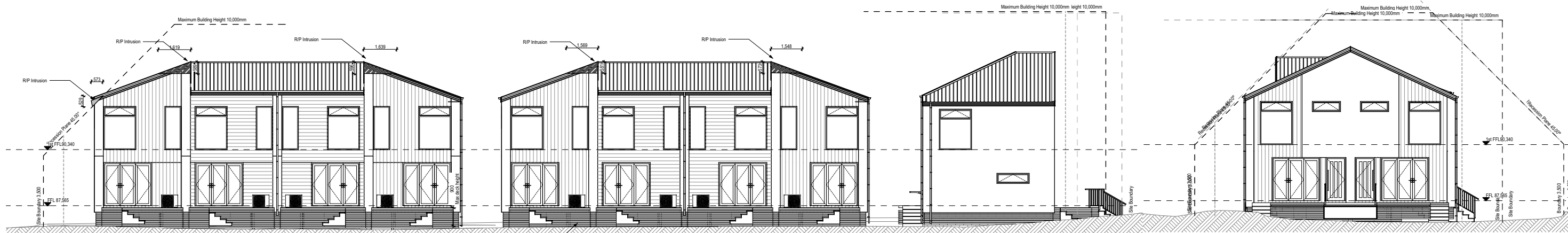
BLOCK 3

IMPORTANT NOTE: ALL LANDSCAPING, PLANTING, LIGHTING AND FENCING IS SHOWN FOR IMAGING PURPOSES ONLY.
REFER TO BUILDING CONTRACT AND "FIXTURES AND FITTINGS" FOR LANDSCAPING INCLUSIONS

| | | | | | | | | |
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| | | | | | AMENDMENT DATE: 19/05/2021 | TECHNICIAN: TBC | VERSION: RC11 | |



| | | | | | | | | |
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| | <p>IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS</p> | | | | | | | |
| | | | | | | | | |



North Elevation
SCALE 1:200 @A3

BLOCK 3

BLOCK 2

BLOCK 1

West Elevation
SCALE 1:200 @A3

BLOCK 1



South Elevation
SCALE 1:200 @A3

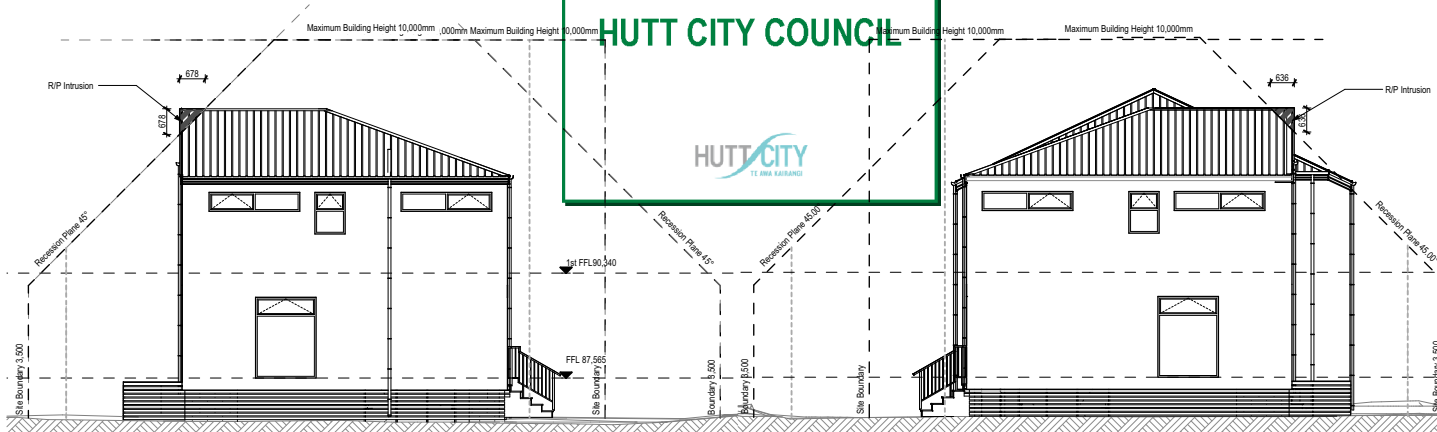
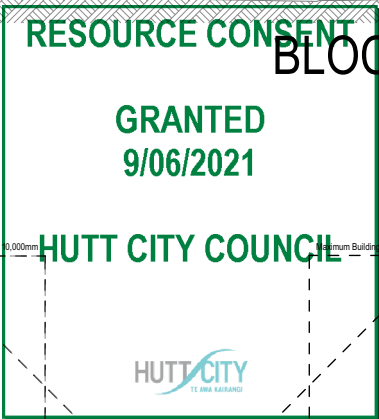
BLOCK 1

BLOCK 2

BLOCK 3

West Elevation
SCALE 1:200 @A3

BLOCK 2

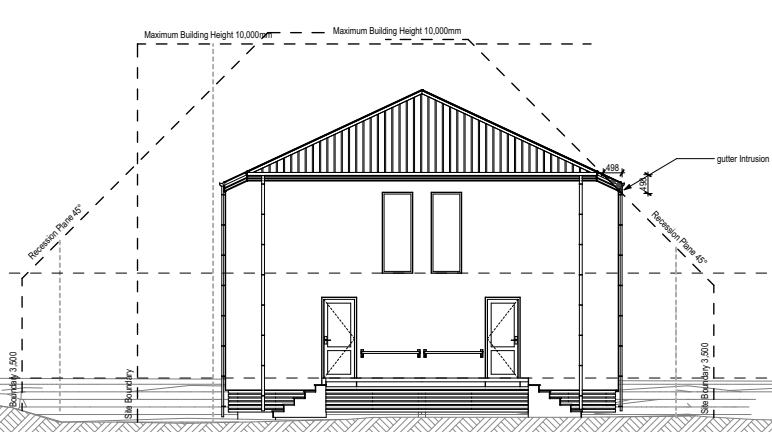


West Elevation
SCALE 1:200 @A3

BLOCK 3

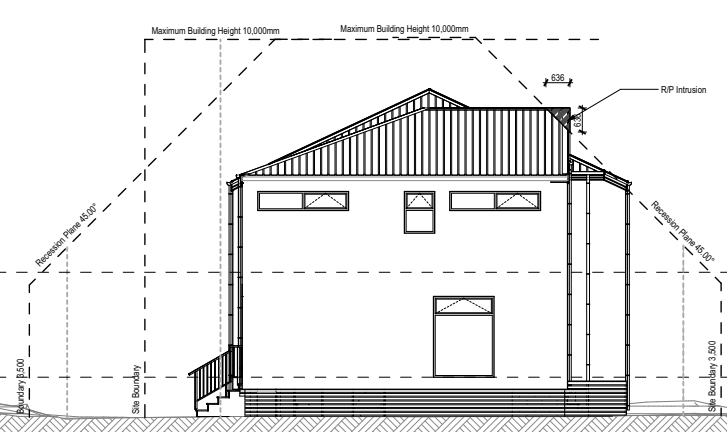
East Elevation
SCALE 1:200 @A3

BLOCK 2



East Elevation
SCALE 1:200 @A3

BLOCK 1

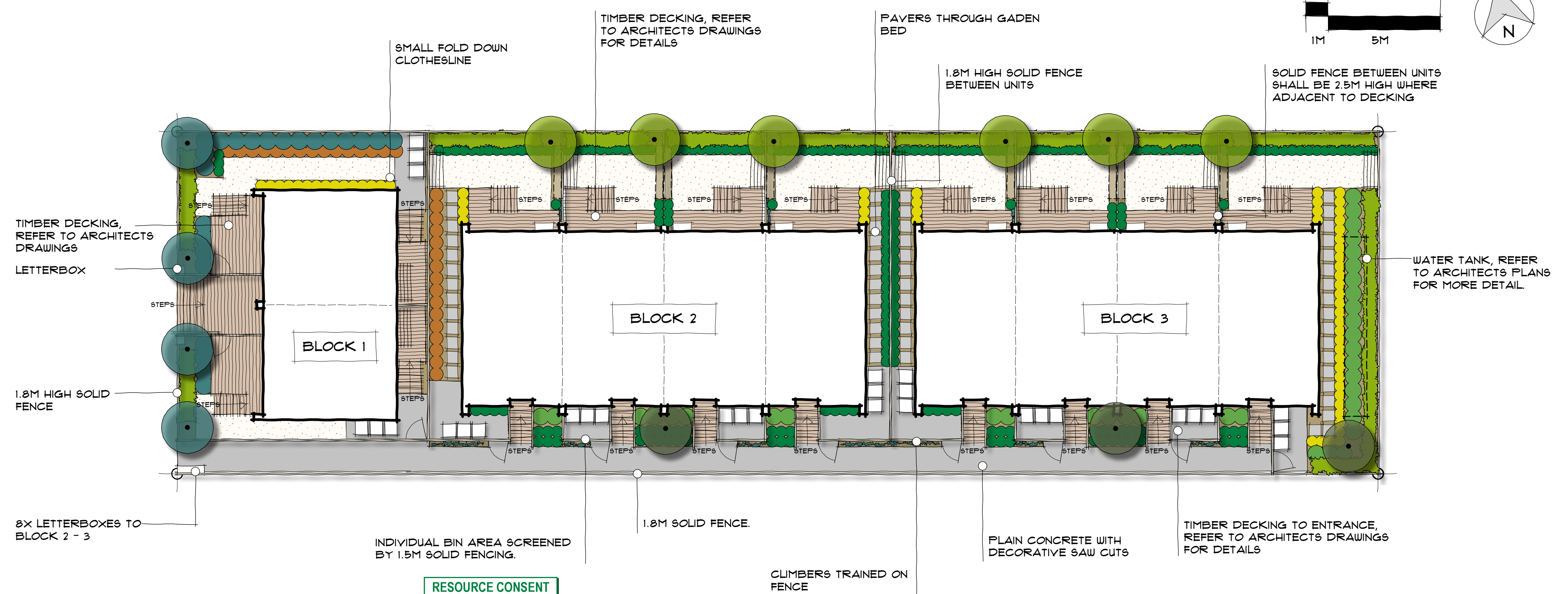


East Elevation
SCALE 1:200 @A3

BLOCK 3

H:\Design\035155011 - 26 Fitzherbert Road, Wainuiomata, Lower Hutt\CAD\ArchCAD\26 FITZHERBERT ROAD-RC12_21.dgn 19/05/2021 Pankaj Balani

| | | | | | | | | |
|---|---|--|--|---|-------------------------------|--------------------|------------------|------------------------|
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| | | | | | AMENDMENT DATE: 19/05/2021 | TECHNICIAN: TBC | VERSION: RC11 | |



SURFACES KEY
TOTAL SITE AREA 816 M2 (20.8 % LANDSCAPING)

| | | |
|--|------------------------------|----------|
| | PLAIN CONCRETE WITH SAW CUTS | 99.0 M2 |
| | TIMBER DECKING | 91.8 M2 |
| | LOOSE CHIP | 88.1 M2 |
| | GARDEN BED | 170.1 M2 |

RESOURCE CONSENT

GRANTED
9/06/2021

HUTT CITY COUNCIL

PLANT IMAGES

TRACHELOSPERMUM JASMINOIDES

ARTHRIFODIUM CIRRATUM

LIRIOPE MUSCARI

GRISELINIA 'BROADWAY MINT'

LIBERTIA IXIODES 'TAUPO BLAZE'

HEBE 'WIRI MIST'

LOMANDRA 'LIME TUFF'

SOPHORA MICROPHYLLA

PRUNUS AMANOGAWA

PSEUDOPANAX CRASSIFOLIUS

NOTE

THIS PLAN IS AT A CONCEPTUAL LEVEL
SUBJECT TO FURTHER DESIGN DEVELOPMENT.
IT IS NOT TO BE SCALED OFF OR USED FOR
ANY CONSTRUCTION PURPOSES

LANDSCAPE PLAN FOR CONSENT
26 FITZHERBERT ROAD, WAINUIOMATA

| | |
|-----------|-------------|
| SCALE: | 1: 120 @ A2 |
| DATE: | 5 MAY 2021 |
| PAGE: | 1 OF 1 |
| REVISION: | 5 |
| DRAWN BY: | D. GREIG |

RM number: RM210044
Date: 9 June 2021
Applicant: Wolfbrook Property Group
Agent: Oasis Base Limited
Address: 204 Parker Road, Oratia, Auckland
0604
Attention: Rishi Buggaveeti

Peter McDonald
Environmental Consents
T 04 570 6745
peter.mcdonald@huttcity.govt.nz
Our reference: RM210044

APPROVAL OF RESOURCE CONSENT FOR 10 DWELLINGS AND ASSOCIATED SUBDIVISION AT 26 FITZHERBERT ROAD WAINUIOMATA (LOT 2 DP 14197)

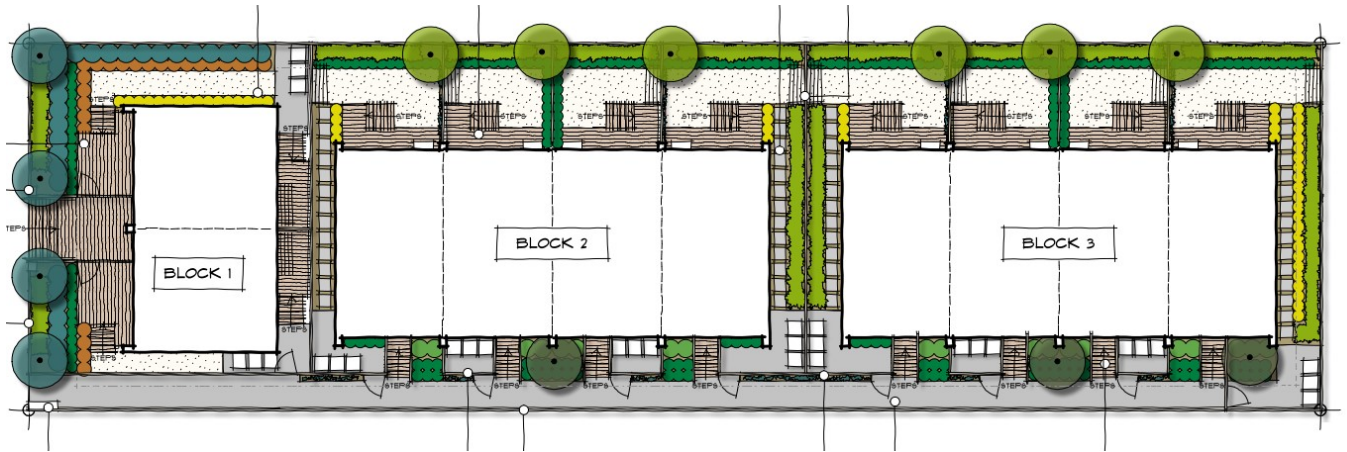
Council granted consent for the following reasons:

- The proposed development of ten dwellings and associated subdivision is a relatively intensive form of development when compared to the established residential character of the surrounding area. However it is noted that the District Plan anticipates greater intensification and housing variety in the Medium Density Residential Activity Area and that residential character and amenity values will change over time.
- The proposed allotments are considered suitably sized to contain their respective dwellings, outdoor living spaces and pedestrian access areas and are therefore suitable for their intended use.
- The proposed development is considered to be comparable in form, scale and intensity as a residential land use which could be established on the site without resource consent. Potential adverse effects on amenity, character and streetscape are considered to be comparable to the permitted baseline and less than minor.
- The proposal is considered to be consistent with the outcomes of Council's *Medium Density Design Guide*.
- A Council subdivision engineer assessed the proposal and concluded it can meet the necessary engineering standards, subject to the conditions shown below.
- Conditions imposed on the consent under section 108 and 220 of the Resource Management Act 1991 will control, mitigate and remedy any environment effects caused by the subdivision.
- Council considers the proposal to be consistent with section 106 of the same act.
- The property does not appear on Greater Wellington Regional Council's selected land use register as a contaminated site or as having been the site of a verified hazardous activity. As a result, Council considers the likelihood of earthworks uncovering contamination at the site to be negligible.

- The proposal is consistent with the policies and objectives of the city's District Plan.
- Council has given due regard to the New Zealand Coastal Policy Statement, any national, regional or proposed regional policy statement and any other regulations in reaching its decision. Council considers there are no other relevant matters that need to be dealt with.
- The proposal is consistent with the purposes and principles of Part II of the Resource Management Act 1991.

1. PROPOSAL

The applicant is seeking resource consent for a multi-unit residential development (10 dwellings) and associated 10-lot fee simple subdivision at 26 Fitzherbert Street, Wainuiomata. The details of the proposal are as follows:



| | Land size | Floor coverage | Site coverage | Unit block |
|--------|-------------------|------------------|---------------|------------------|
| Lot 1 | 87m ² | 32m ² | 37% | Block 1 (front) |
| Lot 2 | 84m ² | 32m ² | 38% | |
| Lot 3 | 91m ² | 36m ² | 40% | |
| Lot 4 | 69m ² | 36m ² | 52% | Block 2 (middle) |
| Lot 5 | 69m ² | 36m ² | 52% | |
| Lot 6 | 85m ² | 36m ² | 43% | |
| Lot 7 | 85m ² | 36m ² | 43% | Block 3 (rear) |
| Lot 8 | 69m ² | 36m ² | 52% | |
| Lot 9 | 69m ² | 36m ² | 52% | |
| Lot 10 | 108m ² | 36m ² | 34% | |

The proposed dwellings will be arranged in three unit blocks (as identified in the table above). Each dwelling will be double-storey with living spaces (kitchen / dining / lounge) arranged on the ground floor, and two bedrooms and a bathroom on the first floor.

A pedestrian pathway along the southern side boundary (1.2m wide at its narrowest point) will provide pedestrian access to Fitzherbert Street for the rear lots 3-10 via pedestrian rights-of-way over lots 2-9. Proposed lots 1 and 2 will each have separate, direct pedestrian access to Fitzherbert Street. No vehicle access or parking is included as part of the proposal.

Earthworks involving respective cut and fill volumes of 30m³ and 15m³ are proposed to form the pedestrian right-of-way and outdoor living space for dwelling 1. It is noted that the proposed earthworks are within levels permitted by the District Plan and hence will not be considered further throughout this report.

2. SITE DESCRIPTION

The application site is located at 26 Fitzherbert Street, Wainuiomata and has a land area of 816m². The site has a long rectangular shape with a 15.25m frontage to Fitzherbert Street, and a generally flat topography. The site currently contains a single-storey dwelling and three small accessory buildings, all of which are proposed to be cleared to make way for the proposed development.

The site is located within the Medium Density Residential Activity Area of the District Plan. There are no site specific notations of the District Plan which relate to the subject property. The surrounding properties are similarly zoned, and are mostly residential in nature, typically containing single detached dwellings on large allotments. A general practitioner's office is located directly across Fitzherbert Street from the application site, immediately south of which is the Wainuiomata Police Station and the Queen Street retail area. The residential property abutting the application site's northern side boundary (No 28) is subject to a current resource consent application (RM210075) for 12 dwellings in a similar arrangement to the proposal. Sports fields are located to the north of the application site (on the other side of No 28).

The application site is legally described as Lot 2 Deposited Plan 14197, contained on Record of Title WN549/105. There are no interests on the title of relevance to this assessment.

3. RELEVANT PLANNING RULES AND REGULATIONS

District Plan

The District Plan is the appropriate planning instrument with which to assess the proposal. Rules relating to the Medium Density Residential Activity Area, which this proposal falls within, are contained in chapters 4F (Medium Density Residential), 11 (Subdivision) and 14 (General Rules).

Subdivision

The proposed subdivision does not comply with the following standards and terms of the District Plan:

- Rule 11.2.2.1 (a) Allotment Design;
 - *Minimum size* – each of the proposed allotments are proposed to contain dwellings non-compliant with Development Standards specifically for minimum front yards (lots 1 and 2), recession planes (lots 3, 6, 7, and 10) and stormwater detention (lots 1-10). As the front yard non-compliances are related to accessory structures, the recession plane encroachments are limited to roof peaks and gables and the stormwater detention is considered a technical non-compliance, it is considered that each of these proposed allotments could feasibly contain dwellings compliant with the relevant Development Standards. Accordingly each of proposed lots 1-10 are considered to comply with the allotment design standard for minimum size.
 - *Minimum frontage* – proposed lots 3-10 will have a 1.4m frontage to Fitzherbert Street via pedestrian rights-of-way, less than the minimum required 3m. Proposed lots 1 and 2 will comply with the minimum frontage requirement.

Note: There is no minimum shape factor requirement for subdivision in the Medium Density Residential Activity Area.

