

**PROPOSED RETIREMENT VILLAGE  
32A HATHAWAY AVENUE  
BOULCOTT  
LOWER HUTT**



**RESOURCE CONSENT APPLICATION  
APPLICANT'S REPLY  
S92 FURTHER INFORMATION REQUEST**

**JULY 2018**

Level 5  
82 Willis Street

PO Box 9042  
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New Zealand

4 July 2018

Tim Johnstone  
Team Leader Resource Consents  
Hutt City Council  
Private Bag 31912  
**Lower Hutt**

Attention: Gina Sweetman  
Consultant Planner

Dear Gina

**Re: Resource Consent Application - 32A Hathaway Avenue, Boulcott**

**RM 180108 - Request for Further Information**

I refer to Council's s92 RMA letter of 8 May 2018 requesting further information relating to the above application.

The further information requested was structured under the following headings:

- General planning
- Landscape and visual assessment
- Urban design
- Noise
- Traffic

For ease of reference, I have used the same numbers under each heading as those used in your letter.

**General Planning**

- 1) *An updated site plan(s) that demonstrate compliance with the building length control of buildings located along the boundaries with the residential zoned properties.*

Please refer to Drawing SK019 Rev P2 "Control on Length of Building Exceeding 20.0m" (**Attachment 1**).

- 2) *From the above building length control, an updated shading analysis which takes into account the permitted baseline / anticipated building envelope.*

Please refer to **Attachment 2** for advice from Spencer Holmes.

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- 3) *Further details of the green waste structure located in the eastern portion of the site. This scales from the plans provided at 8m<sup>2</sup> and is located within the 5m yard setback. Please clarify whether this structure would fall within the definition of a building and also address how odour and pests will be managed.*

Please refer to A402 Rev P2 "Green Waste Enclosure" (**Attachment 3**).

The green waste structure will only be used for 'garden' green waste (grass clippings, hedge clippings and the like) and not for household waste. The green waste will be stored in bins inside the enclosure. It is not therefore anticipated that there would be any issues with odour or pests. Waste will be removed by a contractor on a regular basis, anticipated to be in the order of every 2 or 3 weeks, although this frequency could be somewhat seasonal depending on grass and plant growth rates.

Is the green waste structure a building?

The District Plan's definition of building is:

*Means any structure or part of a structure, whether temporary or permanent, movable or immovable, but for the purposes of the Plan excludes:*

- (a) *any fence not exceeding 2 metres in height*
- (b) *any retaining wall not exceeding 1.2 metres in height*
- (c) *satellite dishes with a diameter not exceeding 0.6m*
- (d) *decks less than 500mm in height*
- (e) *all structures less than 1.2m metres in height*
- (f) *all signs, as defined in this Plan.*

As noted in the Landscape Report (at page 8) the green waste area is proposed to be constructed from timber panels up to 1.8m in height. The screen panels would surround three sides of the enclosure. There is no roof and the fourth side is open.

Essentially, the enclosure is a three-sided fence.

The Applicant's understanding is that the enclosure is not a building.

If Council considered it to be an accessory building, consent is sought for the location of the green waste enclosure within the 5 yard setback.

- 4) *Due to the scale of the plans, it is unclear as to whether the two storey villa located in north-eastern end of the site will comply with the 1m setback from the boundary with the golf course. Can you please provide clarification of compliance.*

Please refer to Drawing A100 Rev P6 "Site Plan - Ground Floor Level" (**Attachment 4**).

The project architects DesignGroup Stapleton Elliot confirm that the referenced two-storey villa is set back 1m from the boundary.

- 5) *Given PC35 predated the National Policy Statement on Urban Development Capacity (which came into effect on 1 December 2016), I consider it appropriate for the application to include an evaluation against the NPS.*

An assessment of the proposed against the NPSUDC has been undertaken - refer **Attachment 5**.

- 6) *The main site layout plans show a green waste area in the eastern corner of the site, near the Military Road entrance. However, the landscape concept plan east shows this same space as containing a specimen tree. Can you please reconcile these plans. The visual assessment report should also address the visual impact of this green waste area.*

The Landscape Concept Plan has been amended to show the location of the green waste area - refer to Page 03 (Legend Note 26) Landscape Concept Plans (**Attachment 6**); and page 8 of the Landscape Report Addendum 01 (**Attachment 7**).

#### **Landscape and Visual Assessment**

- 7) *The assessment to be augmented with a discussion on the wider landscape context and landform effects*

Please refer to the Landscape Report Addendum 01 (**Attachment 7**).

- 8) *The status of the metrosideros species located close to the stopbank on the northern boundary, in western portion.*

The metrosideros species is to be removed - refer page 09 of the Landscape Concept Plans (**Attachment 6**) and page 7 of the Landscape Report Addendum 01 (**Attachment 7**).

