

Hi [REDACTED]

Please find the files for 26 Fitzherbert Road Wainuiomata attached as we discussed. I have not included to word documents that are automatically generated by our computerised process. This is because they haven't been completed or sent. The first relates to the reserves contributions, which have been saved as a separate file. The other file is letter accepting the application with attached invoice. in this case it was completed via an email with an invoice attached. I have included the files that were sent in the information i have sent you.

In terms of 209 Wise Street the key documents are available through our web page (<http://portal.huttcity.govt.nz/Home/Search?Tab=31&query=9008101> ). This is because the resource consents were granted last year. Could I suggest you view these and then contact me if you want any additional information. There are approximately 20 separate applications attached to the property file. Each application has anywhere from 1 to in excess of 40 files associated with it. The files themselves may have up to about 1 to 40+ pages of data. The key report is generally the p[planners report decision as it summerises the application, the legal and regulatory process, and any specialist reports, It also outlines the decision, and notification decision.

Please, contact me if you need any additional information.

Regards

Sean Bellamy

[26 Fitzherbert Road - RM210044.txt](#)

1.35 KB

[APPLICATION - Land Use Subdivision Combined.PDF](#)

11.07 MB

[PLANS - updated plans.pdf](#)

2.74 MB

[RAMS Invoice RM210044 396569.DOCX](#)

246.18 KB

[RE 26 Fitzherbert Road Wainui.txt](#)

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[Re RM210044 - 26 Fitzherbert Street.txt](#)

2.43 KB

[Reserves financial contribution assessment check-list RM210044 397630.DOCX](#)

138.32 KB

File links expire: Aug 31, 2021

[Access files](#)

Secured by Accellion

From: Niamey Izzett  
Sent: Wednesday, 17 February 2021 12:42 PM  
To: 'rishi@oasisbase.co.nz'  
Subject: 26 Fitzherbert Road - RM210044  
Attachments: RAMS Invoice RM210044 396569.docx

Good morning Rishi,

Please could you forward the invoice onto Wolfbrook property group as no email was provided.

Thank you for your Resource Consent Application  
(RM210044)

We've received your application and I have passed it to our Resource Consents team for assessment.

Attached is an invoice, this is only a deposit and further charges may be invoiced upon approval of your consent based on the actual and reasonable time spent processing the application.

Please note due to recent changes to the Resource Management Act the statutory clock for processing your consent will not begin until the deposit invoice has been paid.

Within 10 working days we'll let you know whether your application has been:

- \* Accepted – advise the next steps and expected decision date
- \* Rejected - then send you a credit note for any time left over after vetting your application and a list of the missing information.

If you have any questions about your application or the process, call us on 0800 670 6781, between 8am and 5pm Monday to Friday, or check out our video: <http://www.huttcity.govt.nz/video-library>.

Kind regards,

# 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](http://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/](http://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 &amp; 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; Evelynn 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](http://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

<b>To:</b>	Hutt City District Council
<b>Applicant's name:</b>	Wolfbrook Property Group
<b>Site address:</b>	26 Fitzherbert Road, Wainuiomata, Lower Hutt
<b>Legal description:</b>	LOT 2 DP 14197 WN549/105
<b>Certificate of Title Number:</b>	549/105
<b>Site area:</b>	816m <sup>2</sup>
<b>Operative Plan(s):</b>	Hutt City District Plan
<b>Hutt City Operative District Plan 2004 –Zoning &amp; Overlay</b>	General Residential Zone Medium Density General Residential
<b>Hutt City Plan Change 43 Decisions Version – Zoning</b>	Medium Density Residential Activity Area
<b>Hazards</b>	No flooding or geotechnical hazards identified through preliminary investigations
<b>Proposal outline:</b>	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 500m<sup>2</sup>. 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 = 60.32m<sup>2</sup> 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 = 69m<sup>2</sup> 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)

<b>Rule Standard /</b>	<b>Performance Standard</b>	<b>Proposal</b>	<b>Consent Required</b>
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 <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> – 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	(a) Ground Level: The natural ground level may not be altered by more than 1.2m, measured vertically.  (b) Quantity: Maximum volume of 50m <sup>3</sup> (solid measure) per site.	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)	No vehicular access is provided, as the development does not provide for any car parking spaces on site.  A 1.5m wide pedestrian access is provided along the southern boundary, to provide pedestrian access to the 8 rear units.	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 2m<sup>2</sup>.
- 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 20m<sup>2</sup> requirement.