- Rule 11.2.2.1 (b) Engineering Design – the proposal will not comply with transport standards for Vehicle Access (as identified in the land use details below).

The proposal requires consent for the following non-compliances:

- The proposed subdivision requires consent as a Restricted Discretionary Activity pursuant to Rule 11.2.3 (a) as the subdivision will not comply with the standards and terms under Rule 11.2.2.1 in respect of (b) Engineering Design (Access).
- Consent is also required for the subdivision as a Discretionary Activity under Rule 11.2.4 (i) as the subdivision does not comply with the standards under Rule 11.2.2.1 in respect of (a) Allotment Design.

Land use

The proposed land use does not meet the following District Plan standards and conditions:

- Development Standard 4F 4.2.3 (a) Recession Plane – proposed dwellings 3, 6, 7 and 10 will each encroach within the recession plane measured from the northern side boundary. Each of these encroachments will relate to the roof peak of the respective dwellings and will have maximum vertical extents ranging from 0.919 to 0.972m, and receding to nil over the horizontal plane over lengths ranging from 1.951 to 2.032m. Proposed dwelling 10 will encroach on the recession plane measured from the eastern rear boundary by a maximum vertical extent of 0.538m over a length of 8.6m.
- Development Standard 4F 4.2.4 (a) Yards – proposed decks and balustrades for proposed dwellings 1 and 2 will have heights marginally exceeding 0.5m (in the case of decks) and 1.2m (in the case of balustrades) whereby they are considered ‘buildings’ subject to compliance with the requirement for a minimum 2m front yard. The decks for dwellings 1 and 2 will each be setback 1.5m from the front boundary, an encroachment in the minimum 2m yard of 0.5m. The balustrades leading to the front entrances will be arranged perpendicular to and will extend to the front boundary, thereby fully encroaching within the minimum 2m front yard.
- Development Standard 4F 4.2.10 (a) Stormwater Retention – the proposal includes three residential buildings with one having a roof area of approximately 60m², and the other two each having a roof area of approximately 140m², whereby one 2000L rainwater tank and two 3000L tanks are required to comply with this standard (with a combined detention capacity of 8000L). The applicant proposes that each of proposed lots 3-10 have a 1000L rainwater tank. This is considered a technical non-compliance, noting the proposal will achieve 8000L detention capacity equivalent to the minimum requirements under this standard.
- 14A Transport Standard 1 (c) Pedestrian Access – the pedestrian access will be formed to a 1.4m width, less than the minimum 1.5m required by Section 3 of the NZS 4404:2010.

The proposal requires resource consent for the following District Plan non-compliances:

- Restricted Discretionary Activity for an activity which will not comply with the General Residential Development Standards under Rules 4F 4.2.3 (b), 4.2.4 (b) and 4.2.10 (b).

- Restricted Discretionary Activity under Rule 14A 5.1 (b) for a proposal that does not meet the standards in Appendix Transport 1.

Overall activity status

It is considered appropriate that the activity statuses of the land use and subdivision not be bundled together. I have decided not to bundle the activity status because land use and subdivision applications and subsequent decisions are distinct, additionally the District Plan does not have a Discretionary activity (nor Non-Complying) status for activities that breach development standards in the General Residential Activity Area (instead these are restricted discretionary). Consequently, I consider the land use activity requires a resource consent with a Restricted Discretionary activity status and the subdivision requires a resource consent with a Discretionary activity status.

As a Discretionary Activity Council's discretion for assessing the Subdivision component of this application is unlimited and can consider any matters and effects on the environment.

As a Restricted Discretionary Activity Council's discretion for assessing the Land Use component of this application is limited to certain matters - the assessment matters for the proposed land use activity are restricted to the following:

| <i>Assessment matter</i> | <i>Non-compliance</i> |
|---|---|
| <ul style="list-style-type: none"> • The effects on the privacy of adjoining sites. | <ul style="list-style-type: none"> • Rule 4F 4.2.3 (b) Recession Planes • Rule 4F 4.2.4 (b) Yards |
| <ul style="list-style-type: none"> • The effects on shading of adjoining sites. | <ul style="list-style-type: none"> • Rule 4F 4.2.3 (b) Recession Planes |
| <ul style="list-style-type: none"> • The effects on the amenity of the surrounding residential area, the streetscape and adjoining public space. | <ul style="list-style-type: none"> • Rule 4F 4.2.1 (b) Site Coverage • Rule 4F 4.2.4 (b) Yards |
| <ul style="list-style-type: none"> • The effects on the stormwater system • The potential for increased surface ponding and flooding • The mitigation of additional stormwater runoff through other means. | <ul style="list-style-type: none"> • Rule 4F 4.2.10 (b) Stormwater Detention |
| <ul style="list-style-type: none"> • The effects generated by the standards not being met. | <ul style="list-style-type: none"> • Rule 14A 5.1 (b) Transport Standards |

National Environmental Standards

The proposal does not require assessment under any National Environmental Standards.

4. PERMITTED BASELINE

The permitted baseline allows a consent authority to disregard environmental effects that are the same as could arise from a permitted development.

The District Plan does not allow subdivision which creates new lots as a permitted activity, therefore there is no permitted baseline of relevance to the subdivision component of the resource consent application.

The land use permitted baseline allows for any number of dwellings provided compliance is achieved with rules and development standards of the Medium Density Residential Activity Area. The development standards include site coverage (max 60%), building height (max 10m), recession planes (3.5m + 45° from the side and rear boundaries), minimum yards (2m front yard, and 1m side and rear yards), permeable surface (min 30%), outdoor living space (20m² with a min 2m dimension for ground floor units, 10m² with min 2m dimension for units located above ground floor), and stormwater detention. Compliance would also be required with the general rules of the District Plan, including earthworks with up to 50m³ in volume and up to 1.2m change in ground level permitted. There is no minimum parking requirement, but where vehicle access and parking or footpath access is proposed, they must be designed in accordance with the Chapter 14A transport standards. It is considered a similar residential intensity of development could be achieved as a potential permitted activity if roof forms were modified to comply with the recession plane, and accessory structures within the front yard were removed. The permitted baseline is considered relevant to this assessment.

5. NOTIFICATION ASSESSMENT

Council must assess any resource consent application under section 95 of the Resource Management Act 1991 to determine whether a resource consent application should be notified. The Resource Management Act 1991 details a four step process that must be followed, and triggers or precludes notification of applications in certain circumstances. The sections below follow the four step process for public notification (under section 95A) and limited notification (under section 95E).

5.1 - PUBLIC NOTIFICATION STEPS – SECTION 95A

Pursuant to section 95A of the Resource Management Act, this section follows the 4 step process to determine if public notification is required.

Step 1 - Public notification is mandatory in certain circumstances

Public notification is mandatory in certain circumstances.

| | |
|--|----|
| Has the applicant requested public notification? | No |
| Is public notification required under s95C? | No |
| Is the application made jointly with an application to exchange recreation reserve land under s15AA of the Reserves Act? | No |

Public notification is not mandatory under step 1.

Step 2 - Public notification is precluded in certain circumstances

If public notification is not required under step 1 it may be precluded in certain circumstances (unless special circumstances apply under step 4).

| | |
|--|----|
| Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding public notification? | No |
|--|----|

| | |
|---|----|
| Is the application for one or more of the following (but no other) activities? <ul style="list-style-type: none"> ▪ A controlled activity ▪ A boundary activity with a restricted discretionary, discretionary or non-complying activity status | No |
|---|----|

Public notification is not precluded under step 2.

Step 3 - Public notification is required in certain circumstances

If public notification is not precluded under step 2, public notification may be required in certain circumstances.

| | |
|--|------------------------------|
| Is any activity in the application subject to a rule in a Plan or National Environmental Standard that requires public notification? | No |
| Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D? | No (see assessment below) |

Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?

Public notification is required under step 3 if the activity will have or is likely to have adverse effects on the environment that are more than minor.

In considering if the adverse effects on the environment are more than minor, the effects on persons who own or occupy the land in, on, or over which the activity will occur; or any land adjacent to that land must be disregarded. I have therefore disregarded the effects on the persons who own or occupy properties at 5, 7, 24 and 28 Fitzherbert Street and 81 Hyde Street in making an assessment under s95D:

The potential adverse effects are residential amenity, character and streetscape, traffic effects, infrastructure capacity effects, natural hazards and construction.

Residential amenity, character and streetscape

There are no nearby examples in the surrounding area of residential intensification to densities comparable to the proposed development. However the site and surrounding area is zoned for medium density residential development, whereby the character and amenity values can be expected to change over time. The land use permitted baseline for the site allows for a development of comparable bulk and number of dwellings as a potential permitted activity. Recession plane encroachments are limited to roof forms, and provide for modulation and articulation in building forms. There will be limited visibility from the street towards the recession plane encroachments of proposed dwellings 3-10, as these dwellings are set behind the front unit block. The front yard encroachment will be limited to marginally over-height decks, and entrance balustrades, which will not appear dominant on the street environment. It is considered front boundary treatments have been suitably designed with legible front entrances, and large first floor windows providing passive surveillance of the street. Solid 1.8m high fencing has potential to detract from the streetscape, however this will not extend for the length of the frontage with variation provided in the form of 1.5m high visually permeable fencing. Landscape treatments will soften the visual effect of building bulk

and will contribute to the amenity of the streetscape. Particularly when compared to the permitted baseline, potential adverse effects on residential amenity, character and streetscape will be less than minor.

Traffic effects

The proposed footpath providing access to the rear unit will have a width as narrow as 1.4m. This is marginally less than the minimum 1.5m width under the relevant District Plan standard, however is greater than the 1.2m specified in the building code for an accessible path and is therefore considered suitable. It is further noted that any adverse effects resulting from this non-compliance will be internal to the site. The proposal does not include provision of off-street car parking, however the District does not include a minimum parking requirement, (whereby related effects are considered outside the matters of discretion). The proposal for 10 dwellings is not subject to District Plan provisions for communal on-site rubbish collection (and potential related adverse effects are considered outside the matters of discretion). However it is noted that a waste management and minimisation plan is required to be submitted to Council for approval in accordance with Council's Solid Waste Management and Minimisation Bylaw. The waste management and minimisation plan must detail suitable arrangements for the storage and collection of waste and will serve to manage potential related adverse traffic and amenity effects. For the above reasons potential adverse traffic effects will be less than minor.

Infrastructure capacity

Each of proposed lots 3-10 are proposed to contain a 1000L slim-line tank to attenuate peak stormwater and achieve hydraulic neutrality for the site. Wellington Water have reviewed the proposal and have advised that mitigation would also be required to attenuate peak wastewater flows. A wastewater detention tank is proposed to be provided underground within each of lots 2-10. The applicant has proffered acceptance of a condition of approval requiring the detailed design of the stormwater and wastewater mitigation systems be submitted for engineering approval. Wellington Water have advised no constraints in the capacity of the water supply network.

With regards to effects on capacity of land transport infrastructure it is noted the site is in proximity to the Wainuiomata centre and Bryan Heath park and associated retail and recreation opportunities, potentially reducing the transport demand of future residents. Bus routes also traverse Fitzherbert Road encouraging public transport modes. For the above reasons potential adverse effects on infrastructure capacity (including three waters and land transport), and related effects on stormwater ponding and runoff, will be less than minor.

Natural hazards

Flood modelling undertaken by Wellington Water indicate the site may be subject to flooding in a 1 in 100 year flood event (adjusted for climate change). The proposed dwellings have been designed to achieve the minimum floor levels (87.2m aMSL – Wellington Datum; measured to the underside of timber floor joists or concrete slab) recommended by Wellington Water to mitigate inundation risk. The site is not otherwise known as being particularly prone to natural hazards. Potential adverse natural hazard effects will be less than minor.

Temporary construction effects

It is anticipated there will be some adverse construction effects associated with the proposal including noise, dust and construction traffic, however these will be temporary in nature and comparable to a potentially permitted development. The District Plan allows for some additional noise during construction in accordance with standard NZS 6803:1999 Acoustics – Construction Noise, which is not proposed to be exceeded by the applicant. When compared to the permitted baseline, additional temporary construction effects will be less than minor.

Public notification is not required under step 3.

Step 4 – Public notification is required in special circumstances

If public notification is not required under step 3 it may still be warranted where there are special circumstances.

| | |
|--|----|
| Do special circumstances exist that warrant public notification? | No |
|--|----|

Special circumstances have been defined as circumstances that are unusual or exceptional, but may be less than extraordinary or unique. The resource consent is for ten dwellings on land within the Medium Density Residential Activity Area. This is not considered an unusual proposal. It is noted that the proposed development exceeds a number of District Plan provisions, however the District Plan is considered to provide clear policy direction and assessment matters. A petition signed by approximately 160 persons has been received by Council in response to the proposed application (and the Plan Change 43 of District Plan in general). While this may indicate a potentially broad interest in the proposal, it is not considered that public notification of the proposal will reveal any new information relevant to determination. On this basis I do not consider there to be any special circumstances that warrant public notification of the proposal.

Conclusion

Public notification is not required.

5.2 - LIMITED NOTIFICATION STEPS - SECTION 95B

As determined in section 5.1, public notification is not required. Pursuant to section 95B of the Resource Management Act, a 4 step process must therefore be followed to determine if limited notification is required.

Step 1 – Certain affected groups/persons must be notified

Limited notification is mandatory for certain groups/persons.

| | |
|--|----|
| Are there affected customary rights groups? | No |
| Are there affected customary marine title groups (for accommodated activities)? | No |
| Is the proposal on or adjacent to, or may affect, land that is subject to a statutory acknowledgement and whether the person to whom the statutory acknowledgement is made affected under section 95E? | No |

Limited notification is not required under step 1.

Step 2 – Limited notification is precluded in certain circumstances

Limited notification to any other persons not referenced in step 1 is precluded in certain circumstances (unless special circumstances apply under step 4).

| | |
|--|----|
| Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding limited notification? | No |
| Is the application for the following, but no other activity: <ul style="list-style-type: none"> ▪ A controlled activity (other than a subdivision) under the District Plan | No |

Limited notification is not precluded under step 2.

Step 3 – Certain other persons must be notified

If limited notification is not precluded under step 2, limited notification is required for any persons found affected under s95E.

| | |
|--|-------------------------------|
| Are any of the following persons 'affected' under s95E? <ul style="list-style-type: none"> ▪ For 'boundary activities' an owner of an allotment with an 'infringed boundary' | N/A (see below assessment) |
| For all other activities, are there any affected persons in accordance with s95E? | No (see below assessment) |

In accordance with s95E are there any affected persons?

Section 95E(3)(a) stipulates that those individuals who give written approval to a proposal cannot be considered to be an affected person/s. No persons have given written approval.

In accordance with section 95E, I have considered whether the proposal could adversely affect any other persons. I consider there to be no affected persons as the potential environmental effects will be less than minor for the following reasons:

24 Fitzherbert Road

This is a residential property located to the south of the application site, separated along the side boundary by an unformed 3m wide paper road (which connects Fitzherbert Road and Hyde Street). No 24 contains a single dwelling located towards the front of the site and an accessory garage and shed towards the rear.

Proposed dwellings 2-10 will be arranged along the south boundary of the application site and will be visible to persons at No 24. The proposed footpath along the southern boundary, provides separation between the dwellings and No 24 whereby the dwellings will comfortably comply with the minimum yard and recession plane requirements from the south boundary of the application site. The unformed paper road abutting the southern boundary will provide a further degree of separation. The permitted baseline for the site includes the potential for a similar continuous extent of building bulk and number of dwellings arranged along the south boundary, with the potential for such a permitted development to be located closer to the boundary whilst still complying with the minimum side yard and recession plane requirements. When compared to this permitted baseline, potential adverse effects amenity effects including visual amenity, privacy, shading and effects on general amenity, including when assessed cumulatively, will be less than minor on persons at 24 Fitzherbert Road.

28 Fitzherbert Road

This is a residential property abutting the north side boundary of the application site. The property contains a single-storey dwelling with accessory buildings. At this time of this decision, the property was subject to a resource consent proposal to develop the site for 12 dwellings in similar arrangement to the development proposed on No 26. A resource consent approval for No 28 had not been issued at the time of this decision, however the potential for a permitted multi-unit development is noted as part of the future environment at No 28 of relevance to this assessment.

Proposed dwellings 1 and 3-10 will be arranged along the north boundary of the application site and will be visible to persons at No 28. Each of these dwellings will have north facing outdoor living spaces which will provide some separation between the boundary and the proposed dwellings. Each of dwellings 3, 6, 7 and 10 will encroach within the recession plane measured from the boundary, however these encroachments will be limited to roof peaks. Due to the small extent of the recession plane encroachments and the south position of the application site relative to No 28, any additional shading effects will be less than minor. Other potential adverse amenity effects including, visual amenity, privacy and general amenity, particularly when compared to a potential permitted baseline and including when assessed cumulatively, will be less than minor on persons at No 28.

81 Hyde Street

This is a residential property which abuts the rear boundary of the application site. The property contains a centrally positioned dwelling, with its primary outdoor living space apparently arranged directly adjacent to the rear boundary with the application site.

Proposed dwelling 10 will be located adjacent to the boundary with the other dwellings relatively separated and screened from views from No 81. Proposed dwelling 10 will encroach within the recession plane along the north boundary. The recession plane encroachment is considered marginal in nature being limited to the roof eave and for a maximum vertical extent of up to 0.529m. Shading from the proposed development can be expected to be cast on to the outdoor living area of No 81 particularly during summer evenings, however additional shading is expected to be negligible during this time due to the marginal nature of the encroachment. During winter and the equinox periods shading is likely to be cast in a south-east direction, with additional shading resulting from the recession plane breach likely over-extending the outdoor space of No 81 (and falling on land further to the south). For the above reasons potential adverse shading effects are considered to be less than minor.

Due to the small extent of the recession plane breach which is limited to the roof eave of proposed dwelling 10, potential adverse effects on visual amenity, privacy and on general amenity, particularly when compared to a potential permitted baseline and including when assessed cumulatively, will be less than minor on persons at 81 Hyde Street.

5 and 7 Fitzherbert Road

These are residential zoned properties which are located across Fitzherbert Road from the application site. No 5 contains a general practitioner's office and No 7 contains a single residential activity.

The Fitzherbert Road reserve is 24m wide and provides ample separation between these properties and the application site. The view from these properties will be primarily towards

proposed dwellings 1 and 2 with the other dwellings further set behind and screened. The front yard encroachments associated with these dwellings will be limited to balustrades and over-height decks, and it is not considered these structures will appear visually dominant. Proposed boundary treatments including fencing and landscaping will screen and soften the visual effect of the front dwellings and front yard encroachments. Noting the limited nature of the front yard encroachments it is considered the development will appear comparable to a potential permitted development when viewed from Nos 5 and 7. Potential adverse effects on persons at 5 and 7 Fitzherbert Street will be less than minor.

All persons and properties

- Proposed front boundary encroachments will be limited to over-height decks and entrance balustrades. The overall scale and form of the proposed development is considered to be generally comparable to a permitted land use which could be established onsite without resource consent. The proposal has been assessed as meeting the expectations of the Medium Density Design Guide (refer section 6.2 of this report for details). Although solid fencing will be up to 1.8m high on the frontage, this will not extend for the full length of the boundary with variation provided with alternative 1.5m high visually permeable fencing. Proposed landscaping will soften the visual effect of front boundary fencing and structures within the front yard and will integrate the development with the streetscape. For the above reasons potential adverse effects on character, streetscape and amenity will be less than minor on all persons.
- Shading effects on directly abutting properties has been assessed above. It is noted that at some times shading from the proposed development may extend over these properties and fall on properties further south. In the case of 79 Hyde Street it is expected that shading from the proposed development will either fall on the accessory building located on the rear boundary of this site, or the shading will not be discernible beyond the shading cast by this accessory building. With respect to other properties located to the south of the application site, it is noted that any shading will likely occur during the early or later parts of the day, particularly during winter or equinox seasons. During such times shadowfall is likely to be relatively long with the overall shading generally comparable to the permitted baseline and will recede quickly away. For the above reasons potential adverse shading effects will be less than minor on all persons.
- Potential adverse effects related to the under-width footpath will be internal to the site and less than minor on all persons.
- The proposal includes rainwater detention with 8000L detention capacity, equivalent to the minimum requirements under the relevant development standard. The proposed development is considered to comply with the development standard for permeable surface coverage. Potential adverse effects on stormwater runoff and ponding are considered to be less than minor on all persons.
- Potential temporary adverse construction effects are considered to be comparable to what could result from a permitted baseline development, and will therefore be less than minor on all persons.
- All other persons and properties other than those directly referenced above, are considered to be sufficiently screened and / or separated from the site whereby all potential adverse effects will be less than minor.