- 9) *Specific detail on:*

- *Existing trees, with significant/large trees to be retained noted by species on the plan.*
- *Replacement of existing large trees to be removed with large grade specimen trees.*
- *The landscape concept planting plan should include a list of indicative plant grades at the time of planting.*

Please refer to Page 09 "Landscape Tree Retention Plan" of the Landscape Concept Plans (**Attachment 6**).

A schedule of the indicative plant grades is provided at Page 07 of the Landscape Concept Plans (**Attachment 6**).

- 10) *One visual simulation from Harcourt Werry Drive looking towards the built development along the northern site boundary. This should be accompanied by a visual and urban design assessment of the proposed buildings from the north.*

Please refer to Appendix 1 Landscape Report Addendum 01 (**Attachment 7**). Also refer to the letter from the Boulcott's Farm Heritage Golf Club (**Attachment 8**), which explains the reason for the planting along the golf course's south-west boundary adjacent to Harcourt Werry Drive.

- 11) *An accurate cross section through one of Blocks A, B, C or E showing the relationship of the building and ground level floor in particular to the stopbank.*

Please refer Drawing SK022 Rev P1 "Block A/Stop Bank Section" (**Attachment 9**).

- 12) *An indication of where on the scale of effects are considered to be.*

It is the Applicant's Landscape Architect's assessment that the effects on the area's 'visual amenities', based on the NZILA seven-point scale, are "very low to low" - refer page 9 of the Landscape Report Addendum 01 (**Attachment 7**).

### Urban Design

13) *A plan showing the 75m and 100m viewing contour as outlined in the urban design report.*

Please refer to Appendix 1 to letter dated 22 June 2018 from Ian Munro at **Attachment 10**.

14) *The section 2.4 of the AEE and the Visual Assessment report both state that there will be gates at both road entrances; however, the urban design assessment states that "it is understood that no gates are proposed at either Bouicott Street or Military Avenue and this is supported". Please reconcile these two statements and should gates be proposed, please provide an update to the urban design report.*

It is confirmed that there will be gates at both entrances. These gates will be open during the day but closed at night during the hours 9.00pm and 6.00am, subject to adjustment during 'daylight saving' months.

Residents' access outside of these hours is via a swipe card; while non-resident access outside these hours, which is an infrequent occurrence at Summerset villages, is via a call button.

15) *A bird's eye perspective imagery of the development from different vantage points. The aerial perspectives should be taken perpendicular to each of the principal boundaries and show the site context. This will assist in providing a better understanding of the overall project and how it sits with the policy framework.*

The Applicant's urban designer has provided a response to this request - refer **Attachment 10**.

### Noise

16) *A noise and vibration report fro the construction period and the operation of the retirement village.*

Please refer to the report prepared by Marshall Day Acoustics "32A Hathaway Avenue - Assessment of Noise Effects" 11 May 2018 - refer **Attachment 11**.

### Traffic

The requested further information in relation to "Traffic" was addressed in Questions 17 to 43 of the Further Information Request.

Traffic Design Group (TDG) has prepared a comprehensive reply covering the twenty-six (26) individual questions - refer **Attachment 12**.

### Further Written Approval

In the AEE submitted with the Application (at Appendix 5) ten written approvals were provided.


A further written approval has now be provided by the Flood Protection Unit, Greater Wellington Regional Council - refer **Attachment 13**.

**Public Notification of Application**

With the provision of the further information requested in your letter of 8 May 2018, it is the Applicant's understanding that Council now has all the information required to enable the application to proceed to public notification.

Accordingly, the Applicant would be grateful if you could advise on the likely date for public notification.

Yours sincerely



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Environment and Resource Management Consultant  
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**ATTACHMENTS**

1. Drawing SK019 Rev P2 "Control on Length of Building Exceeding 20.0m"
2. Updated Shading Analysis
3. Drawing A402 Rev P2 "Green Waste Enclosure"
4. Drawing A100 Rev P6 "Site Plan - Ground Floor Level"
5. Assessment - National Policy Statement on Urban Development Capacity
6. Landscape Concept Plans
7. Landscape Report Addendum 01
8. Letter from Boulcott's Farm Heritage Golf Course
9. Drawing SK022 Rev P1 "Block A/Stopbank Section"
10. Ian Munro Letter 22 June 2018 re Urban Design
11. Marshall Day Acoustics, 26 June 2018, Assessment of Noise Effects
12. Traffic Design Group, 13 June 2018, Traffic Response to Request for Further Information
13. Written Approval - Greater Wellington Regional Council