The new plan changes allows for a reduction in outdoor space from the previous 35m<sup>2</sup> to minimum 20m<sup>2</sup>. 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 constrains.</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"> <li>• Seek to improve connectivity within and between communities; and</li> <li>• Enable walking, cycling and access to public transport</li> </ul>	<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 4A 2.3.1 (Operative Plan)	Comments
<p>Residential development of 3 or more dwelling houses:</p> <ul style="list-style-type: none"> <li>(i) Design Guide (Appendix 18)</li> <li>(ii) Amenity Values</li> <li>(iii) Landscaping</li> </ul> <p><i>Note: The assessment criteria comments will reflect the Plan Change 43 and new General Residential Guidelines:</i></p> <ul style="list-style-type: none"> <li>• INTEGRATE WITH THE STREET AND NEIGHBOURHOOD</li> <li>• PROVIDE DIVERSITY AND INTEREST</li> <li>• BUILDING TYPOLOGY AND DENSITY</li> <li>• VARIATION AND LEGIBILITY</li> <li>• COMMUNAL ACCESS, CARPARKING, LANEWAYS</li> <li>• INDOOR AND OUTDOOR LIVING SPACES</li> </ul>	<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>

dominance of the buildings while promoting pedestrian and visual amenity.

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.

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 20m<sup>2</sup>.

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.

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.

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.

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.



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"> <li>a) Allotment Design</li> <li>b) Engineering Design</li> <li>c) Contamination</li> </ul>	<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 <i>'traffic and car parking'</i> 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"> <li>- The siting and layout of buildings should respect the existing built character and patterns of the neighbourhood.</li> <li>- 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.</li> <li>- 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"> <li>o Clearly separating dwellings rather than placing in one large block or reduce the perception of bulk.</li> </ul> </li> </ul>	<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>

- Varying the size of units reflecting the variation of house size in the neighbourhood.
- 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.

- 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.



### Integrated buildings and spaces

- 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 35m<sup>2</sup> 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.

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.

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.

The private outdoor areas are screened from the adjoining sites by 1.8m high fencing as marked on the landscape plan.

Each unit will have a private useable outdoor area of at least 20m<sup>2</sup> 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.

Detailed landscaping is proposed as part of the development through carefully chosen plan species as well as providing an 8000l rain tank.

### Vehicles

- 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

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.

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>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"> <li>- The design and materials of carports and garages should be consistent with that of the whole development.</li> <li>- Garages should not be regarded as separate from the development or that their design is less important.</li> </ul>	
<p><u>Fences and walls</u></p> <ul style="list-style-type: none"> <li>- Front fences and walls should be designed of materials compatible with the overall development and should enable occupants to see to the street.</li> <li>- Consider the use of trees and hedges to enhance privacy, provide screening and delineate property boundaries.</li> </ul>	<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"> <li>- Outdoor rubbish and recycling storage space should be located so that it is not visually obtrusive and accessible to each dwelling.</li> <li>- Each dwelling should be designed to provide an open air clothes line which is easily accessible and receives natural sunlight.</li> </ul>	<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"> <li>- The positioning of windows and doors should be oriented to the street and shared spaces to provide outlook while maintaining privacy within the dwelling.</li> <li>- 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.</li> </ul>	<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