Limited notification is not required under step 3.

Step 4 – Limited notification is required under special circumstances

If limited notification is not required under step 3, limited notification may still be warranted where there are special circumstances.

| | |
|--|----|
| Do special circumstances exist that warrant notification of any persons to whom limited notification would otherwise be precluded? | No |
|--|----|

For the reasons outlined under step 4 in section 5.1 above I do not consider there to be any special circumstances that warrant limited notification of this proposal.

Conclusion

Limited notification is not required.

5.3 - NOTIFICATION DECISION

In accordance with the notification steps identified in sections 95A and 95B the application shall proceed on a non-notified basis.

6. DETERMINING THE APPLICATION

Section 104 requires, when considering a resource consent application, that Council must, subject to Part 2, have regard to any actual or potential effects on the environment; any measure agreed or proposed by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any negative effects; any relevant provisions of a National Environmental Standard; other regulations; a National Policy Statement; a New Zealand Coastal Policy Statement; a Regional Policy Statement or proposed Regional Policy Statement; a plan or proposed plan; and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

6.1 - ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT UNDER S104(1)(A)

In accordance with section 104(2), when forming an opinion on the actual and potential effects on the environment, Council may disregard the adverse environmental effect of an activity if the District Plan or a regional plan, policy statement or national environmental standard permits an activity with that effect. I have already identified the permitted baseline for the proposal and its relevance, and have taken these factors into account when determining the application.

As discussed in section 5 of this report, I consider the adverse effects on persons at adjacent properties to be less than minor and other potential adverse effects on the environment to be no more than minor. Further to this assessment, I consider the actual or potential effects of the proposed development to be acceptable for the following reasons:

- Allotment design – Each of the proposed allotments is considered to comply with the minimum allotment size requirements and will be appropriately sized to contain the proposed dwellings, service areas and compliant sized outdoor living areas. Proposed lots 3-10 will not comply with the minimum 3m frontage requirement, however will gain suitable access to Fitzherbert Street via a minimum 1.4m wide footpath. The allotments are considered to be suitable for their intended residential use.
- Amenity, character and streetscape – The proposed development will introduce a more intensive residential typology than previously established in the surrounding area. However it is considered a form of development anticipated by the District Plan and it is noted that that a permitted land use could include a development of similar form, scale and residential intensity and with similar effects on character, streetscape and amenity values. The proposal has been assessed as being consistent with the expected outcomes of Council's *Medium Density Design Guide* (refer to section 6.2 of this report). Front yard non-compliances will be limited to over-height decks and entrance balustrades. Although solid fencing will be up to 1.8m high on the frontage, this will not extend for the full length of the boundary with variation provided with alternative 1.5m high visually permeable fencing. Proposed landscaping will soften the visual effect of front boundary fencing and structures within the front yard and will integrate the development with the streetscape. Recession plane encroachments are limited to roof forms, and provide for modulation and articulation in building forms. Potential adverse effects on shading and privacy related to these infringements are considered comparable to what could be expected under a potential permitted baseline development. For the above reasons and with reference to the assessment and conclusions in section 5.1 and 5.2 of this report potential adverse effects on residential amenity character will be less than minor and acceptable.
- Traffic effects – the pedestrian path although less than 1.5m wide, will have an adequate width at 1.4m to allow suitable pedestrian access to the rear allotments. The proposal does not include provision of off-street car parking, however the District Plan does not include a minimum parking requirement (in accordance with the National Policy Statement for Urban Development), whereby potential related adverse effects are considered outside the matters of discretion). Potential traffic effects will be less than minor.
- Infrastructure capacity – each of proposed lots 3-10 are proposed to contain a 1000L slim-line tank to attenuate peak stormwater and achieve hydraulic neutrality for the site. Wellington Water have reviewed the proposal and have advised that mitigation would also be required to attenuate peak wastewater flows. A wastewater detention tank is proposed to be provided underground within each of lots 2-10. The applicant has proffered acceptance of a conditions of approval requiring the detailed design of the stormwater and wastewater mitigation systems be submitted for engineering approval. Wellington Water have advised no constraints in the capacity of the water supply network.

With regards to effects on capacity of land transport infrastructure it is noted the site is in proximity to the Wainuiomata centre and Bryan Heath Park and associated retail and recreation opportunities, potentially reducing the transport demand of future residents. Bus routes also traverse Fitzherbert Road encouraging public transport modes. For the above reasons potential adverse effects on infrastructure capacity (including three waters and land transport), and related effects on stormwater ponding and runoff, will be less than minor and acceptable.

- **Natural hazards** – Flood modelling undertaken by Wellington Water indicate the site may be subject to flooding in a 1 in 100 year flood event (adjusted for climate change). The proposed dwellings have been designed to achieve the minimum floor levels (87.2m aMSL – Wellington Datum; measured to the underside of timber floor joists or concrete slab) recommended by Wellington Water to mitigate inundation risk. The site is not otherwise known as being particularly prone to natural hazards. Potential adverse natural hazard effects will be less than minor.
- **Construction effects** – Potential temporary construction effects are considered to be comparable to what could result from a permitted baseline development, and will therefore be less than minor and acceptable.
- **Contaminated sites** – The site is not listed as a contaminated site in Greater Wellington Regional Council's selected land use register or as having been the site of a verified hazardous activity and a search of Council records shows that there is no information to indicate that a HAIL activity or industry is, has, or is more likely than not to have been undertaken on the site.
- **Sites of significance** – The application site is not an identified site of significance within the District Plan. As a result, I consider any effects on sites of significance to be negligible.
- **Positive effects** – The supply of ten new (nine additional) dwellings will increase housing supply and variety and provide for economic well-being which are considered to be positive effects.

Conclusion

I consider the actual or potential effects on the environment to be acceptable for the reasons outlined above.

6.2 - ASSESSMENT OF THE RELEVANT PROVISIONS OF THE DISTRICT PLAN UNDER S104(1)(B)

Design guide assessment

The proposal is on land within the Medium Density Residential Activity Area and assessment against Council's *Medium Density Design Guide* is triggered through non-compliances with Development Standards for recession planes and the minimum front yard.

The proposal is assessed against the *Medium Density Design Guide* as follows:

Steps 1 and 2 – Overall Design Principles, and Principles for the Medium Density Residential Activity Area

- **Consolidate activities** – the proposal includes compact building forms at high densities. There is no variation in building typology within the site with each dwelling being of a consistent double-storey two-bedroom design. However the dwellings are broken up into three unit blocks with the front unit block turned to face the street, and this is considered to break up the 'sausage' effect of a long line of building units.

There are no protruding balconies with potential to overlook ground floor living spaces. Internal fencing treatments will provide suitable privacy between outdoor spaces, with internal fencing to be 2.5m high where located between raised deck spaces.

Each dwelling will have direct access to an outdoor living space. Each outdoor living area will have a compliant size and dimension, and will be orientated to be either north or west facing.

- *Integrate with street and neighbourhood* – the two front two dwellings will be arranged to directly face the street which is the maximum that could be expected considering the narrowness of site. Although solid fencing on the boundary will be up to 1.8m in height, this will help provide privacy to the outdoor living of dwellings 1 and 2. The high solid fencing will not extend the length of the frontage with variable lower height and more visually permeable treatments also proposed. Landscaping treatments will also soften the effect of solid fencing and building mass and will integrate the development with the streetscape.

No vehicle access or parking spaces are proposed, whereby a dominance of garage of vehicle spaces along the frontage will be avoided. Pedestrian access will be provided with shared paths for units 1-2 and units 2-10.

Each dwelling is provided with a screened bin storage area.

- *Allow adaptability and flexibility* – the use of party walls between the proposed dwellings has minimised the extent of narrow unusable spaces. Where narrow side paths exist, these help provide 'breathing space' between the unit blocks.
- *Provide diversity and interest* – the proposed development utilises a mix of claddings and roof forms to provide architectural interest.

There is a variation in window design but a lack of variation in materials in end wall treatments.

- *Respond to the environment* – the proposed development will not comply with recession planes on the northern side and eastern rear boundaries. These recession planes will be limited in scale being restricted to roof forms. The recession plane breaches on the northern side boundary in particular will enable variation in roof forms and individual articulation between dwellings.

A detailed landscaping plan has been provided which shows a good mix of tall and low plantings, which will enhance the internal amenity of the site, soften the visual effect when viewed from adjoining sites and will create a positive street edge.

Solid 1.8m high fences are proposed on part of the front boundary to screen outdoor private outdoor areas. The height of the fences is considered appropriate considering the raised decks of the outdoor living areas, and noting the solid fencing does not extend the full length of the front boundary with visually permeable pool style fencing either side (which will be coupled with landscape plants to provide privacy). The entrance leading to the front doors will be unfenced so that the entrances are well defined and legible to the street. First floor windows of proposed dwellings 1 and 2 will also be highly visible and will contribute passive surveillance of the street.

- *Create character and sense of place* – variation in cladding treatments on the front façade allows for modulation and avoids the appearance of a blank wall.

Pedestrian entrances include the front entrance to dwellings 1 and 2, and the side boundary footpath providing access for dwellings 2-10. These pathways face the street and individual entrances are easily recognisable.

There is sufficient variation in cladding materials to provide suitable variation and interest.

Step 3 – Key Design Elements

- *Recession planes and setbacks* – the recession plane encroachment on the rear boundary encroachment is marginal and would result in negligible additional shading effects. The recession plane encroachments on the side boundary effects relate to more prominent roof peaks but are not continuous in nature, limiting the extent of shading effects.

The front yard encroachment is limited to the front decks, entrance steps and balustrades of dwellings 1 and 2. These structures are low and will not appear dominant on the street. The design will provide defined and legible entrances for the front units.

Conclusions

The development appears to have been designed with consideration to the District Plan so that non-compliances with Development Standards have mostly been avoided. Each dwelling has a compliant sized outdoor living area which will be north or west facing. There will be recession plane non-compliances but these will be limited in scale, and will provide for variation in roof forms and individual articulation between dwellings. There is a lack of variety in typology, however the dwellings are broken to avoid a sausage effect and the front two dwellings are designed to address the street. The front two units will have decks, entrance steps and balustrades within the front yard, however these will not appear dominant in the street and the design will provide defined and legible front entrances. Following this assessment the proposal is considered to achieve the expectations of the *Medium Density Design Guide*.

Esplanade strips and reserves

The subject site does not contain any watercourses, nor is it located with the Coastal Marine Area. No esplanade strips or reserves are therefore required.

Objectives and policies of the District Plan

I consider the proposal is consistent with the relevant District Plan objectives and policies identified below:

Chapter 4F Medium Density Residential Activity Area

- *Objective 4F 2.1 – Residential activities are the dominant activities in the Medium Density Residential Activity Area.*
- *Objective 4F 2.2 – Land near the Suburban Mixed use Activity Area and close to the public transport network that has been identified as suitable for medium density development is used efficiently.*
- *Objective 4F 2.3 – Housing capacity and variety is increased.*
- *Objective 4F 2.4 – Built development is consistent with the planned medium density built character and compatible with the amenity levels associated with medium density residential development.*
- *Objective 4F 2.5 – Built development is of high quality and provides on-site amenity for residents as well as residential amenity for adjoining properties and the street.*

- *Objective 4F 2.6 – Built development is adequately serviced by network infrastructure or addresses any infrastructure constraints.*
- *Objective 4F 2.7 – Built development is located and designed to manage significant risk from natural hazards.*
 - *Policies 4F 3.1 – 3.12*

Chapter 11 – Subdivision

- *Objective 11.1.1 – Allotment design standards*
 - *Polices: (a)-(b)*
- *Objective 11.1.2 – Engineering standards*
 - *Policy: (a)*

Chapter 14A – Transport

- *Objectives: 14A 3.4 & 3.5*
 - *Policies: 14A 4.2*

Chapter 14I – Earthworks

- *Objective 14I 1.1 – Natural character*
 - *Policy: (a)*
- *Objective 14I 1.2 – Amenity, cultural and historical values*
 - *Policies: (a)-(b)*

The applicant's AEE includes an assessment of the above objectives and policies. The applicant's assessment is considered accurate, and I have adopted it for this report.

Due to the above assessment, and with regard to the assessment and conclusions provided in sections 5 and 6.1 of this report, I consider the proposal to be consistent with the relevant District Plan objectives and policies identified above.

6.3 - ASSESSMENT OF THE RELEVANT PROVISIONS OF OTHER STATUTORY PLANNING DOCUMENTS UNDER S104(1)(B)

The proposed development is considered to be generally in accordance with the National Policy Statement on Urban Development (NPS:UD). The NPS came into effect on 20 August 2020, replacing the previous National Policy Statement on Urban Development Capacity (NPS:UDC). The NPS:UD directs Councils to enable well-functioning urban environments that provide for the social, economic and cultural well-being of people. To do this consideration is required to allow change in urban environments over time, including through ensuring adequate supply of land for development, and by allowing flexibility in terms of building form and density to provide variation within the housing market and to encourage good accessibility and connectivity.

The proposal is for 10 dwellings on a site zoned for medium density residential development. The site is within an existing urbanised area that it is well serviced by infrastructure, and is in proximity to the primary retail precinct within Wainuiomata. It is considered the proposal is an efficient use of the site that will enable well-functioning urban environments and will increase the capacity and variety of housing supply in the city.

I consider that there are no other relevant provisions of national environmental standard, other regulations, national policy statement, New Zealand Coastal Policy Statement or regional policy statement or proposed regional policy statement that regard must be had.

6.4 – PURSUANT TO S104(1)(C) ARE THERE ANY OTHER MATTERS RELEVANT AND REASONABLY NECESSARY TO DETERMINE THE APPLICATION?

I consider there are no other matters relevant and reasonably necessary to determine the application.

6.5 - PART 2 OF THE RESOURCE MANAGEMENT ACT

I consider the proposal meets Part 2 matters of the Resource Management Act 1991.

6.6 - IN ACCORDANCE WITH S106 A CONSENT AUTHORITY MAY REFUSE SUBDIVISION CONSENT IN CERTAIN CIRCUMSTANCES

A consent authority may refuse subdivision consent or may grant a subdivision consent subject to conditions if it considers that there is significant risk from natural hazards or sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision. The proposed dwellings have been designed to achieve the minimum floor levels (87.2m aMSL – Wellington Datum; measured to the underside of timber floor joists or concrete slab) recommended by Wellington Water to mitigate inundation risk. The site is not otherwise known as being particularly prone to natural hazards.

Each allotment will have suitable pedestrian access to Fitzherbert Street.

I consider there is no reason to refuse subdivision consent under s106 of the RMA.

6.7 - SUBSTANTIVE DECISION

Subdivision

In accordance with s104B I have considered the application for a discretionary activity and have decided to grant the application subject to conditions under s108 and s220.

Land use

In accordance with section 104C, I have considered those matters over which discretion is restricted in a national environmental standard or other regulations or plan or proposed plan and have decided to grant the application subject to conditions under s108 relating to those matters over which discretion is restricted.

7. CONDITIONS OF RESOURCE CONSENT

In accordance with s108 and s220 of the Resource Management Act, resource consent has been granted subject to the following conditions which have been agreed to by the applicant:

Subdivision consent

1. That the proposal is carried out substantially in accordance with the information and approved plans submitted with the application and held on file at Council.

Approved Plans:

- 'Subdivision scheme plan' prepared by Envivo, Ref # 31913-SUR-00-XX-DR-G-130-IF-F, dated 06/05/21
 - 'Service and footpath layout' prepared by resonant, Job No. 221086, Sheet 1 Rev 2, dated 30.4.21
 - Architectural plans prepared by Wolfbrook Residential, '26 Fitzherbert Road, Wainuiomata', Sheets RC-02 and RC-04, both version RC10 and dated 28/04/2021, and Sheet RC-03 and RC-05, both version RC11 and dated 19/05/2021
 - 'Landscape plan for consent – 26 Fitzherbert Road, Wainuiomata', prepared by Innate Landscape Architecture, dated 5 May 2021.
2. That the consent holder advises Council (enforcement@huttcity.govt.nz or 04 560 1044) at least two working days before any work starts on site; and that the consent holder also supplies the name, phone number and address of the main contractor and, if applicable, the same details for the earthworks company.

Important notes:

- When given notice of a start date, a compliance officer will suggest an on-site meeting to run through a checklist of things to make sure the project runs as smoothly as possible. This service is included in the resource consent application fee. Using it could avoid difficulties later on. Please note that additional monitoring visits will be charged at \$170 per hour.
 - Notification of work commencing is separate to arranging building inspections.
3. The consent holder shall pay a contribution to Council's Reserves Purchases and Development Account at Council's standard rate of 5.5% of the value of the additional residential allotments or capped at \$10,000 per allotment whichever is the lesser. The amounts required will be determined on the basis of a market value assessment from a registered valuer. It is the consent holder's responsibility to instruct the valuer and supply Council with this assessment. The amount to be paid will be determined when the consent holder submits the qualified valuer's assessment.
 4. That the consent holder pays Council an engineering fee to meet the cost of work carried out by Council subdivision engineer in assessing, inspecting, testing and approving water, sewer and stormwater services, access or any other aspect of the proposal so assessed by the engineer or any representatives of the engineer (as distinct from work which must be monitored as a result of any building consent). That fee is **2.87** percent of the consent holder's construction costs (including GST) and is calculated using a scale of engineering fees based on the number of new lots created. The minimum fee is **\$150.00**, irrespective of whether any construction work is necessary. Payment is necessary before or at the time of applying for a section 224(c) certificate.

5. That the consent holder undertakes all earthworks (including for trenching purposes) in such a way that no sediment leaves the site or enters streams or the stormwater system; and that the consent holder installs and maintains sediment control measures in compliance with Greater Wellington Regional Council's erosion and sediment control guidelines (issued in June 2006).
6. That the consent holder ensures vehicles and machinery leaving the site do not drop dirt or other material on roads or otherwise damage road surfaces; and that if such spills or damage happen, the consent holder cleans or repairs roads to their original condition, being careful not to discharge the material into any stream, stormwater system or open drainage channel in the process. (The term "road" includes footpaths, vehicle crossings and berms.)
7. That the consent holder constructs the pedestrian pathway to serve lots 2 to 10 as indicated on the submitted scheme plan.
8. That the consent holder removes the existing concrete vehicle crossing, reinstates the kerb, footpath and berm in accordance with Council's codes and standards.
9. That the consent holder installs the reticulation as necessary and connects separate minimum 100mm NB sewer and stormwater service leads to private or public mains (or other approved disposal point in the case of stormwater) for each residential lot (and adjust existing services where necessary) in accordance with Council's codes and standards.

Please note:

- All stormwater and sewer (and water) reticulation services shall be designed and constructed in accordance with the 'Regional Standard for Water Services', the 'Regional Specification for Water Services' and the 'Approved Products Register', including all associated amendments. Copies of the latest version of these documents are available on the following website: <https://wellingtonwater.co.nz/contractors/technical-information>.
- It is now Council policy that only existing sewer and stormwater laterals less than 25 years old can be utilised for a new dwelling or new vacant lot, otherwise they are to be renewed or sealed off at the mains if not replaced in the same location.
- In the case of a rear section or services through adjacent lots, the new services shall be laid beyond a shared right-of-way and through the adjacent lots, and not just to the road boundary, prior to application for a 224 (c) certificate.
- **The wastewater mitigation system is to discharge to a private manhole (positioned adjacent to the road reserve boundary), then discharge to the public main by gravity.**
- **Depending on the required size for the sewer connection to public main, a new manhole may be required on the public main. The size of the shared gravity connection to the sewer main shall be confirmed at engineering approval stage.**

10. That the consent holder ensures the development is designed to be stormwater neutral to avoid impact on the downstream network. Stormwater neutrality is required for both a 10 year and a 100 year rainfall event. The development must therefore be provided with a stormwater management system(s). The stormwater management design must be approved in writing by the Wellington Water Land Development Team and the following aspects must be met:

- The consent holder must construct an approved stormwater management system or systems in accordance with plans approved under the Resource or Building Consent and agreed with the Wellington Water Land Development Team.
- The stormwater management system(s) must be designed so that the total stormwater discharge post-development from the site in both a 10 year and a 100 year rainfall event is less than or equal to the stormwater runoff flows prior to the development.
- **The consent holder must ensure that all connections to the system(s) are trapped to minimise debris entering the system.**
- Following construction of the stormwater management system(s), an as-built plan and a maintenance schedule must be made available for future property owners. The plan and schedule must be approved by the Wellington Water Land Development Team.
- The owner(s) of appropriate lots must follow the required operation, maintenance and renewal of the system(s), set out in the maintenance schedule, to ensure it is in full working order at all times.
- The owner(s) of appropriate lots cannot increase stormwater discharge, through an increase in non-permeable areas, without Council approval; as an increase in stormwater discharge may result in failure of the stormwater detention systems.

Council will register a consent notice, in accordance with section 221 of the Resource Management Act 1991, on the record of title of appropriate lots specifying the requirements (iv -vi) above.

11. That the consent holder installs an approved method of wastewater mitigation to avoid impact on the downstream wastewater network. **Lots 2 to 10** shall be provided with a wastewater management system so that wastewater can be stored and released at a controlled rate during off peak periods only. The wastewater management design must be accepted in writing by the Wellington Water Land Development Team. Council will register a consent notice, in accordance with section 221 of the Resource Management Act 1991, on the titles of the affected (plus any other lots in the case of a shared system) advising future owners in respect to the provision and ongoing operation and maintenance of the approved wastewater mitigation system(s).

Please note:

- Any individual wastewater systems shall be fitted with an audio and visual high level alarm, audible and visible from the dwelling on each lot (or alternative approved method).

- Following construction of the wastewater management system, an as-built plan and a maintenance schedule must be documented and made available for future property owners. The plan and schedule must be accepted by the Land Development Team.
- The consent notice will require the property owners to follow the required operation, maintenance and renewal of the system(s) as set out in the maintenance schedule, to ensure it is in full working order on an on-going basis. The wording on the consent notice will be dependent upon the approved mitigation measures adopted and whether or not these are individual or shared systems.
- **The proposed method of wastewater mitigation design details shall be submitted with the engineering plans for approval.**

12. That the consent holder supplies water reticulation as necessary and supplies separate minimum 20mm NB connections for each residential lot that meets Council's code for domestic supply and the fire-fighting capability required under the New Zealand Fire Service code of practice (SNZ PAS 4509:2008).

Please note:

- All water (and stormwater and sewer) reticulation services shall be designed and constructed in accordance with the 'Regional Standard for Water Services', the 'Regional Specification for Water Services' and the 'Approved Products Register', including all associated amendments. Copies of the latest version of these documents are available on the following website: <https://wellingtonwater.co.nz/contractors/technical-information>.
- It is now Council policy that only existing laterals of polyethylene material can be utilised for a new dwelling or new vacant lot. All existing non-polyethylene laterals, including the tobies, are to be renewed and sealed at the main if not replaced in the same position.
- The consent holder must apply for new water connections at the customer services counter of Council Building, 30 Laings Road, Lower Hutt. These applications are processed by Wellington Water Ltd., which is a Council-controlled company in charge of Council water and drainage assets. Their contact person is Chandra Koswatte (ph. 04 912 4534). Wellington Water Ltd. may impose special requirements or conditions for new connections depending on, among other things, the existing reticulation system's condition and layout, flow rates, pressure zones and proposed future work. It is important the consent holder makes an application early in the design or construction phase. Council recommends that the consent holder makes this application before submitting engineering plans to Council subdivision engineer.
- In the case of a rear section, any new services are to be laid beyond a shared right-of-way section of the access leg and not just to the road boundary.
- **The new proposed 630Dmm ridermain is to connect to the public main along the road reserve frontage of the pedestrian right-of-way with the gate valve positioned 400mm out from the road reserve boundary and a scour valve at the terminal point.**

- **The existing water connection and toby in front of lot 1 will require renewal as it is serving a new lot. Therefore it is recommended that the existing toby and lateral be renewed in the same position as the existing connection.**

13. That the consent holder submits a copy of the approved water connection application form (signed by Wellington Water Ltd.) when applying for the section 224(c) certificate.
14. That the consent holder arranges for a certifying drainlayer or engineer to investigate and plot the alignment of the existing sewer and stormwater pipework to the extent that the location of existing connections to the public main can be determined in order that they can be sealed at the mains if not replaced in the same location. This information is to be plotted on both the required engineering plan and subsequent as-built plan.
15. That the consent holder severs all abandoned cross-boundary services, including any water, sewer and stormwater pipes. Abandoned pipes within the property are to be sealed at the junction with the “live” pipe and at all ends (including where the line is broken through). In addition, where abandoned pipes have the potential to act as a cross-boundary field drain they are to be sealed at the boundaries. Abandoned property laterals (connections from the main or kerb) are to be severed and sealed at the main or kerb.

Please note:

- **The position of sealing of abandoned lines is to be shown on the final as-built plan.**
16. That the consent holder submits engineering plans for the above construction work to Council subdivision engineer for approval; that the plans provide information on the materials to be used, including the size, type and class of pipes, as well as indicate pipe gradients; and that all this work is carried out in accordance with the approved plan.

Please note:

- This condition is necessary (even for minor works) as the engineering approval letter will list further engineering requirements in regard to Corridor Access Requests, pipe materials, inspections, as-built information, etc.
 - Engineering approval of the proposed services and access up to the individual lot boundaries is completely separate from any approval given under building consent and must be requested prior to installation, irrespective of any building consent being issued.
 - **The proposed position of the wastewater mitigation system, and any required easements, are to be shown on the engineering plan.**
17. That the consent holder appoints a representative to carry out the design and supervision of construction work, as well as certification upon completion, as provided for by clause 1.7.1 of NZS 4404:2010; and that the consent holder submits the name, contact details and experience of the representative to Council subdivision engineer for approval before or at the time of submitting engineering plans. The consent holder must document the representative’s experience in a resume and show the relevance of that experience to the

works and services required under this consent. The certification must include confirmation that the materials, installation and testing meet Council's codes and standards.

18. That the consent holder appoints a suitably qualified contractor or contractors to complete the works to the approved design; and that the consent holder submits to Council subdivision engineer for approval the name, contact details and experience of the contractor(s) at the time of submitting engineering plans for approval or at least a minimum of 7 days in advance of commencing the construction works. The approved contractor(s) must give a minimum of 48 hours' notice to Council subdivision engineer before starting work.
19. That the consent holder provides underground telephone and electrical services to each lot in accordance with the specifications and requirements of the relevant authority.
20. That the consent holder provides Council with written confirmation from Chorus (or the equivalent network supplier) and Wellington Electricity Lines Ltd that they are satisfied with the supply of their utilities to each lot.
21. That the consent holder provides Council with written confirmation from a surveyor or suitably qualified engineer that all existing services have been adjusted so they are contained within the lot (or are protected by an appropriate easement) and that the ends of all abandoned lines have been sealed in accordance with council requirements, or alternatively that the consent holder provides Council with written confirmation from a surveyor or suitably qualified engineer that no such adjustments and sealing are necessary.
22. That the consent holder provides appropriate easements for public and private services where necessary, with the easements shown as a memorandum of easement on the land transfer title plan. The consent holder must show easements for public services on a plan with a minimum three-metre width centred over the service, or twice the depth of the trench, whichever is greater; show Council as the grantee in gross; and engage a lawyer at the consent holder's expense to prepare easement documents. Please note that, in accordance with the Regional Standard for Water Services, the easement width shall be an increased where there is more than one service within that easement.

Please note:

- **Water supply pipes and tobies are required to be laid within the right-of-way easement for the respective lot.**
- **Private easements for rights to convey telecommunications and electricity are to be provided for the lots which don't have road reserve frontage; these will likely be over the same alignment as the pedestrian right-of-way.**
- **The water and wastewater services for this development shall remain private.**

23. That the consent holder provides appropriate easements of pedestrian rights of way, shown as a memorandum of easements on the land transfer title plan; and that the

consent holder engages a lawyer at the consent holder's expense to prepare easement documents.

Please note:

- **Where a dwelling is constructed closer than one meter of the boundary, an easement for maintenance is to be registered on the record of title of the adjacent property to allow for reasonable access for maintenance.**
- **Where a dwelling shares a common wall which straddles a freehold boundary, a party wall easement is to be registered on the records of title accordingly.**

24. That the consent holder moves all buildings clear of the new boundaries before applying for a section 224(c) certificate.
25. That, at the time of requesting a section 224(c) certificate, the consent holder provides a schedule of assets detailing each item to be transferred to Council ownership as part of the subdivision process; and that the consent holder supplies a full description of the item, material type, size, length, area, volume, et cetera, following the format set out in Council form RAS-FORM-014.

Please note for this development the following shall apply:

- Within private rights of way and property the assets to vest in Council generally include:
 - **Ridermains of 50mm dia. and above, including laterals up to and including the tobies off the mains.**
- Within road reserve the assets to vest in Council generally include:
 - **Individual water laterals up to and including the tobies.**

26. That the consent holder sets out the value of services to be taken over by Council to enable the creation of a buyer-created tax invoice, with the details provided to be in accordance with Council buyer-created tax invoice form RAS-FORM-015.
27. That, in accordance with section 221 of the Resource Management Act 1991, Council registers a consent notice on the record of title of the affected lots to ensure future owners are aware that the properties share private sewer and stormwater drains, including wastewater mitigation system and stormwater attenuation system as applicable.
28. That, in accordance with section 221 of the Resource Management Act 1991, Council registers a consent notice on the record of title of each lot to ensure any dwellings built on these lots have a minimum under-floor level of RL 87.2 m (Local Vertical Datum - Wellington 1953) to mitigate possible flooding. This level refers to the underside of timber floor joists or the underside of a concrete slab.

Please note:

- **In order to not obstruct potential overland flow, the new dwellings shall be constructed on raised piles foundation with open slats to allow water to flow in and out.**

29. That the consent holder provides a benchmark in the form of a new survey peg or other permanent mark so the site's minimum floor level can be easily determined; and that the consent holder records this benchmark and the known reduced level (Local Vertical Datum - Wellington 1953) on the as-built plans.
30. That, in accordance with section 221 of the Resource Management Act 1991, Council registers a consent notice on the record of title of lots 2 to 10 inclusive, which share a boundary with Council reserve land, in order to exclude Council from the cost of shared fencing under the Fencing Act 1978 or equivalent legislation.
31. That, in accordance with section 221 of the Resource Management Act 1991, Council registers a consent notice on the record of title of each lot to ensure any new fencing within the development provides a minimum 75mm gap at the base (ground level) to allow flood waters to enter and exit the site.
32. That the consent holder meets the cost of registering consent notices.
33. That the consent holder provides Council with the as-built plan, certified by a surveyor or engineer, showing the levels and alignment of all the mains and the location of all service connections (and, if applicable, new work within private property) relative to the lot boundaries.
34. That, in accordance with section 221 of the Resource Management Act 1991, Council registers a consent notice on the record of title of each lot to ensure that future owners are aware that, due to the integrated nature of this development, the dwellings thereon must be built in accordance with condition (1) of land use consent RM210044. This consent notice may not apply if all of the dwellings have been substantially constructed prior to 223/224 being issued.

Land use consent

1. That the proposal is carried out substantially in accordance with the information and approved plans submitted with the application and held on file at Council.

Approved Plans:

- 'Service and footpath layout' prepared by resonant, Job No. 221086, Sheet 1 Rev 2, dated 30.4.21
- Architectural plans prepared by Wolfbrook Residential, '26 Fitzherbert Road, Wainuiomata', Sheets RC-02, RC-04 and RC-05, all version RC10 and dated 28/04/2021, and Sheet RC-03, Version RC11, dated 19/05/2021
- 'Landscape plan for consent – 26 Fitzherbert Road, Wainuiomata', prepared by Innate Landscape Architecture, dated 5 May 2021.

2. That the consent holder advises Council (enforcement@huttcity.govt.nz or 04 560 1044) at least two working days before any work starts on site; and that the consent holder also supplies the name, phone number and address of the main contractor and, if applicable, the same details for the earthworks company.

Important notes:

- When given notice of a start date, a compliance officer will suggest an on-site meeting to run through a checklist of things to make sure the project runs as smoothly as possible. This service is included in the resource consent application fee. Using it could avoid difficulties later on. Please note that additional monitoring visits will be charged at \$170 per hour.
 - Notification of work commencing is separate to arranging building inspections.
3. That the consent holder ensures all development and construction work complies with the provisions of NZS 6803:1999 Acoustics - Construction noise; and that notwithstanding this standard, machinery operating hours, including machinery start-up times, are limited to between 7am and 6pm Monday to Saturday, with no work on Sundays or public holidays.
 4. Prior to the commencement of any works on site, the consent holder shall submit a Construction Management Plan to the Council for certification by the Team Leader Resource Consents. The plan must address, but is not limited to, the following matters:
 - Detail construction hours;
 - Detail how any adverse effects arising from construction will be managed to avoid effects from dust, noise, vibration and construction traffic;
 - Identify what sediment and erosion control measures will be installed on-site to ensure that dust is prevented from blowing beyond site boundaries and sediment prevented from entering any stream or waterway. Sediment and erosion control shall be undertaken in accordance with Greater Wellington Regional Council's erosion and sediment control guidelines issued in September 2002 and reprinted in June 2006.
 - Details of how stormwater and surface water run-off will be controlled during site works to ensure they do not affect adjoining properties;
 - Outline the process by which complaints will be managed, including contact details for the appropriate person to respond to such complaints.

All construction works (and associated activities such as earthworks) shall be undertaken in accordance with the approved Construction Management Plan. No construction works are to proceed until approval has been obtained.

5. That the consent holder installs landscaping and fencing treatments in accordance with the approved landscaping plan. All plantings must be installed as soon as the seasons make practicable, but must be finished within six months of the completion of construction. Any plant which fails to establish or perishes must be re-planted within 12 months of the completion of construction.

Processing Planner:



Peter McDonald
Senior Resource Consents Planner

Peer reviewer:



James Dobson
Resource Consents Planner

Application lodged: 17 February 2021

Application approved: 9 June 2021

No of working days taken to process the application: 20

8. NOTES:

- The subdivision resource consent is subject to payment of a development contribution fee. Payment of this fee is required before receiving section 224(c) certification. The total payable charge is **\$44,621.56**.

| Dev. Con. Calc. | | Current Price Index: 1294.53 | GST rate: 15.00% | RESET |
|-----------------------------------|-------------------------------------|------------------------------|--------------------|-------|
| | | Residential | | |
| | | Fee per lot | Total fee | |
| Number of additional lots | <input type="text" value="9"/> | | | |
| Roading & Traffic | <input checked="" type="checkbox"/> | 432.48 | 3,892.32 | |
| Water Supply | <input checked="" type="checkbox"/> | 29.48 | 265.34 | |
| Wastewater | <input checked="" type="checkbox"/> | 3,823.75 | 34,413.78 | |
| Stormwater | <input checked="" type="checkbox"/> | 25.55 | 229.92 | |
| Total | | 4,311.26 | 38,801.36 | |
| Total fee | | | \$38,801.36 | |
| GST | | | \$5,820.20 | |
| Total contribution payable | | | \$44,621.56 | |

Catchment

- ☐ Western Hills
- ☐ Valley Floor
- ☐ Stokes Valley
- ☒ Wainuiomata
- ☐ Eastbourne
- ☐ Rural

- In accordance with section 357 of the Resource Management Act 1991, the consent holder is able to object to the conditions of the consent. The consent holder must submit reasons in writing to Council within 15 working days of the date of this decision.
- Hutt City Council's Solid Waste Management and Minimisation Bylaw 2021, requires that for all new multi-unit developments of 10 or more dwellings, a waste management and minimisation plan be submitted to Council for approval. For more information or to submit a plan for approval, contact rebecca.johnston@huttcity.govt.nz.
- In accordance with section 120 of the Resource Management Act 1991, the applicant or consent holder may appeal to the Environment Court against the whole or any part of this decision by the consent authority.
- The consent lapses, in accordance with section 125 of the Resource Management Act 1991, if the proposal is not given effect to within five years, that is, by 9 June 2026.
- The consent applies to the application as approved by Council. The consent holder should notify Council if there are changes to any part of the plans. Council may require that the consent holder submits a new resource consent application.
- The proposal has been assessed against the requirements of the city's District Plan. Bylaws may apply to the proposal that may require separate approval from Council before starting any site works. See huttcity.govt.nz for a full list of bylaws.
- The proposal has not been checked for compliance with the Building Act 2004. No associated building work should start without first getting a building consent.
- The consent is not a licence to create adverse effects such as unwarranted dust, noise or disruption. It does not change the legal duty to avoid, remedy or minimise such effects. Council may enforce the provisions of the Resource Management Act 1991 if the consent holder fails to meet this obligation.
- Failure to comply with an abatement notice may result in Council imposing an infringement fine or initiating prosecution.
- Advice note from Heritage New Zealand: The property has, or is likely to have been occupied prior to 1900. Any disturbance of land or damage or destruction of any building or structure associated with human activity prior to 1900, may require an archaeological authority from Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014. Please contact Heritage New Zealand for further information.
- Before commencement of any work within the legal road corridor, including the laying of services, application is to be made for a Corridor Access Request (CAR). A CAR request can be made through contacting BeforeUdig either on their website: beforeudig.co.nz or 0800 248 344. Work must not proceed within the road reserve until the CAR has been approved, including the approved traffic management plan if required.
- Constructing, modifying or repairing a vehicle crossing requires separate Council approval, in addition to the approved resource consent. The vehicle crossing is to be

constructed in accordance with Council's standards and codes. For more information contact the Transport Division via (04) 570 6881 or click the following link:

huttcity.govt.nz/Services/Roads-and-parking/Vehicle-crossings/

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991



Basic instructions on how to apply are at the end of this form.

For additional help go to: huttcity.govt.nz/apply-online

An up-to-date version of Adobe Reader is required to fill this form out online.

Download for free  get.adobe.com/reader/

To: Chief Executive, Hutt City Council

1. This is an application from:

| | | |
|--|--|-----------------------------|
| Full name | <i>Last</i> Buggaveeti | <i>First</i> Rishi |
| Company/organisation | Oasis Base Limited (Agent acting on behalf of the applicant) | |
| Contact <i>if different</i> | All invoices to be sent to applicant - Wolfbrook Property Group | |
| Address | <i>Street number & name</i> 204 Parker Road | |
| | <i>Suburb</i> Oratia | |
| | <i>City</i> Auckland | <i>Postcode</i> 0604 |
| Address for Service <i>If different</i> | <i>Postal address</i> | <i>Courier address</i> |
| | | |
| Phone | <i>Day</i> 0204204444 | <i>Evening</i> |
| Fax | | <i>Mobile</i> |
| Email | rishi@oasisbase.co.nz | |

2.

Name of applicant

Wolfbrook Property Group (Attn: James Cooney)

apply for a

☒

Land use resource consent

☒

Subdivision resource consent

☐

Change or cancellation of a condition of a resource consent

3. The proposed activity of the application is:

Discretionary - landuse + subdivision (10 new terrace houses and fee simple subdivision)

4. The location of the proposed activity is:

26 Fitzherbert Street, Wainuiomata, Lower Hutt

5. The names and addresses of the owners and occupiers (other than the applicant) of the proposed activity are:

Kenneth Thomas Burrows; Evelyn Mary Jane Dowman; Alan Graham Dowman

6. ☒ No additional resource consents are needed for this proposed activity (e.g. from Greater Wellington) OR
☒ The following resource consents are needed for the proposed activity and

☒ have been applied for:

☐ have not been applied for:

List consents

Recession Planes and Yards; Subdivision

7. ☒ I attach, in accordance with the fourth schedule of the Resource Management Act 1991, an assessment of environmental effects in such detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.
8. ☒ I attach any information required to be included in this application by the district plan, regional plan, the Resource Management Act 1991, or any regulations made under that Act. (List all documents that you are attaching)

Signature of applicant:
(or person authorised to sign on
behalf of the applicant)



12/02/2021

Date

The following information MUST be included with your application for Resource Consent:

- The name and address of applicant and owner/occupier of land to which the application relates.
- Type of consent sought and other resource consents required.
- A description of the activity and its location.
- An assessment of effects (See Infosheet: Preparing and Assessment of Environmental Effects, for further guidance)
- Signature of applicant or person authorised to sign on behalf of the applicant and date.
- Certificate of Title (pictorial and written pages) and a copy of any encumbrances listed on it.
- All other information required by the District Plan (see attached copy of Section 17 of the District Plan including two copies of the Site Plan and Elevations to scale.)
- Signed plans and 'Approval of Person Affected by an Application for Resource Consent' forms, where written approval from affected persons has been obtained.
- Application Fee: The application fees payable are set out in Council's Resource Consent and Subdivision fees list.

Application fees cover the cost of processing your application only. Additional charges may apply. Consultants' fees and costs of disbursements will also be additionally charged and invoiced when consent is completed.

You must pay the charge, payable to Hutt City Council, for the resource consent application under Section 36 of the Resource Management Act 1991.