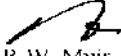
# Appendix E

## 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

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

**Registered Owners**

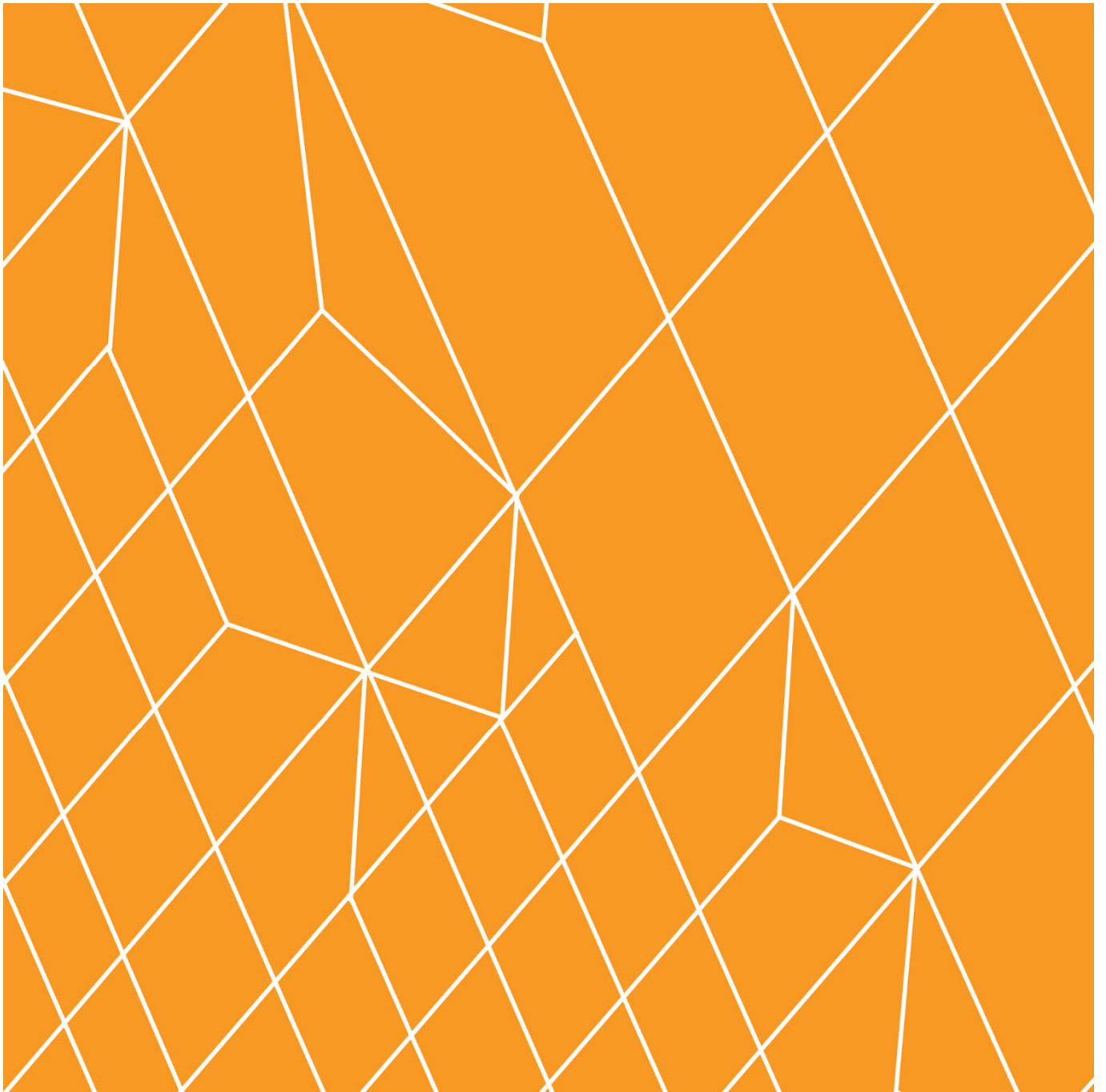
Kenneth Thomas Burrows and Evelyn Mary Jane Dowman as to a 1/2 share  
Alan Graham Dowman and Evelyn Mary Jane Dowman as to a 1/2 share