To avoid unnecessary delays in the processing of your resource consent your application WILL NOT be accepted by Hutt City Council unless ALL of the information requested above has been provided. If you have any questions about how to fill in this form or the processing of your application, please contact Hutt City Council on 570 6666.

HOW TO COMPLETE AND SUBMIT THIS FORM

Additional information

If there isn't enough room on the form for all the information you wish to give us, please include the additional information as a separate PDF with your application (please state your name, the application address, and the question to which the information refers).

Electronic signatures

Hutt City Council Environmental Consents Division will accept this application form with a digital signature created through Adobe or your existing digital signature. If you click on the pink arrow in the signature box, or choose 'Place signatures' from the tools menu on the right hand side, Adobe will prompt you to add your digital signature, or take you through the easy steps to create one.

How to submit

Once you have completed and added the required signatures, please save it to your computer.

You can then submit it with your supporting documentation by selecting 'Apply for it' under the 'Do it here' menu at huttcity.govt.nz.

If you would prefer to post or deliver your application, please print it, and send or deliver it to:
Environmental Consents Division, Hutt City Council, Private Bag 31912, Lower Hutt 5040.

For enquiries, please phone 04 570 6666

February 2021

Resource Consent Application

'Establish 10 new terrace houses on the subject site, this will be followed by a fee simple subdivision around the approved land-use to create 10 freehold residential lots.'

26 FITZHERBERT ROAD, WAINUIOMATA,
LOWER HUTT

Prepared by
Rishi Buggaveeti
of Oasis Base Ltd
for Wolfbrook
Property Group



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1.0 Introduction

The following assessment is provided in accordance with the requirements of Section 88 and Schedule 4 of the Resource Management Act 1991. The proposal seeks land use consent for establishing 10 new dwellings, this is followed by subdivision around the new buildings. This report will outline the relevant plan infringements triggered by the proposal and a detailed assessment will demonstrate that all likely adverse effects associated with the proposal will be less than minor in scale and appropriate in nature.

Table 1: Property Information

| | |
|---|--|
| To: | Hutt City District Council |
| Applicant's name: | Wolfbrook Property Group |
| Site address: | 26 Fitzherbert Road, Wainuiomata, Lower Hutt |
| Legal description: | LOT 2 DP 14197 WN549/105 |
| Certificate of Title Number: | 549/105 |
| Site area: | 816m ² |
| Operative Plan(s): | Hutt City District Plan |
| Hutt City Operative District Plan 2004 –Zoning & Overlay | General Residential Zone Medium Density General Residential |
| Hutt City Plan Change 43 Decisions Version – Zoning | Medium Density Residential Activity Area |
| Hazards | No flooding or geotechnical hazards identified through preliminary investigations |
| Proposal outline: | Construction of 10 x new two storey two-bedroom dwellings, followed by freehold subdivision, resulting in 10 residential lots. |

1.1 Certificate of Title

There are no limitations recorded on the Certificate of Title that have an effect on the proposed development. A copy of the Certificate of Title and easement documents have been attached with this application.

2.0 Site Background and Surrounding Environment

Figure 1: Aerial Map of 26 Fitzherbert Road, Wainuiomata, Lower Hutt



The subject site at 26 Fitzherbert Road, as indicated in Figure 1 is located east of Fitzherbert Road. The subject site is largely rectangular in shape with a length of approximately 53.54m and a width of approximately 15.25m. The site has relatively flat topography and it is clear of any protected or scheduled vegetation. An existing single storey building, and detached garage is located within the subject site.

Vehicle access to the site is gained from a driveway off Fitzherbert Road, through an existing single vehicle crossing and accessway. The existing vehicle crossing and accessway is located along the northern boundary of the site.

The subject site is in close proximity to public stormwater, wastewater and water supply service connections. The wastewater and water line runs along the front of the site (western boundary) and the stormwater line runs along the southern boundary. The nearest fire hydrant is located within 135 metres from the subject site.

The surrounding environment is made up of predominantly residential dwellings on sites in excess of 500m². The subject site is located within the Medium Density Residential Activity Area Zone under the Plan Change 43 and the dwelling located to the east and south of subject site share the same zoning. The dwelling located opposite the subject site and within the vicinity is zoned 'General Residential' and 'Suburban Mixed Use Activity Area' zoned sites run along a portion of the road.

3.0 Proposal

The proposal involves removing the existing dwelling and associated buildings from the subject site, followed by the construction of 10x two-storey residential dwellings. The proposed 10 dwellings will consist of two-bedroom houses in three separate building blocks.

The existing driveway along the northern boundary and the associated single vehicle crossing off Fitzherbert Road will be removed and reinstated to kerb/footpath. No new vehicle crossing or vehicle accessway is proposed as part of this application. The two front units in block 1 will have direct pedestrian entrance from Fitzherbert Road. A 1.5m wide pedestrian accessway is proposed along the southern boundary, to provide access to the remaining eight units.

No car parking spaces have been provided for this development, noting there is no longer a requirement to have car parks in Hutt City for residential developments in this zone.

The proposal involves undertaking earthworks for the purpose of establishing a suitable building platforms and access areas. A sediment and erosion control plan has been submitted with this application which ensures the proposed earthworks will be undertaken in accordance with council's technical publications. The proposed dwellings will be connected to the public stormwater, wastewater and water supply systems. Additionally, stormwater mitigation is proposed through installing an 8000L tank shared by all proposed lots. An infrastructure report with engineering plans have been submitted with this application.

Fee simple subdivision is proposed to take place around the 10 new buildings, resulting in 10 Lots with the following net site areas and building configurations:

Block 1:

- Units 1 & 2 = 60.32m² each;
 - Two storey dwellings within a duplex building;
 - Units 1 and 2 will comprises of living, kitchen/dining on the ground floor and two bedroom and bathroom on the first floor;
 - Outdoor living area is located within the front yard for both units, towards the western boundary; and
 - These units are facing the road front

Blocks 2 and 3:

- Unit 3 to 10 = 69m² each;
 - Two storey terrace houses in a blocks of 4 units;
 - Units 3 to 10 will comprise of living, kitchen/dining on the ground floor and two bedrooms and one bathroom on the first floor;
 - Outdoor living area is located towards the northern boundary for all units; and

- Access to the units are provided via a pedestrian accessway, located along the southern boundary

There are no existing easements and/or covenants to be surrendered or any that effect the proposed development. A number of easements as marked on the scheme plan will serve the purpose of pedestrian pathway, right to drain water, right to drain sewage, right to convey water and establishing party walls. The subdivision scheme plan is attached with the application documents. The easement schedule ensures that all lots are serviced with public stormwater, water supply, wastewater, electricity, telecommunications and computer media.

Fencing and landscaping will be provided on the site to provide privacy as well as mechanisms to soften the bulk effects of the built form. Sufficient space is provided within each site to place the three rubbish bins. The placement of the bins will be screened from the road and neighbouring sites.

The scale and siting of the proposed dwellings and integration of urban design elements across the subject site will provide current and future occupants with sufficient on-site amenity. The proposed scale of buildings and subdivision is anticipated within the Medium Density Zone under Plan Change 43. The proposal has an overall activity status of discretionary.

4.0 Hutt City District Plan – Plan Change 43 Assessment

The subject site is zoned for Medium Density Zone under Proposed Plan Change 43. The following section will provide an assessment of the planning rules under the Proposed Plan Change 43 as they relate to the subject site and proposed development.

Proposed District Plan Change 43 reviews the General Residential Activity Area provisions and proposes the introduction of two new activity areas, providing for medium density residential development and suburban mixed use in targeted areas. The plan change also proposes several consequential changes to related chapters of the District Plan. The purpose of the proposed plan change is to provide for greater housing capacity and a wider range of options for housing styles and sizes at medium densities within the existing urban area. This could include low-rise apartments and terraced houses in areas that have good access to public transport, shopping, parks and schools, but also minor additional dwellings on smaller sites that do not have the potential for traditional infill.

At its 4 November 2019 meeting, Hutt City Council approved the proposed plan change, including the proposed amendments, as recommended by the Hearing Panel.

The zoning of the subject site is not marked on the annotated maps as being subject to appeal. There are no appeals against specific provisions of Proposed Plan Change 43 that relate to the proposal or restrict the proposal in any way that are not already applicable through the underlying Medium Density General Residential Zoning through the Operative Plan. In conclusion, Plan Change 43 as it relates to the proposal is to be given weight when assessing this application.

4.1 Development Controls

Table 2 – Plan Change 43 (Decisions Version) (Medium Density Zone)

| Rule Standard / | Performance Standard | Proposal | Consent Required |
|--|---|---|------------------|
| Standard 4F 4.1.1 | Residential Activities are permitted activities | The proposal involves establishing 10 new dwellings on the subject site. | Permitted |
| Standard 4F 4.2.1 (a) – Site Coverage | Maximum site coverage = 60% of the site area | The proposed development has a total building coverage of 44.95%. | Permitted |
| Standard 4F 4.2.2 (a) – Building Height | Buildings must not exceed 10m in height except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more | The proposed development will not exceed the maximum building height set by the standard. This is illustrated by the architectural plans. | Permitted |

| | | | |
|--|---|--|--------------------------|
| Standard 4F 4.2.3 (a) – Recession Planes | Buildings must not project beyond a 45 degree recession plane measured from a point 3.5m vertically above ground level alongside and rear boundaries. | The proposed development exceeds the standard height in relation to boundary recession planes along the northern and eastern boundaries. | Restricted Discretionary |
| Standard 4F 4.2.4 (a) – Yards | A building or parts of a building must be set back from the relevant boundary by the minimum depth as follows: Front = 2m Side / Rear = 1m | The proposed dwellings will be set back from the front, side and rear boundaries by the required depths. However, the decks / stairs associated with the proposed dwellings are over 0.5m in parts and project into the front yard. | Restricted Discretionary |
| Standard 4F 4.2.5 (a) – Permeable Surface | Minimum permeable surface = 30% of the site area | The proposed development has a total permeable surface of 44.47%. | Permitted |
| Standard 4F 4.2.6 (a) – Outdoor Living Space | Each dwelling has an outdoor living area that: 1. Has a minimum area of 20m ² 2. Has a dimension of 3m 3. Has direct access from the dwelling 4. Is not occupied by parking and/or accessway | The proposed outdoor areas for each of the 10 units meets the minimum 3m dimension, and is directly accessible from the living room and achieves the minimum 20m ² outdoor living space requirement. | Permitted |
| Standard 4F 4.2.8 (a) – Screening and Storage | All outdoor storage and servicing areas are screened so that they are not visible from a road or public space | The rubbish bins located within each site will not be visible from the street front and will be screened by a fence. | Permitted |
| Standard 4F 4.2.10 (a) – Stormwater Retention | Roof area of more than 200m ² – 5000 litre capacity rain water tank should be provided. | The proposed development provides an 8000 litre capacity rain water tank on the subject site. | Permitted |
| 11.2.2.1 Standards and Terms – Subdivision in Medium Density Residential Zone | Compliance with the permitted activity conditions of the activity area: (a) Allotment Design b) Engineering Design | The proposal involves establishing 10 new residential dwellings in accordance with an approved land use consent. Subdivision is proposed to take place around the new dwellings, resulting in 10 freehold lots. The development does not comply with the recession planes standard under the land use consent. | Discretionary |

| | | | |
|---|---|---|-----------|
| 14I 2.1.1 – Earthworks | <p>(a) Ground Level: The natural ground level may not be altered by more than 1.2m, measured vertically.</p> <p>(b) Quantity: Maximum volume of 50m³ (solid measure) per site.</p> | The proposal involves undertaking earthworks for the purpose of establishing a suitable building platforms and access areas. | Permitted |
| Transport 14A – Appendix Transport 1 (Standard 1c) – Service Lanes, Private Ways and Pedestrian Paths | Legal width and formation requirements for private ways to serve 7 – 10 dwellings is 7m (5m carriageway + 1m footpath) | <p>No vehicular access is provided, as the development does not provide for any car parking spaces on site.</p> <p>A 1.5m wide pedestrian access is provided along the southern boundary, to provide pedestrian access to the 8 rear units.</p> | Permitted |
| Transport 14A – Appendix Transport 1 (Standard 2c) – Site Access and Manoeuvring | Sufficient area must be provided for vehicles to stand, queue and make all necessary manoeuvres without using the public road reserve, and without using the area provided for parking, servicing, loading or storage purposes. Sufficient area must be provided to allow vehicles to enter and exit the site in a forward direction except where the access is to single dwelling and accesses an Access, Secondary Collector or Primary Collector road (as listed in Appendix Transport 3). | Fitzherbert Road is a secondary collector road. No car parking spaces are located on site and the existing vehicles crossing will be closed and reinstated. | Permitted |
| Transport 14A – Appendix Transport 1 (Standard 4a) – Car and Cycle Parking | No minimum car parking requirement | No car parking spaces are provided. | Permitted |

5.0 Status of Application

Overall, the application is to be considered as a discretionary activity.

6.0 Notification Assessment

6.1 Public Notification Assessment

Section 95A gives the council discretion in deciding whether to publicly notify an application or not. However an application must be publicly notified if (a) the activity will have or is likely to have adverse effects on the environment that are more than minor; (b) the applicant requests public notification of the application; or (c) a rule or national environmental standard ("NES") requires public notification.

The applicant has not requested public notification.

No rules in the plan or in any NES preclude or require public notification of this application.

The following assessment addresses the adverse effects of the proposed activity on the environment. The council must decide whether the activity will have, or is likely to have, adverse effects on the environment that are more than minor.

Adverse effects assessment (sections 95A and 95D)

The following assessment addresses the adverse effects of the activity on the environment.

Effects that must be disregarded

Effects on persons who are owners and occupiers of the land in, on or over which the application relates, or of land adjacent to that land. Under section 95D the council is to disregard any effects on persons who own or occupy any adjacent land.

6.1.1 Receiving Environment

The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The receiving environment is made up of largely infill and terrace housing developments.

This consent enables 10 x new residential terrace houses to be established on the subject site which is generally in accordance with the anticipated character of the Medium Density Zone under the Hutt City Plan Change 43. There are no other unimplemented consents on the subject site or adjoining sites that are likely to be implemented in the foreseeable future.

6.1.2 Special Circumstances

The proposal should be considered in the context of the plan provisions, being that it aligns with the form of development that is anticipated by the plan and supporting technical assessments demonstrate that the effects will have less than minor effects. It is therefore concluded that special circumstances do not exist and that the application should proceed on a non-notified basis.

6.1.3 General Discretion

Section 95A(1) of the RMA establishes that a consent authority may, in its discretion, decide whether to publicly notify an application for a resource consent for an activity. Whilst this section of the RMA is noted, in this instance it is considered that it would not be appropriate for the Council to use Section 95A(1) and publicly notify the application. The general discretion sits outside of all of the other assessments that are undertaken to determine if the application should be notified, however, Council must still have reasonable grounds to use Section 95A(1). In this regard, it is considered that there are no factors that have not already been given due consideration in the assessment of the proposal. It is therefore concluded that the application should not be notified using general discretion powers under Section 95(1) of the RMA.

6.2 Public Notification Conclusion

In conclusion, public notification is not deemed necessary as the application is in accordance with the anticipated level of development within the wider area. Mandatory public notification is not applicable for this application and there are no special circumstances that warrant public notification of this application.

6.3 Limited notification assessment (Sections 95B, 95E-95G)

A person is affected if the adverse effects of the activity on that person are minor or more than minor (but not less than minor). The adverse effects on those persons who have provided their written approval are disregarded. No persons are considered adversely affected by the proposal for the reasons stated below.

The following assessment of effects is completed to demonstrate the effects of the proposal on the adjoining properties and the street are less than minor.

Assessment of Effects

Street Character and Amenity

The proposed development will lead to a transformation of the site in terms of built form and this sits largely within those effects permitted with the exception of infringements to the height in relation to boundary standards addressed in this assessment. A number of urban design and landscaping features have been integrated to ensure the development provides a high level of amenity from the street and also for residents on the subject site and adjoining sites. The urban design and landscaping features which have been integrated into the development are illustrated by the architectural and landscape plans submitted with this application and includes the following:

- The positioning of the front two units within block 1 towards Fitzherbert Road, with a sliding door, large windows, and contemporary cladding style with colour variations and high quality landscape treatment provides for high visual amenity from the street as well as providing for passive surveillance over the street.

- No car parking is provided on site. The two front units in block 1 will have direct pedestrian access from the street front, and the rear units will have entry from the 1.5m wide accessway located along the southern boundary.
- The decks / stairs associated with the proposed dwellings are over 0.5m in parts and project into the front yard. However, it is noted that this is considered an accessory feature that is in place to provide access to the dwellings as well as increase the usability of outdoor areas. Any visual dominance effects resulting from these decks / stairs from the street are considered negligible.
- Landscaping is proposed strategically within the site as it is visible from the street along the pedestrian accessway and within direct sight lines of pedestrians from the street. The design, location and the landscape treatment as visible from the street contributes towards providing pedestrians along the street a high quality visual feature in an area anticipated for such quality of development.
- Landscaping along the internal and external site boundaries through hedges, shrubs, larger trees and fencing contributes towards providing a quality internal environment for the future occupants as well as enhancing the visual amenity of adjoining sites.

Adverse effects relating to street character and neighbourhood amenity are therefore considered to be less than minor.

Bulk and Location

The proposed buildings have a height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites. Any potential adverse effects on persons at adjoining sites and the subject site, in terms of loss of light, dominance, overshadowing or intrusion caused by the infringements to the standard height in relation to boundary standard will be less than minor for the following reasons:

- The proposed development does not comply with the 3m + 45 degree recession planes along the northern and eastern boundaries by negligible portions as illustrated by the elevation plans.
- The infringements created by blocks 2 and 3 along the northern boundary are limited to the gables and eaves of the end units with no infringement area exceeding 2m².
- The infringement created by Unit 10 along the eastern boundary will have a maximum height of 0.538m over the horizontal length of Unit 10. This infringement is limited to the roof and eaves with no portion of the habitable building being located within the infringement area.
- In regards to the effects relating to shadowing and / or loss of light within the development, the elevations submitted as part of this application show that the proposed dwellings will receive adequate levels of sunlight through proposed floor to ceiling height, orientation, number of windows and building separation.

- The proposed landscape treatment throughout the site will contribute towards reducing the visual dominance of buildings across the site following the proposed development.
- Furthermore, the buildings are separated into three blocks which reduces the overall bulk on site. Approximately 3m wide separation is provided between building blocks 1 and 2 and over 3.5m distance is provided between building blocks 2 and 3. The space provided within each block reduces the overall bulk of the development and aligns with the urban design outcomes as it reduces dominance effects to adjoining sites.

Outdoor Living Areas

The layout of the proposed dwellings is considered to be appropriate, noting that living rooms are located adjacent to the private outdoor spaces and outlook spaces. The outdoor and outlook space in the development is located along the west for units in block 1, and towards the northern boundary for units in blocks 2 and 3, thereby providing a high degree of sunlight access.

The proposed development ensures all dwellings contain useable outdoor space that adequately provides for the wellbeing of occupants. All outdoor living spaces on the ground level meet the required dimensions (minimum 3m dimension) and achieve the minimum 20m² requirement.

The new plan changes allows for a reduction in outdoor space from the previous 35m² to minimum 20m². Thus allowing for more dwellings on site, whilst providing high levels of amenity to individuals living on site. The proposed areas are of a functional size and dimension with sufficient access to sunlight while the open spaces within the immediate surroundings ensure that the occupants of the proposed development can undertake a range of outdoor activities.

Vehicle and Pedestrian Access

The subject site currently comprising of one existing dwelling contains two car parking spaces and these spaces are currently served by the existing vehicle crossing and driveway off 26 Fitzherbert Road. The proposal involves removing the existing vehicle crossing and reinstating to berm. No car parking is proposed on site as part of this development, which is aligned with the new plan change standards.

The front two units located within block 1 will have direct access from the street front. The rear units will have access via a 1.5m wide pedestrian accessway located along the southern boundary. The location of the pedestrian accessway is suitable as it begins from the road front and will be visible for residents living on site.

Car Parking

The proposed development will not provide for any car parking on site. Under the new plan change there are no minimum car parking requirements for dwellings in the Medium Density zone. Therefore, the technical car parking space shortfall is not an infringement.

The subject site is in close proximity to multiple bus stops, noting one bus stop is located outside the subject site. Furthermore, car parking is available along the street and within the immediate vicinity of the site.

Infrastructure

The application includes an Infrastructure Report and associated plans that address effects in relation to stormwater, wastewater and water. The report confirms that the proposed development will be served by adequate and safe infrastructure that can be accommodated by public stormwater, water and wastewater services in the area. It is therefore concluded that any effects in this regard will be less than minor.

Earthworks

The proposed earthworks are required to form a building platform and other associated works relating to the proposal. Overall, it is considered that the scale of earthworks proposed are consistent with the scale of development overall and any adverse effects on land / water quality and water quantity are less than minor.

Subdivision

Site Layout

The proposed subdivision is designed to achieve a high level of amenity and efficiency for residents and the street by providing for the following:

- The design and layout of the proposed sites does not result in any new non-compliances with the zone rules with the exception of minor infringements that have been assessed under this application.
- The proposed lot sizes ensure there is sufficient space to promote quality living environments.

Servicing

The proposed development will be served by adequate and safe infrastructure that can be accommodated by the available capacity of public stormwater, water and wastewater services in the area. The infrastructure report and associated plans submitted with this application illustrate that the proposed development will be adequately serviced. It is therefore concluded that any potential effects in this regard will be less than minor.

Access

Pedestrian access for the front two units will be via the street front and the rear units will gain access via a 1.5m wide accessway, located along the southern boundary. The *'traffic and car parking'* sections above provide a detailed assessment which concludes that the proposal will provide for the efficient and safe access for pedestrians to/from the site, without adversely affecting pedestrians or motorists accessing adjacent sites in the area. It is therefore considered that effects will be less than minor.

6.4 Limited Notification Conclusion

In conclusion, it is requested that this application be processed without limited notification as there are no persons considered adversely affected by the proposed activity.

7.0 Determination (S104 Assessment)

Under section 104, Council needs to consider the following matters when assessing the resource consent application, these are subject to part II of the RMA 1991 and include;

- (a) Any actual and potential effects on the environment from allowing the activity
- (b) Any relevant provisions of-
 - (i) A national environment standard
 - (ii) Other regulations
 - (iii) a national policy statement
 - (iv) a New Zealand coastal policy statement
 - (v) a regional policy statement or proposed regional policy statement
 - (vi) a plan or proposed plan – Hutt City Council District Plan
- (c) Any other matter the consent authority considers relevant and reasonably necessary to determine the application

As a discretionary activity, pursuant to s104B, consent may be granted or refused. If granted, conditions may be imposed under s108.

7.1 Any Actual and Potential Effects on the Environment

Section 104(1)(a) of the RMA requires council to have regard to any actual or potential effects on the environment of allowing the activity.

Under s104(2), when forming an opinion for the purposes of s104(1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environment standard or the plan permits an activity with that effect.

Under s104(3)(a)(ii), when forming an opinion for the purposes of s104(1)(a), a consent authority must not have regard to any effect on a person who has given written approval to the application.

Following the assessment of potential adverse effects on the environment from the proposal, it has been determined that any effects from the activities in relation to the proposal will be less than minor.

There are a number of positive effects resulting from the proposal:

- character and amenity of the neighbourhood will be maintained
- additional dwellings provided to address housing shortage
- promote the efficient use of the site

7.2 National Environmental Standards and Policy Statements

- Section 104(1)(b)(i) and (ii) Relevant provisions of National Environmental Standards and other regulations,
- Section 104(1)(b)(iii) Relevant provisions of a National Policy Statement,

- Section 104(1)(b)(iv) Relevant provisions of New Zealand Coastal Policy Statement,
- Section 104(1)(b)(v) Relevant provisions of a Regional policy Statement or proposed Regional Policy Statement

There are no relevant provisions from the above documents which have an effect on this application.

National Policy Statement – Urban Development Capacity

The National Policy Statement on Urban Development Capacity recognises that some urban areas in New Zealand are growing quickly and the housing supply is not meeting the demand.

The Medium Density General Residential Zone enables greater housing capacity within the existing urban area in Hutt City to address the issue of housing shortage. It is considered the proposal is making efficient use of the urban land to increase housing capacity within a location that is suitable to contain increased housing densities.

In addition to the above, the Ministry for Environment and the Ministry of Housing and Urban Development are currently consulting on a proposed National Policy Statement on Urban Development. The focus of the NPS:UD is on growth without unnecessary restriction and this involves addressing unnecessary regulatory constraints such as minimum car parking requirements.

Overall, the proposal is consistent with the current versions of the National Policy Statement on Urban Development Capacity.

7.3 Objectives and Policies of the Hutt City Plan Change 43

The proposal is consistent with the relevant objectives and policies and assessment criteria of the Hutt City Plan Change 43. The following table provides an assessment of the key objectives and policies:

Table 4 – Objectives Assessment

| Objectives – Earthworks | Comment |
|--|--|
| To ensure that earthworks are designed to maintain the natural features that contribute to the City's landscape. | The scale of earthworks proposed are consistent with the scale of development overall and adverse effects on land / water quality and quantity will be in accordance with standard conditions of this consent. |

| Objectives – Subdivision | Comment |
|---|---|
| To ensure that land which is subdivided can be used for the proposed use or development | <p>The proposed lot sizes for each of the 10 dwellings is considered to be adequate and would sufficiently provide for the needs of effective residential living in future.</p> <p>The proposal to increase the site intensity is making use of the opportunity to maximise development potential. This can in turn assist in providing for the needs of the community by increasing the catchment size while minimising adverse effects of future development on the environment through appropriate scale and siting of the proposed dwellings.</p> <p>The subject site will have reticulated connections to public stormwater, wastewater and water supply networks.</p> <p>The proposed sites created by subdividing around approved land use will be of a size and layout which will provide safe and efficient movement of pedestrians.</p> |

| Objectives – Transport | Comment |
|---|--|
| A safe, efficient, resilient and well-connected transport network that is integrated with land-use patterns, meets local, regional and national transport needs, facilities and enables urban growth and economic development, provides for all modes of transport. | The proposal does not provide for any car parking on site. However, a bus station is located in front of the site, which encourages residents to use public transport. |

| Objectives – Medium Density Residential Development (Plan Change 43) | Comment |
|---|--|
| <p>Objective 4F 2.1: Residential Activities are the dominant activities in the Medium Density Residential Activity Area.</p> <p>Objective 4F 2.2: Land near the Suburban Mixed Use Activity Area and Central Commercial Activity Area and close to the public transport network that has been identified as suitable for medium density development is used efficiently.</p> <p>Objective 4F 2.3: Housing capacity and variety are increased.</p> <p>Objective 4F 2.4: Built development is in keeping consistent with the planned medium density built character and compatible with the amenity levels associated with medium density residential development.</p> <p>Objective 4F 2.5: Built development is of high quality and provides on-site amenity for residents as well as residential amenity for adjoining properties and the street.</p> <p>Objective 4F 2.6: Built development is adequately serviced by network infrastructure or addresses any infrastructure constraints.</p> <p>Objective 4F 2.7: Built development is located and designed to manage significant risk from natural hazards</p> | <p>The proposal involves establishing 10 x two-bedroom new terrace houses – offering variety and choice of housing stock when compared with the neighbourhood dominated by predominantly three bedroom detached dwellings.</p> <p>No car parking is proposed on site, noting the new Plan Change 43 has removed minimum car parking space requirements.</p> <p>The dwellings are provided in the form of three building blocks, comprising of two units in block 1 and four units each in blocks 2 and 3. The proposal provides sufficient on-site amenity for the residents, adjoining sites and street through the incorporation of design elements and through separation of buildings, in the form of three blocks and facilitated by the outdoor areas, pedestrian pathways and landscaping.</p> <p>All new dwellings will be serviced with public connections and there will be an 8000 litre rainwater tank on the subject site to provide stormwater mitigation.</p> <p>There are no know natural hazards present within the subject site following preliminary investigations and information sought from Wellington water.</p> |

Table 5 – Policies Assessment

| Policies – Earthworks | Comment |
|---|--|
| <p>(1) To ensure that earthworks are designed to be sympathetic to the natural topography.</p> <p>(2) To protect significant escarpments, steep hillside areas, and the coastal area by ensuring that earthworks are designed to retain the existing topography, protect natural features, and prevent erosion and slips.</p> | <p>The proposed earthworks need to be undertaken to establish a suitable building platform and associated areas. Any adverse effects resulting from the proposed earthworks on the application site and beyond will be appropriately mitigated by undertaking works in accordance with standard conditions of consent.</p> <p>The proposed earthworks are required for the establishment of 10 residential buildings and associated areas. The increase in housing density along with design elements provides for social, cultural and economic well-being of residents and the local community.</p> <p>The proposed earthworks will be designed and implemented in accordance with an earthworks plan and sediment and erosional control measures submitted with this application.</p> |

| Policies – Subdivision | Comment |
|---|---|
| <p>To ensure that allotments have minimum design standards such as, minimum size, shape and frontage, which are suitable for the proposed use or development.</p> | <p>The proposal will be in accordance with the policies of the Medium Density Residential zone and in general accordance with the relevant city-wide provisions, with the exception of infringements which have been addressed in the assessment of effects.</p> <p>The proposal will involve creating additional freehold lots by way of subdividing around the new buildings to be approved under the land use component.</p> |

| Policies – E27.3 Transport | Comment |
|--|---|
| <p>Policy 14A 4.2: Land use, subdivision and development should not cause significant adverse effects to the connectivity, accessibility and safety of the transport network, and, where appropriate, should:</p> <ul style="list-style-type: none"> • Seek to improve connectivity within and between communities; and • Enable walking, cycling and access to public transport | <p>Access to the subject site is currently provided by an existing vehicle crossing and driveway off 26 Fitzherbert Road. The proposal involves removing and reinstating the existing vehicle crossing and accessway.</p> <p>Pedestrian access to the front units will be provided from the road front and the rear units will have pedestrian access via a 1.5m wide accessway located along the southern boundary.</p> <p>A bus stop is located outside the subject site and across the site, and no car parking is proposed on site.</p> <p>Overall, it is considered that the location of the pedestrian pathway is accurate and sufficient lighting will be provided within the accessway, to ensure pedestrians can safely access the rear units.</p> |

| Policies – Medium Density Residential Development (Plan Change 43) | Comment |
|---|--|
| <p>Policy 4F 3.1: Provide for residential activities and those non-residential activities that support the community's social, economic and cultural well-being and manage any adverse effects on residential amenity.</p> <p>Policy 4F 3.2: Enable the efficient use of land by providing for a diverse range of housing types at medium densities.</p> <p>Policy 4F 3.3: Manage the effects of built development on adjoining sites and the street by controlling height, bulk and form of development and requiring sufficient setbacks.</p> <p>Policy 4F 3.4: Manage the effects of built development on adjoining sites within other Residential Areas and minimise visual dominance by controlling height, bulk and form of development and requiring sufficient setbacks.</p> <p>Policy 4F 3.5: Encourage medium density built development to be designed to a high quality.</p> | <p>The proposed development offers a different typology and house sizes compared to what is present within the receiving environment. The terrace housing typology at the level of intensity proposed enables the efficient use of the land that is in close proximity to public transport.</p> <p>The buildings are separated in to three blocks which reduces the overall bulk on site. A separation of approximately 3m and 3.5m is provided between the three building blocks. This aligns with the urban design outcomes as it reduces dominance effects to adjoining sites. Furthermore, only two units will be accessible/visible from the street front.</p> <p>The proposed development has a form, bulk and appearance that is an attractive feature for the neighbourhood, noting the numerous urban design and landscape features integrated into the development – colour, roof form, cladding, pergolas, vegetation and fencing. The proposed building are setback from all boundaries by the required distances.</p> |

Policy 4F 3.6: Require built development to maintain a reasonable level of privacy and sunlight access for adjoining sites.

Policy 4F 3.7: Require built development to provide useable and accessible outdoor living space to provide for outdoor amenity.

Policy 4F 3.8: Encourage built development to contribute to attractive and safe streets and public open spaces by providing for buildings that address the streets and public open spaces, minimise visual dominance and encourage passive surveillance.

Policy 4F 3.9: Require rainwater tanks and a minimum area of permeable surface in order to assist with the management of stormwater runoff created by development.

Policy 4F 3.10: Encourage medium density residential development to be stormwater neutral.

The height in relation to boundary infringement will not create shadowing or daylight effects on the neighbouring site, as the infringement is towards the northern boundary. Furthermore, sufficient distance is maintained from the boundary and majority of the infringement is limited to the eaves of the proposed dwellings.

The proposed development is designed and sited in a way which ensures it does not compromise the provision of adequate privacy, outlook and access to daylight and sunlight for the new dwellings within the development as well as the dwellings on adjoining sites.

The proposal ensures that the design of the dwellings provides adequate outlook space. Moreover, the outlook space from dwellings on adjoining sites is not compromised. Additionally, all dwellings contain useable outdoor space that adequately provides for the wellbeing of occupants.

The proposal integrates an 8000 litre rain tank on site to provide for additional stormwater mitigation.

The overall permeable surfaces exceed the required levels to provide a quality visual feature as well as offer additional stormwater mitigation.

Table 6 – Assessment Criteria

| Assessment Criteria (Operative Plan) | 4A 2.3.1 | Comments |
|--|----------|---|
| <p>Residential development of 3 or more dwelling houses:</p> <ul style="list-style-type: none"> (i) Design Guide (Appendix 18) (ii) Amenity Values (iii) Landscaping <p><u>Note:</u> The assessment criteria comments will reflect the Plan Change 43 and new General Residential Guidelines:</p> <ul style="list-style-type: none"> • INTEGRATE WITH THE STREET AND NEIGHBOURHOOD • PROVIDE DIVERSITY AND INTEREST • BUILDING TYPOLOGY AND DENSITY • VARIATION AND LEGIBILITY • COMMUNAL ACCESS, CARPARKING, LANEWAYS • INDOOR AND OUTDOOR LIVING SPACES | | <p>The proposal replaces the existing dwelling on site with 10 new dwellings which increases housing choice, capacity and intensity within the zone, thereby contributing towards addressing the housing shortage.</p> <p>Overall, the proposed development in regards to general building bulk and overall appearance of development is one which is generally anticipated by the zoning for the site and surrounding environment. A number of urban design matters have been considered when identifying a suitable building design, location and visual appearance. All these factors combined, result in the proposed development resulting in a better outcome than what is currently existing on the subject site and within the receiving environment while ensuring a high visual amenity is achieved.</p> <p>The proposed development includes two storey terrace houses, in the form of three building blocks, which is consistent with the anticipated character of the Medium Density Zone. Noting that the 10 dwellings on the subject site will not appear consistent with the existing environment.</p> <p>Additionally, the buildings have been designed as three blocks, comprising of two units in block 1 and four units each in blocks 2 and 3. The separation between the three blocks provides additional outlook spaces and is perceived as three large houses on site, rather than one large building block. This aligns with the overall urban design outcomes, as it reduces the bulk perception. Furthermore, only two units will be visible from the road front, as the rear units are hidden behind the front ones.</p> <p>The two storey units located within the front of the site will overlook the street. There are outlets from both the living rooms and bedrooms which provide outlook spaces to provide for passive surveillance. The front two units are smaller in size in comparison to the remaining 8 dwellings.</p> <p>Landscaping within the sites is provided for within the outdoor living spaces, and within the front portion of the site. The proposed landscaping across the site assists in minimising the visual</p> |

| | |
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| | <p>dominance of the buildings while promoting pedestrian and visual amenity.</p> <p>A variety of cladding and colours to achieve a contemporary building style also contribute towards presenting the development as an attractive visual feature when viewed from the street and adjoining sites. The visual aspect of the development reduces any potential dominance effects onto the adjoining sites.</p> <p>The proposed development will enable quality on-site residential amenity for residents and will maintain an acceptable level of amenity for adjoining sites and the street. The proposed development ensures all dwellings contain useable outdoor space that adequately provides for the wellbeing of occupants. All outdoor living spaces on the ground level meet the required dimensions and achieve a living area of minimum 20m².</p> <p>The proposed development ensures that the design of the dwellings provides adequate outlook space and the outlook space from dwellings on adjoining sites is not compromised. The proposed outlook space within the site also contributes towards creating separation between the dwellings while providing access to sunlight and daylight.</p> <p>The proposed development is designed and sited in a way which ensures it does not compromise the provision of adequate privacy, outlook and access to daylight and sunlight for the new dwellings within the development as well as the dwellings on adjoining sites.</p> <p>Sufficient space has been provided within each lot for the placement of the rubbish bins. These will be effectively screened from the street and will not be visible from adjoining sites. The landscape plan submitted with this application shows the bin locations, and clothing lines for each lot.</p> <p>The subject site will have reticulated connections to stormwater, wastewater and water supply networks. An infrastructure report has been submitted with this application which provides a detailed assessment in this regard.</p> |
|--|---|

| Assessment Criteria – Subdivision | Comments |
|---|---|
| <p>11.2.2.2 and 11.2.2.3 Matters of discretion and Assessment Criteria</p> <ul style="list-style-type: none"> a) Allotment Design b) Engineering Design c) Contamination | <p>The design and layout of the proposed sites does not result in any new non-compliances with the Medium Density Zone and the city-wide zone rules with the exception of minor infringement to the height in relation to boundary, that has been assessed under this application.</p> <p>Additionally, easements are proposed to ensure the common area (pedestrian walkway) within the site is appropriately managed.</p> <p>The proposed development can be accommodated by the available capacity of public stormwater, water and wastewater services in the area.</p> <p>The 'traffic and car parking' sections conclude that the proposal will provide for the efficient and safe access for pedestrians to/from the site, without adversely affecting pedestrians or motorists accessing adjacent sites in the area.</p> |

| Appendix General Residential 18 - Medium Density Housing Guidelines (Operative Plan) | Comments |
|---|---|
| <p><u>Fitting in the neighbourhood</u></p> <ul style="list-style-type: none"> - The siting and layout of buildings should respect the existing built character and patterns of the neighbourhood. - The design and siting of buildings should take into account the potential for development on adjacent sites. It should aim to maintain privacy and amenity on the site and at the boundaries taking into consideration possible future medium density residential development on adjacent sites. - Where the development is in an area of single dwellings on single sites, the greater building bulk associated with medium density residential development shall be arranged in terms of layout and form to relate to the scale of neighbouring housing <ul style="list-style-type: none"> o Clearly separating dwellings rather than placing in one large block or reduce the perception of bulk. | <p>The receiving environment contains a number of infill housing developments in the form of attached multi-unit housing as well as subdivisions. The proposed siting and layout of the buildings is not inconsistent with the receiving environment, however, noting that the proposed terrace housing style of development is not entirely comparable with any existing developments in the neighbourhood.</p> <p>The proximity of the bus stop and the surrounding site zoning for Medium Density Housing supports the scale and siting of buildings being proposed on the subject site. The proposed buildings will be set back from the adjoining boundaries by sufficient distances to maintain privacy and amenity on the site and beyond.</p> <p>The proposed development is in an area containing predominantly single houses on a single site – noting that the Plan Change has allowed for greater housing densities as well as mix of uses (open space and community centre adjacent to the site). The proposed development, however, still achieves the following to ensure that it fits well with the neighbouring sites:</p> |

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| <ul style="list-style-type: none"> ○ Varying the size of units reflecting the variation of house size in the neighbour-hood. ○ Reducing the height and varying the form of units as they relate to adjacent properties to avoid a large dominant form at the boundary. ○ Retaining existing trees and vegetation on the site to assist the integration of the new development within the site and the neighbourhood. ○ Dwellings facing the street edge should be oriented to front the street, providing good visual contact between the residents and the street. | <ul style="list-style-type: none"> • The buildings are separated in three blocks and the use of external design elements (cladding and roof forms) as well as carefully chosen landscape elements ensure that the development does not present itself as one long building without anticipated visual quality. • The proposed development provides for 10 x two bedrooms units which is not common within the neighbourhood and therefore supports greater housing variety and choice for future occupants. • There is no notable vegetation on the subject site and the proposed landscape plan suggests a number of new plant species based on the Council recommendations. • Two units face the street and have large windows and a slider door entry to give it a more prominent visual aspect when viewed from the street. These units will provide adequate passive surveillance over the street. • Additionally, the separation between the three blocks provides additional outlook spaces and visually is perceived as three large houses on site, rather than one large building block. This aligns with the overall urban design outcomes, as it reduces the bulky perception. |
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|---|--|
| <p><u>Integrated buildings and spaces</u></p> <ul style="list-style-type: none"> - The siting of buildings and open space should be designed in integrated way that achieves quality residential development. Buildings should connect with outdoor area and ensure privacy, access to sunlight, and a sense of openness and independence. - Living areas within units should be oriented for optimal solar gain. - Dwellings should be designed to incorporate simple energy efficient techniques such as passive solar designs. - Each unit should have its own useable private outdoor space with a minimum area of 35m² and a minimum dimension of 3m. This should be directly accessible from main living area and oriented for optimal receipt of daylight and sunlight. - Where dwellings are at first floor level, balconies or roof terraces appropriate to provide for outdoor space, provided that they fulfil the requirements of open space as if the space was at ground level. - The use of impermeable surfaces should be minimised. - Consider using onsite Stormwater measures where appropriate such as rain tanks, gardens, swales and landscaping areas. | <p>The siting and layout of the proposed dwellings is considered to be appropriate, noting that living rooms are located adjacent to the private outdoor spaces and outlook spaces.</p> <p>The outdoor and outlook space in the development is located to the north, east and west for all units, thereby providing a high degree of sunlight access.</p> <p>The private outdoor areas are screened from the adjoining sites by 1.8m high fencing as marked on the landscape plan.</p> <p>Each unit will have a private useable outdoor area of at least 20m² and minimum dimension of over 3m. These areas are directly accessible from the living rooms of each unit. All units have a ground level outdoor area.</p> <p>Detailed landscaping is proposed as part of the development through carefully chosen plan species as well as providing an 8000l rain tank.</p> |
| <p><u>Vehicles</u></p> <ul style="list-style-type: none"> - Accessways and vehicle manoeuvring spaces should be designed to ensure cars enter and leave the site, are attractive and landscaped as an integral part of the development. The amount of sealed surfaces should be minimised and permeable paving used where possible. - The layout of buildings on the site should ensure that garages and open car parking are not in a line on the street frontage | <p>No vehicular parking is provided on site. However, a 1.5m wide pedestrian accessway is located along the southern boundary to provide access to the 8 rear units. The two front units will have individual access directly from the street front.</p> <p>The site is within walking distance to the bus stop, which encourages use of public transport and reduces the number of vehicles on the road.</p> |

| | |
|--|---|
| <p>and within the development so there is not a dominance of vehicles and garage doors along the street edge or adjacent to shared spaces.</p> <ul style="list-style-type: none"> - The design and materials of carports and garages should be consistent with that of the whole development. - Garages should not be regarded as separate from the development or that their design is less important. | |
| <p><u>Fences and walls</u></p> <ul style="list-style-type: none"> - Front fences and walls should be designed of materials compatible with the overall development and should enable occupants to see to the street. - Consider the use of trees and hedges to enhance privacy, provide screening and delineate property boundaries. | <p>The front fencing is limited to 1.8m (solid fence) and stained to match the front units as noted on the submitted landscape plan. The high fencing is proposed to allow the front two units to maintain privacy, as the outdoor living area is located towards the road front.</p> <p>The landscape plan illustrates the use of planting to enhance privacy, visual character as well as providing screening from the street and in between adjoining sites. The chosen planting species are in accordance with the Council guidelines.</p> |
| <p><u>Site facilities</u></p> <ul style="list-style-type: none"> - Outdoor rubbish and recycling storage space should be located so that it is not visually obtrusive and accessible to each dwelling. - Each dwelling should be designed to provide an open air clothes line which is easily accessible and receives natural sunlight. | <p>As shown on the plans, each unit will have an open air clothes line within their outdoor living area, which will be easily accessible and receive natural sunlight.</p> <p>Furthermore, adequate rubbish bin storage has been provided in the front of each dwelling, which will be effectively screened from the street and adjoining properties through privacy fencing.</p> <p>The landscape plan submitted with this application shows the bin locations, and clothing lines for each lot.</p> |
| <p><u>Privacy and safety</u></p> <ul style="list-style-type: none"> - The positioning of windows and doors should be oriented to the street and shared spaces to provide outlook while maintaining privacy within the dwelling. - A separate entry for each dwelling should be provided that is accessible from shared areas or the street and which provides sheltered threshold to the dwelling. It should be well lit and highly visible as the entrance to the dwelling. The entry should provide for individuality and personalisation by the occupant. | <p>The front two units located within block 1 face the street and have large windows and a sliding door entry to give it a more prominent visual aspect when viewed from the street. These units will provide adequate passive surveillance over the street.</p> <p>These units will have individual access via the front boundary. The 8 rear units will have access via a separate 1.5m pedestrian accessway, located along the southern boundary. Each unit will have a prominent front door and pathway visible.</p> <p>The landscape plan proposes lighting along the pathway to ensure entrances to units are highly visible.</p> |

Landscaping and vegetation

- The design of the overall development should incorporate the retention of existing plantings and trees.
- New landscaping should be designed to be an integral part of the site layout and of a high quality
- This would be best done by provision of a landscape plan suitable for the location and the development.

There is no notable vegetation on the subject site that could be retained and therefore the proposed landscape plan suggests a number of new plant species based on the Council recommendations.

The landscape plan has been carefully thought through to ensure the landscaped areas and planting enhance the natural environment as well as reducing the dominance of buildings being proposed when viewed from the street and adjoining sites.

8.0 Resource Management Act 1991

The purpose of the RMA is identified by section 5 in Part 2 as the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

- Section 6 – requires consideration by council of matters of national importance which need to be recognised and provided for. These include the protection of outstanding features and landscapes, the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna, and the protection of historic heritage.
- Section 7 – requires consideration by council of 'other matters' which are to be given particular regard. These include efficient use of natural and physical resources, and in the maintenance and enhancement of amenity values.
- Section 8 – requires a council to take into account the principles of the Treaty of Waitangi

The proposal is consistent with relevant provisions of Part 2 of the RMA for the following reasons:

- The proposal is making efficient use of the available land by increasing the number of residential dwellings on site.
- The proposed development will take place while ensuring that there will be measures taken to avoid, remedy or mitigate any adverse effects on the environment and people.

Overall the proposal achieves the purpose of the RMA by supporting sustainable management of natural and physical resources.

9.0 Conclusion

Following the assessment of relevant statutory documents, it has been determined that the proposed land use and subdivision will have acceptable effects on the environment. The proposal and its associated effects are outcomes generally anticipated by Plan Change 43 and other relevant statutory documents. Based on the assessment of effects undertaken in this report and the discretionary activity status afforded to the proposal, it is requested that the application is granted subject to appropriate conditions.

Appendix A

Certificate of Title

Appendix B

Scheme Plan

Appendix C

Architectural Plans

Appendix D

Landscape Plan

Appendix E

Infrastructure Report & Engineering Plans



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **WN549/105**
Land Registration District **Wellington**
Date Issued 29 August 1949

Prior References

WN520/224

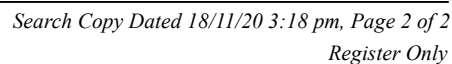
| | |
|--------------------------|--------------------------------|
| Estate | Fee Simple |
| Area | 816 square metres more or less |
| Legal Description | Lot 2 Deposited Plan 14197 |

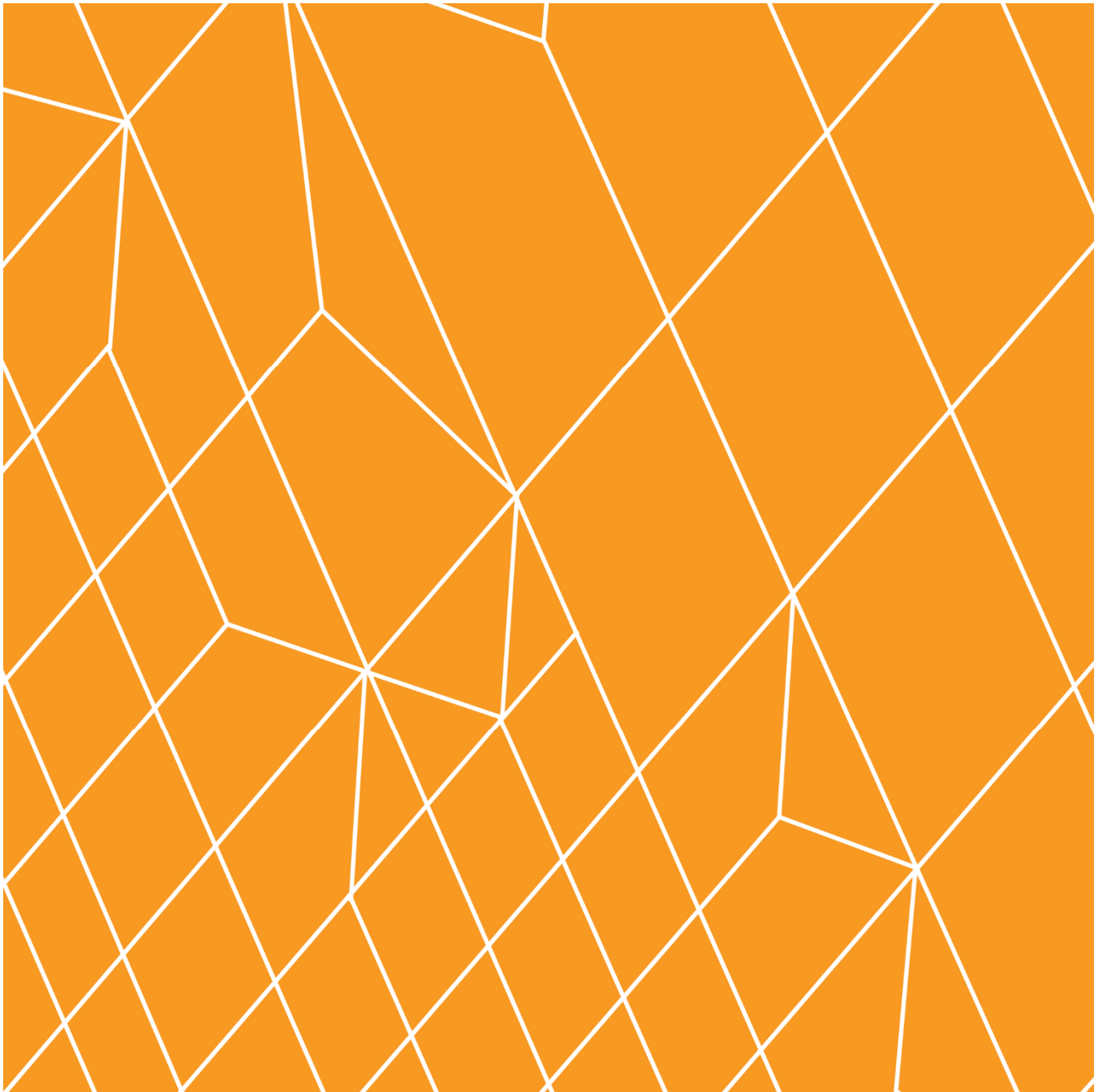
Registered Owners

Kenneth Thomas Burrows and Evelyn Mary Jane Dowman as to a 1/2 share
Alan Graham Dowman and Evelyn Mary Jane Dowman as to a 1/2 share

Interests

Appurtenant hereto are water rights created by Transfer 271704





Wolfbrook Property Group 26 Fitzherbert Road

26 Fitzherbert Road
Wainuiomata
Lower Hutt

Civil Infrastructure Report

Civil Infrastructure Report

26 Fitzherbert Road

Prepared for:

Wolfbrook Property Group

Date: 18 December 2020

Project No: 141663.53

Version No: 2

Report Prepared by:

Reviewed by:



SELINA ZHU
GRADUATE ENGINEER
Holmes Consulting LP



Andrea Jarvis
PRINCIPAL, CIVILS
Holmes Consulting LP

Limitations

The information provided herein is for the sole use of Wolfbrook Property Group and Hutt City Council, and is provided for the purpose of obtaining a resource consent for the civil design outlined on the Holmes Consulting LP Resource Consent drawings for the project at 26 Fitzherbert Road, Wainuiomata, Lower Hutt. The findings are not intended for use by other parties and may not contain sufficient information for the purposes of other parties or other uses.

Report Issue Register

| DATE | VER. NO. | REASON FOR ISSUE |
|------------------|----------|------------------|
| 10 December 2020 | 1 | Resource Consent |
| 18 December 2020 | 2 | Resource Consent |

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1 INTRODUCTION

Holmes Consulting Limited Partnership has been engaged by Wolfbrook Property Group to provide civil engineering design services for the residential development at 26 Fitzherbert Road, Wainuiomata, Lower Hutt. The proposed development includes 10 two-storey two bedroom units. The subject site is approx. 816 m². This report summarises the infrastructure required to support the proposed residential development.

The information provided in this report is based on Envivo Site Plan 31919-SUR-00-XX-DR-G-120-IF-A dated 19/11/2020 and Wellington Water Regional Water Stormwater Wastewater App (GIS).

1.1 Scope

The scope is in accordance with the Design Brief and Conditions of Engagement.

In general terms, the scope of work for preliminary design is as follows:

- Provide three waters design during the preliminary design phase which satisfy the client's brief to arrive at an economical solution that meets the architectural requirements.
- Verify outstanding survey / site investigation requirements.
- Work with the architect and planner to determine floor levels.
- Provide comment on site grading for Resource Consent.
- Undertake initial consultation with Wellington Water and confirm infrastructure capacity.

1.2 Site Description

The development site is located at 26 Fitzherbert Road, Wainuiomata, Lower Hutt. The development is within a residential area between Fitzherbert Road and Hyde St. The site is bounded by the Fitzherbert Road to the west and located to the south of a recreation reserve. The location of the development is shown in Figure 1-1.



Figure 1-1 Development site location

The site is currently a single-storey residential dwelling with separated sheds, garage, and paved concrete footpath. Carparking on site has asphalt surfacing. The impervious area of the site is approx. 45%, with some landscaping around the perimeter bordering the structures and footpath. The site is slightly sloping from west to east.

2 WASTEWATER

The site has existing private wastewater pipes collecting wastewater from the residential dwelling via a lateral wastewater pipe (Wellington Water ref. 790033R00853) to the public 150 mm dia. reinforced concrete (RCON) wastewater pipe (HCC_WWP002440) to the west as shown in CSK01.

The existing lateral pipe may be retained to service the proposed development; however, the invert level and size will need to be confirmed to determine its suitability for the proposed development. Refer to CSK02 for the wastewater connection to the public wastewater pipe (HCC_WWP002440) to the west.

Initial consultation to Wellington Water regarding the wastewater network capacity has been made. Wellington Water informed that there appears to be at least 5 L/s of spare design capacity in the local network, however there is a known downstream constraint. Wastewater attenuation is therefore likely to be required for this site, as development will contribute an increase to the constrained downstream trunk main, refer to Appendix A for details.

The wastewater Peak Wet Weather Flow (PWWF) has been calculated in accordance with methods specified in Wellington Water Regional Standard for Water Services Version 2.0. Pre-development, the wastewater from the existing residential dwelling is approx. 0.16 L/s. Post-development, the wastewater from the proposed development is approx. 1.03 L/s, refer to Appendix B for calculation details. The results will be provided to Wellington Water to further assess the capacity of the wastewater network. As there is insufficient wastewater capacity in the downstream truck main to service the proposed development, a wastewater attenuation system such as Ecoflow wastewater tanks or similar approved will be required to manage the peak wastewater flow rate.

The wastewater drainage was designed in accordance Wellington Water Regional Standard for Water Services Version 2.0. The proposed private wastewater pipes collect servicing pipes from the building and further drain to the public council network.

3 STORMWATER

The stormwater drainage was designed in accordance with Wellington Water Regional Standard for Water Services Version 2.0.

All roof areas will be drained by downpipes which will be specified by the architect. The proposed private stormwater network will collect the stormwater from the downpipes and all hardstand areas.

The site currently does not have a stormwater lateral which services the existing dwelling. There are public reinforced concrete (RCON) stormwater pipes (450 mm dia. HCC_SWP001769 and 600 mm dia. HCC_SWP001768) located to the south of the site as shown in CSK01. The proposed stormwater connection is via a new manhole on the existing public stormwater pipe to the southeast side of the site as shown in CSK02.

The proposed development requires stormwater attenuation to maintain stormwater neutrality due to downstream flooding issues advised by Wellington Water (Refer to Appendix A) and an increase in impervious area to 440 m² (54%) after development. All stormwater runoff will drain to a stormwater attenuation tank prior to discharge to the council network to match pre-development flow rates.

The stormwater attenuation design is based on the following assumptions:

- The stormwater neutrality will be achieved by attenuating to the 100-year storm event.
- The stormwater attenuation was calculated for the 20 minutes storm duration, in accordance with Wellington Water Regional Standard for Water Services section 4.4.2.2.

A stormwater attenuation volume of approximately 8 m³ with an orifice diameter of 80 mm will limit the 100-year, 20 minutes duration storm to pre-development flow rates, refer to Appendix C for detailed calculations.

The detailed design is subject to the following:

- Geotechnical information for the site including ground water levels and potential for onsite soakage
- Confirmation of invert levels of the receiving stormwater network.

The Hutt City Council confirmed that the site is within the flood prone zone due to inundation from Black Creek to the east of the site, as shown in Figure 3-1. Stormwater is not anticipated to enter the site from Fitzherbert Road. The existing vehicle crossing will be removed and replaced with standard kerb and footpath. The existing back of the footpath is already higher than the top of the kerb providing protection from overflow from the road and this will continue to be the case after development (Refer to Appendix E).



Figure 3-1 Black Creek to the east of the site

The ground level after development will generally be maintained as the existing ground levels, therefore, no significant earthworks are required. The buildings will be constructed on piles from the existing ground levels to accommodate the flooding from the inundation.

The permeable fences will be installed with a minimum 100 mm gap at the back of the fences to allow water to enter and exit the site.

4 FLOODING RISK AND FLOOR LEVELS

Wellington Water has advised the minimum floor level to be 87.2 m above the Mean Sea Level (MSL) based on the hydraulic modelling which includes the 500 mm freeboard above the overland flow path to the bottom of the slab or floor joists. Refer to Appendix A. The proposed Finished Floor Level (FFL) is approx. 87.4 m to allow for the 0.2 m structural floor thickness.

5 WATER SUPPLY

Water supply will be fed from the existing public 50 mm PE pipe to the west of the site as shown in CSK02.

Wellington Water has confirmed that the available fire flow capacity from the existing hydrant is expected to be compliant with the NZ Fire Code for residential areas (FW2) and the minimum pressure at the point of supply on the public main is expected to be about 85-90m which meets the level of service criteria for pressure. No upgrade of the existing 50 mm rider main is required, a single end 50 mm rider main from the existing 50 mm rider main is proposed to service the proposed development. Refer to Appendix A for details.

The water demand from the proposed development is calculated to be approx. 0.57 L/s in accordance with Wellington Water Regional Standard for Water Services section 6.3.1.1. The water demand for firefighting for residential areas (FW2) is 12.5 L/s in accordance with SNZ PAS 4509:2008 Table 2. Refer to Appendix D for detailed calculations.

6 OTHER SERVICES

There are existing power pole and overhead power lines to the southwest of the site which connect to the existing dwelling on site. The private connection to the proposed development will need to be an underground cable system. There is an above ground telecommunication plinth located to the southwest of the site. The underground telecommunication lines run from the southwest of the site to the existing dwelling. The upgrade of the power and telecommunication lines will be coordinated with the architect at the next design phase.

7 SITE WORKS

7.1 Earthworks

The proposed FFL of the development is 87.4 m, the existing ground level will generally be maintained. Only minor grading will be required on site.

7.2 Erosion and Sediment Control

Refer to Erosion and Sediment Control Plan in CSK04.

Appendix A

Email from Wellington Water for three waters design at 26 Fitzherbert Road

Selina Zhu

From: Steven Mann <Steven.Mann@huttcity.govt.nz>
Sent: Thursday, 3 December 2020 7:14 pm
To: Selina Zhu
Cc: Adam Carlson; Carolyn Grise; Sarah Zhou
Subject: RE: 26 Fitzherbert Road, Wainuiomata, Lower Hutt

Hi Selina

My comments in red below

Steven Mann
Senior Subdivision Engineer

Hutt City Council, 30 Laings Road, Private Bag 31912, Lower Hutt 5040, New Zealand
T 04 570 6922, M 021 855 130, W www.huttcity.govt.nz



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From: Selina Zhu [mailto:selina.zhu@holmesconsulting.co.nz]
Sent: Thursday, 3 December 2020 5:58 PM
To: Steven Mann
Cc: Adam Carlson; Carolyn Grise
Subject: 26 Fitzherbert Road, Wainuiomata, Lower Hutt

Hi Steven,

Thanks for providing the advice for 26 Fitzherbert Road. Further to our call earlier today, could you please confirm the following are interpreted correctly for this project:

1. Wellington Water has advised the minimum floor level of 87.2 m aMSL including 500 mm free board as attached. The stormwater is currently not anticipated to enter the site from the Fitzherbert Road but the site is flood prone and subject to flooding due to inundation from the back of the site. **Yes that is correct.**
Black Creek is east of the site and the flood waters are associated with flooding in this creek. See plan below.



2. The ground level after development will generally be maintained as the existing ground levels to accommodate the flooding. The proposed building will need to be piled to avoid the displacement of flooding. **Correct this is usually the rule in flood prone areas. If you want to deviate from this then you will need to liaise with Wellington Water and I've CC's Sarah Zhou into this email.**
3. Post-development, the existing driveway access will be reinstated by the standard kerb and channel and the stormwater drainage will be managed within the Fitzherbert Road instead of entering the site from the west. **Correct. If the vehicle crossing is redundant then it shall be removed and replaced with standard kerb and footpath. The existing back of the footpath is already higher than the top of the kerb providing protection from overflows from the road and this will continue to be the case.**



4. Permeable fencing needs to be installed to accommodate the flooding. This is a little tricky because of privacy and neighbour issues. If you are renewing the fences then as a minimum you should provide a 100mm gap at the base of the fences to allow water to enter and exit the site.
5. From the discussion we had you said the existing ground levels were around 86.5 to 86.6 and the recommended min under floor level is 87.2. Consequently you will need to discuss with Sarah if there is requirement to provide a suitable access to the property in a large flood event. I'd suggest the max likely flood level is around 87.0m which means the flood depth would only be up to 0.5m. Sarah can provide advice of whether or not this would require any specific access design

Please let me know if there is anything described above is different to what we've discussed.
Thank you very much for your advice, we look forward to hearing back from you soon.

Cheers,
Selina

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Appendix B

Wastewater pipe capacity check

| Pre-development Wastewater Peak Wet Weather Flow (PWWF) calculation | | | |
|---|--------------------|------------|---|
| From the Regional Standard for Water Services (2019): | | | |
| Parameters | Value | Units | Comments |
| No. of units | 1 | | There is only one residential dwelling on site |
| Population per dwelling | 3.5 | | Refer to Wellington Water Regional Standard for Water Services Table 5.1 |
| Design population | 3.5 people | | No. of units x Population per dwelling |
| Area | 816 m ² | | From Wellington Water GIS |
| Area | 0.0816 ha | | 10000 m ² = 1 ha |
| Average Dry Weather Flow (ADWF): | 0.0023 L/s/person | | Refer to Wellington Water Regional Standard for Water Services section 5.3.1.3 |
| Average Dry Weather Flow (ADWF): | 0.00805 L/s | | ADWF X Design population |
| Peaking factor (PF): | 12 | | 7.23 x Area ^{0.2} , refer to Wellington Water Regional Standard for Water Services section 5.3.1.3 |
| Wastewater pipeline in upstream catchment | 82.9 m | | Upstream wastewater pipe = 82.9 m measured from Wellington Water GIS on 30/11/2020 |
| Direct inflow | 0.046 l/s | | Direct inflow = 0.55 L/s/km of upstream wastewater pipeline |
| Infiltration | 0.021 l/s | | Infiltration = 0.25 L/s/km per km pipe length due to unknown water table |
| Peak Wet Weather Flow (PWWF) | 0.16 | l/s | (ADWF X PF) + Direct Inflow + Infiltration |

| Post-development Wastewater Peak Wet Weather Flow (PWWF) calculation | | | |
|--|--------------------|------------|---|
| From the Regional Standard for Water Services (2019): | | | |
| Parameters | Value | Units | Comments |
| No. of units | 10 | | Refer to Wolfbrook's Ground Floor Plan SK-03 |
| Population per dwelling | 3.5 | | Refer to Wellington Water Regional Standard for Water Services Table 5.1 |
| Design population | 35 people | | No. of units x Population per dwelling |
| Area | 816 m ² | | From Wellington Water GIS |
| Area | 0.0816 ha | | 10000 m ² = 1 ha |
| Average Dry Weather Flow (ADWF): | 0.0023 L/s/person | | Refer to Wellington Water Regional Standard for Water Services section 5.3.1.3 |
| Average Dry Weather Flow (ADWF): | 0.0805 L/s | | ADWF X Design population |
| Peaking factor (PF): | 12 | | 7.23 x Area ^{0.2} , refer to Wellington Water Regional Standard for Water Services section 5.3.1.3 |
| Wastewater pipeline in upstream catchment | 82.9 m | | Upstream wastewater pipe = 82.9 m measured from Wellington Water GIS on 30/11/2020 |
| Direct inflow | 0.046 l/s | | Direct inflow = 0.55 L/s/km of upstream wastewater pipeline |
| Infiltration | 0.021 l/s | | Infiltration = 0.25 L/s/km per km pipe length due to unknown water table |
| Peak Wet Weather Flow (PWWF) | 1.03 | l/s | (ADWF X PF) + Direct Inflow + Infiltration |

Table 5.1 – Residential Development Population Density

| Council | Population per Dwelling | Min. Density People per Ha* |
|---------|-------------------------|---|
| HCC | 3.5 | 60 |
| PCC | 3.5 | 50 |
| UHCC | 3.5 | 45 |
| WCC | 3.1 | Residential – 140 Inner city – 400 Suburban centre - 1200 |
| WCC CBD | 3.1 | 400/ha of floor area** |

* gross area including streets, but excluding reserves.

** assuming 3 m between floor levels and maximum building height and coverage as per district plan. Ninth floors and above can assume 50% occupancy.

5.3.1.3 Residential Design Flows

For the design of residential wastewater pipelines, the Peak Wet Weather Flow (PWWF) shall be determined by:

$$\text{PWWF} = (\text{ADWF} \times \text{PF}) + \text{Direct Inflow} + \text{Infiltration}$$

Where:

| | |
|--|--|
| Average Dry Weather Flow ADWF | = 0.0023 L/s/person (L/s) |
| Peaking factor PF | = 7.23 x Area ^{0.2} (area in hectares) |
| Direct inflow | = 0.55 L/s/km of pipeline in catchment upstream of point of analysis. |
| Infiltration (per km pipe length) | = 0.06 L/s/km (low groundwater table) = 0.43 L/s/km (high groundwater table) = 0.25 L/s/km (unknown water table) |

Appendix C

Stormwater pipe capacity check

OSD Calculator -climate change

(A) Site Data

| Soil Type | Additional Area | | | Proposed | | | Existing | | |
|----------------------------------|-----------------|---------|------------|----------|---------|------------|----------|---------|------------|
| | Area | C value | flow (l/s) | Area | C value | flow (l/s) | Area | C value | flow (l/s) |
| Roof Area | 214.39 m2 | 0.95 | 7.54 | 362 m2 | 0.95 | 12.72 | 148 m2 | 0.95 | 5.19 |
| Other impervious area (pavement) | -137.61 m2 | 0.95 | -4.84 | 78 m2 | 0.95 | 2.74 | 215 m2 | 0.95 | 7.57 |
| Pervious Area | -76.78 m2 | 0.35 | -0.99 | 376 m2 | 0.35 | 4.87 | 453 m2 | 0.35 | 5.87 |
| Total | 0 m2 | | 1.70 | 816 m2 | | 20.33 | 816 m2 | | 18.63 |

(B) Tank Details

| | | | | | |
|-----------------------------------|----------|--------------------------------|-------------|-------------|---------------|
| Tank surface Area | 0.38 m2 | Diameter | | G | 9.8006 m/sec2 |
| Tank Height | 0.86 m | | | | |
| Orifice diameter | 0.08 m | Area | 0.005072 m2 | | |
| Orifice discharge coefficient | 0.62 | | m | d2 | 0.0064 |
| Max orifice head | 9.956 m2 | Assume 0.2m depth dead storage | | | |
| Trial orifice diameter calculator | | | 2g | 19.6 m/sec2 | |
| Peak orifice flow | | | | | |
| Max orifice head | | | | | |
| Trial diameter | | | | | |

(C) Hydrology - Rational Method

| | | |
|-----------------------------|-------------|--|
| Tc | 10 min | Calculated according to Wellington Water Regional Standard for Water Services Appendix 1 |
| Storm duration (D) | 20 min | 20 min duration Wellington Water Regional Standard for Water Services section 4.4.2.2 |
| Rainfall intensity (1% AEP) | 133.2 mm/hr | Rainfall intensity from HIRDS v4 for 26 Fitzherbert Road, Wainuiomata plus 20% climate change multiplier |

| | |
|---------------------------------------|-----------|
| Peak roof + impervious area discharge | 15.46 l/s |
| Peak rest of site | 4.87 l/s |
| Permissible site discharge | 18.63 l/s |

(d) Simulation

| | |
|-----------|-------|
| time step | 2 min |
|-----------|-------|

Time of Concentration

Tc = Te + Tf >= 10 min
Te = To + Tg >= 5 min
To = Time of overland flow (minutes)
Tg = Time of gutter flow (minutes)
Tf = Time of pipe and channel flow to design point (minutes)

| Parameters | Value | Unit | Comments |
|-------------|-------|------|--|
| Manning's n | 0.015 | | Assume the reinforced concrete pipe is cast in situ to be conservative |
| Length L | 55.65 | m | From the northwest corner to the southeast corner |
| Slope S | 1.31 | % | Assume the slope is the spot height level difference /length |
| To = | 5.42 | min | |
| Tg = | 1.21 | min | |
| Tf = | 3 | m/s | |
| Te = | 6.63 | min | |
| Tc = | 9.63 | min | |

Conclusions: The time of concentration is 10 minutes

| Site Runoff Calc | | | | | | | | | | | | L | | | 2.86 m | 4 blocks |
|------------------|-------------|------|--------------|----------|-------------------|--------------|----------|--------------------------|-----------|-----------------------|-------------|--------------------|------|---|-------------------|----------|
| Time (mins) | Tank Inflow | | Tank storage | Tank WL | Adjusted Av WL | Tank Outflow | | Net Device Storage | Unit flow | Rest of site (l/s) | Total (l/s) | w | Area | h | Effective storage | Volume |
| | l/s | m3 | m3 | m | m | l/s | m3 | m3 | | | | | | | | |
| 0 | 0.00 | 0.00 | 0.00 | 0.000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | 3.2 m | 8 blocks |
| 2 | 3.09 | 0.19 | 0.19 | 0.020 | 0.010136 | 1.38906695 | 0.083344 | 0.10 | 0 | 0 | 0 | | | | 9.15 m2 | |
| 4 | 6.18 | 0.56 | 0.66 | 0.072 | 0.046127 | 2.963233623 | 0.261138 | 0.397633 | 0.4 | 1.948457 | 4.911691 | | | | 0.86 m | |
| 6 | 9.28 | 0.93 | 1.33 | 0.145 | 0.108394 | 4.5424862 | 0.450343 | 0.874933 | 1 | 4.871143 | 9.413629 | | | | 95% | |
| 8 | 12.37 | 1.30 | 2.17 | 0.238 | 0.191156 | 6.032315361 | 0.634488 | 1.539146 | 1 | 4.871143 | 10.90346 | | | | 7.48 m3 | |
| 10 | 15.46 | 1.67 | 3.21 | 0.351 | 0.294064 | 7.481887944 | 0.810852 | 2.398053 | 1 | 4.871143 | 12.35303 | | | | | |
| 12 | 15.46 | 1.86 | 4.25 | 0.465 | 0.407684 | 8.809521959 | 0.977485 | 3.275855 | 1 | 4.871143 | 13.68066 | | | | | |
| 14 | 15.46 | 1.86 | 5.13 | 0.561 | 0.512701 | 9.87922404 | 1.121325 | 4.009818 | 1 | 4.871143 | 14.75036 | | | | | |
| 16 | 15.46 | 1.86 | 5.87 | 0.641 | 0.600757 | 10.69399206 | 1.234393 | 4.630712 | 1 | 4.871143 | 15.56513 | | | | | |
| 18 | 15.46 | 1.86 | 6.49 | 0.709 | 0.674776 | 11.33366841 | 1.32166 | 5.16434 | 1 | 4.871143 | 16.20481 | | | | | |
| 20 | 15.46 | 1.86 | 7.02 | 0.767 | 0.737851 | 11.85154507 | 1.391113 | 5.628515 | 1 | 4.871143 | 16.72359 | less than 18.63 Ok | | | | |
| 22 | 12.37 | 1.67 | 7.30 | 0.797 | 0.782228 | 12.2027374 | 1.443257 | 5.855016 | 0.4 | 1.948457 | 14.15119 | | | | | |
| 24 | 9.28 | 1.30 | 7.15 | 0.789554 | 12.25974474 | 1.467749 | 5.685968 | 0.2 | 0.974229 | 13.23397 | | | | | | |
| 26 | 6.18 | 0.93 | 6.61 | 0.723 | 0.752149 | 11.96581946 | 1.453534 | 5.160078 | 0 | 0 | 11.96582 | | | | | |
| 28 | 3.09 | 0.56 | 5.72 | 0.625 | 0.673638 | 11.32410797 | 1.397396 | 4.319269 | 0 | 0 | 11.32411 | | | | | |
| 30 | 0.00 | 0.19 | 4.50 | 0.492 | 0.558428 | 10.31036645 | 1.298068 | 3.206729 | 0 | 0 | 10.31037 | | | | | |
| 32 | 0.00 | 0.00 | 3.21 | 0.350 | 0.421303 | 8.955457415 | 1.155949 | 2.05078 | 0 | 0 | 8.955457 | | | | | |
| 34 | 0.00 | 0.00 | 2.05 | 0.224 | 0.287233 | 7.394479218 | 0.980996 | 1.069783 | 0 | 0 | 7.394479 | | | | | |
| 36 | 0.00 | 0.00 | 1.07 | 0.117 | 0.170485 | 5.696840694 | 0.785479 | 0.284304 | 0 | 0 | 5.696841 | | | | | |
| 38 | 0.00 | 0.00 | 0.28 | 0.031 | 0.073978 | 3.752675277 | 0.566971 | -0.28267 | 0 | 0 | 3.752675 | | | | | |
| 40 | 0.00 | 0.00 | -0.28 | -0.031 | 8.95E-05 | 0.130500434 | 0.232991 | -0.51566 | 0 | 0 | 0.1305 | | | | | |

Appendix D

Water pipe capacity check

| Water demand for 26 Fitzherbert Road | | | |
|--|--------|--------|---|
| Parameters | Value | Units | Comments |
| Design Population | 35 | people | Wellington Water Regional Standard for Water Services section 5.3.3.1.2 |
| Instantaneous residential demand Qpeak | 0.567 | L/s | Wellington Water Regional Standard for Water Services section 6.3.1.1 |
| Water demand for firefighting | 12.5 | L/s | SNZ PAS 4509:2008 Table 1 and Table 2 |
| Total water demand | 13.067 | L/s | Residential water demand + Firefighting demand |

| Table 6.2 – Mandated Levels of Services for Storage Volumes | | |
|---|--|--|
| Method | Storage (L/person) | Scenario |
| 1 | 700 | Where actual consumption is not known such as new developments |
| 2 | 2 x Average Day Demand | Used when demand statistics are available from Wellington Water. |
| 3 | Peak Day Demand + 20% + SNZ PAS 4509 firefighting requirements | The designer to use the greater of the volume determined by each method. |

Appendix E

Response from Hutt City Council

Selina Zhu

From: Sarah Zhou <Sarah.Zhou@wellingtonwater.co.nz>
Sent: Thursday, 10 December 2020 10:53 am
To: Selina Zhu
Cc: Adam Carlson; Andrea Jarvis; subdivision@huttcity.govt.nz;
ResourceConsents@huttcity.govt.nz
Subject: RE: 26 & 28 Fitzherbert Road, Wainuiomata- WWI 10 Dec 2020

Hi Selina

Based on the water main pressure from the model, number of proposed units, and existing connections to the rider main, no flow/pressure will be required for this site. You can provide a single end rider main(50mm) from the existing 50mm rider main. Please refer Regional Standard for more design requirements.

Thanks
Sarah

Sarah Zhou Senior Engineer - Land Development



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We manage their drinking water, wastewater and stormwater services.

From: Selina Zhu <selina.zhu@holmesconsulting.co.nz>
Sent: Thursday, 10 December 2020 10:29 AM
To: Sarah Zhou <Sarah.Zhou@wellingtonwater.co.nz>
Cc: Adam Carlson <adam.carlson@holmesconsulting.co.nz>; Andrea Jarvis <andrea.jarvis@holmesconsulting.co.nz>
Subject: FW: 26 & 28 Fitzherbert Road, Wainuiomata- WWI 13 Oct 2020

Hi Sarah,

Further to our call just now, we would like to confirm if the existing 50 mm rider main has sufficient **flow rate** and **pressure** to service our proposed development of 10 unit (2 bedrooms for each unit).

I have calculated the residential demand to be approx. 0.567 L/s and firefighting to be 12.5 L/s as attached.

Please find the architect's plan attached for your reference.

We look forward to your feedback today please.

Thanks,
Selina

From: Sarah Zhou <Sarah.Zhou@wellingtonwater.co.nz> **On Behalf Of** Land Development
Sent: Tuesday, 13 October 2020 2:40 pm
To: Colin McElwain <Colin@cuttriss.co.nz>; Land Development <Land.Development@wellingtonwater.co.nz>
Cc: James Beban <james@urbanedgeplanning.co.nz>; Resource Consents <ResourceConsents@huttcity.govt.nz>
Subject: RE: 26 & 28 Fitzherbert Road, Wainuiomata- WWI 13 Oct 2020

Hi Colin

Please find the following 3 waters comments below:

Water Supply:

The model shows that minimum pressure at the point of supply on the public main is expected to be about 85-90m, which meets the level of service criteria for pressure. The model also indicates that available fire flow capacity from the existing hydrant(s) is expected to be compliant with the NZ Fire code for residential areas. (FW2).

This modelling assessment only represents the existing network based on WWL hydraulic model developed in 2015. This takes no account of other developments that occurred since then, currently underway, or future developments. Non-hydraulic parameters like pipe age, conditions and likelihood of their failure have not been assessed. Please also note the above are just the result of WWL hydraulic model and may need to be verified in the field through pressure logging and hydrant flow tests.

Please note, the water main at the close site is only a 50mm rider main. Depending on the proposed scheme, you may need to carry out hydrant tests and install new rider main to service the future site.

Stormwater:

- Stormwater neutrality is required due to downstream flooding issues.
- Please find the modelling info below:

| FLOODING RESULTS | |
|---|---|
| Software | InfoWorks ICM |
| Model | Petone |
| Model Status | Validated |
| Flood Scenario | 100 year ARI + Climate Change (assuming 2.1 C temperature increase) |
| Sea Water Level | 2.1 m aMSL |
| FLOOD IMPACT ON THE PROPERTY | |
|  | |
| Maximum Flood Depth | 600 mm |
| Maximum Water Level | 86.7m aMSL |
| Minimum Water Level | N/A |
| Overland Flow | 0.2 m/s |
| RECOMMENDATIONS | |
| Minimum Floor Level (including 500 mm Free board) | 87.2m aMSL (Minimum floor Level provided is quoted to the underside of the concrete slab or floor timber joist) |
| Overland Flow | In order not to block overland flow we recommend that building at this location is done on piles. |

Wastewater:

While there appears to be at least 5 litres/sec of spare design capacity in the downstream local network, there is no spare capacity in the trunk network during a 1-year LTS design event. Furthermore, there are engineered overflows that already spill more than 4,000 m3 into Wainuiomata Stream during a 1-year LTS design event. Further development of this property could exacerbate this.

This assessment is based on the results from WWL hydraulic models as defined in this memorandum. It does not take into account the impact on the spare design capacity of other developments that have occurred since then, are currently underway, or possible future developments (e.g. 40 Hyde St). Non-hydraulic parameters like pipe age, conditions and likelihood of their failure have not been assessed. Flow monitoring may be required to verify these results. This development may impact on the spare design capacity available for possible future developments along the downstream network.

Sewer mitigation is likely to be required for this site, as this will contribute more overflows to the downstream trunk main. Once you have the scheme plan, and estimated peak flow, please discuss with Wellington Water in further.

Thanks
Sarah

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From: Colin McElwain <Colin@cuttriss.co.nz>
Sent: Monday, 5 October 2020 6:06 PM
To: Land Development <Land.Development@wellingtonwater.co.nz>
Subject: 26 & 28 Fitzherbert Road, Wainuiomata

Hi Team,

A client is looking to purchase the above 2 properties and to develop them into a number of townhouses. Could you please advise of any known flooding or servicing issues in relation to these properties.

Regards, Colin

Colin McElwain | Director
Cuttriss Consultants Limited

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Mobile. 029 399 2450

DDI. 920 2972

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