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**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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A	Email from Wellington Water for three waters design at 26 Fitzherbert Road
B	Wastewater Pipe Capacity Check
C	Stormwater Pipe Capacity Check
D	Water Pipe Capacity Check
E	Response from Hutt City Council



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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 m<sup>2</sup>. 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 m<sup>2</sup> (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 m<sup>3</sup> 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](http://www.huttcity.govt.nz)



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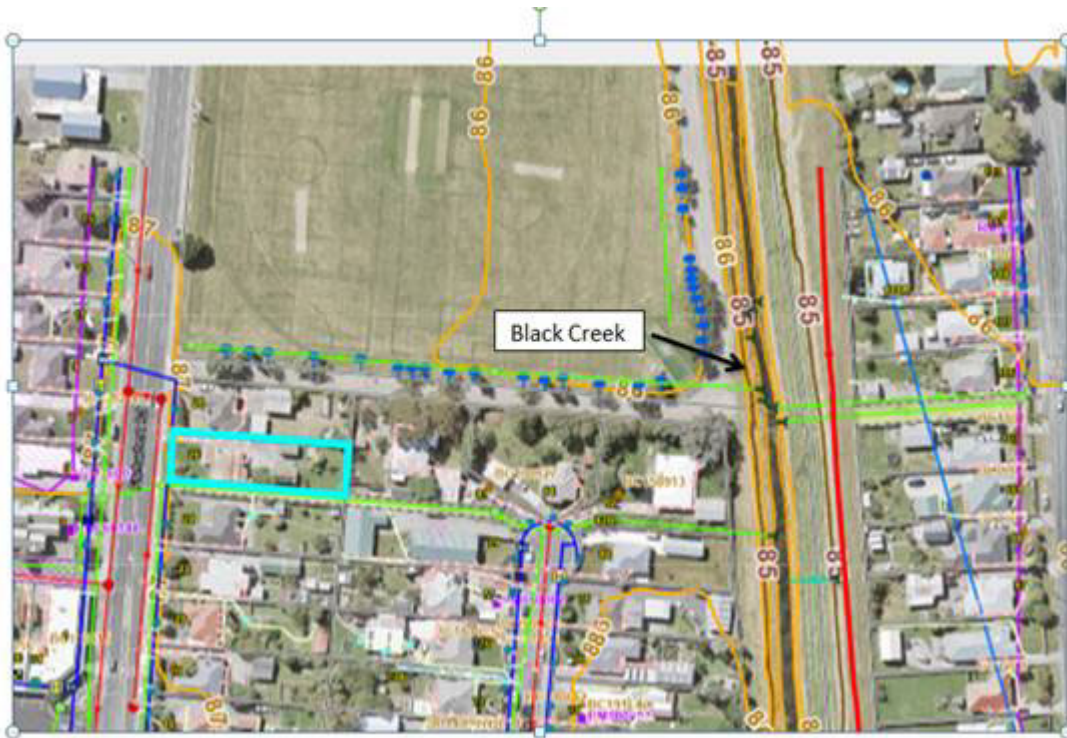
**From:** Selina Zhu [mailto:selina.zhu@holmesconsulting.co.nz]  
**Sent:** Thursday, 3 December 2020 5:58 PM  
**To:** Steven Mann  
**Cc:** Adam Carlson; Carolyn Grise  
**Subject:** 26 Fitzherbert Road, Wainuiomata, Lower Hutt

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 food 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 <sup>2</sup>		From Wellington Water GIS
Area	0.0816 ha		10000 m <sup>2</sup> 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 <sup>-0.2</sup> , 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
<b>Peak Wet Weather Flow (PWWF)</b>	<b>0.16</b> 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 <sup>2</sup>		From Wellington Water GIS
Area	0.0816 ha		10000 m <sup>2</sup> 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 <sup>-0.2</sup> , 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
<b>Peak Wet Weather Flow (PWWF)</b>	<b>1.03</b> 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:

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

Where:

Average Dry Weather Flow <b>ADWF</b>	= 0.0023 L/s/person (L/s)
Peaking factor <b>PF</b>	= 7.23 x Area <sup>-0.2</sup> [area in hectares]
<b>Direct inflow</b>	= 0.55 L/s/km of pipeline in catchment upstream of point of analysis.
<b>Infiltration</b> (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 m <sup>2</sup>	0.95	7.54	362 m <sup>2</sup>	0.95	12.72	148 m <sup>2</sup>	0.95	5.19
Other impervious area (pavement)	-137.61 m <sup>2</sup>	0.95	-4.84	78 m <sup>2</sup>	0.95	2.74	215 m <sup>2</sup>	0.95	7.57
Pervious Area	-76.78 m <sup>2</sup>	0.35	-0.99	376 m <sup>2</sup>	0.35	4.87	453 m <sup>2</sup>	0.35	5.87
Total	0 m <sup>2</sup>		1.70	816 m <sup>2</sup>		20.33	816 m <sup>2</sup>		18.63

(B) Tank Details

Tank surface Area	9.39 m <sup>2</sup>	Diameter		G	9.8006 m <sup>3</sup> /sec <sup>2</sup>
Tank Height	0.86 m				
Orifice diameter	0.08 m	Area	0.005077 m <sup>2</sup>		
Orifice discharge coefficient	0.62			d2	0.0094
Max orifice head	9.956 m <sup>2</sup>	Assume 0.2m depth dead storage			
Trial orifice diameter calculator				2g	19.6 m <sup>3</sup> /sec <sup>2</sup>
Peak orifice flow	l/s				
Max orifice head	m				
Trial diameter	m				

(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 discharge
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 (mins)	Site Runoff Calc											
	Tank inflow l/s	Tank storage m <sup>3</sup>	Tank WL m	Adjusted Av WL m	Tank Outflow l/s	Net Device Storage m <sup>3</sup>	Unit flow	Rest of site (l/s)	Total (l/s)			
0	0.00	0.00	0.00	0.000	0	0	0	0	0	0		
2	3.09	0.19	0.19	0.020	0.010136	1.38906695	0.083344	0.10	0.2	0.974229	2.363295	
4	6.18	0.56	0.66	0.072	0.046127	2.963233623	0.261138	0.397633	0.4	1.948457	4.911691	
6	9.28	0.93	1.33	0.145	0.108394	4.5424862	0.450343	0.874933	1	4.871143	9.413629	
8	12.37	1.30	2.17	0.238	0.191156	6.032315361	0.634488	1.539146	1	4.871143	10.90346	
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	16.72369	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	

Assume using Cirtex Rainsmart double module: L=0.715m w=0.4m h=0.86 m 32 modules

L	2.86 m	4 blocks
w	3.2 m	8 blocks
Area	9.15 m <sup>2</sup>	
h	0.86 m	
Effective storage	95%	
Volume	7.48 m <sup>3</sup>	

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

# 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



Tel +64 4 912 4531 Mob 021 309 998

Private Bag 39804, Wellington Mail Centre 5045

Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt

[www.wellingtonwater.co.nz](http://www.wellingtonwater.co.nz)

Wellington Water is owned by the Hutt, Porirua, Upper Hutt and Wellington city councils and Greater Wellington Regional Council.  
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](mailto: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](mailto:Colin@cuttriss.co.nz)>; Land Development <[Land.Development@wellingtonwater.co.nz](mailto:Land.Development@wellingtonwater.co.nz)>  
**Cc:** James Beban <[james@urbanedgeplanning.co.nz](mailto:james@urbanedgeplanning.co.nz)>; Resource Consents <[ResourceConsents@huttcity.govt.nz](mailto: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

**Sarah Zhou Senior Engineer - Land Development**



Tel +64 4 912 4531 Mob 021 309 998

Private Bag 39804, Wellington Mail Centre 5045

Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt

[www.wellingtonwater.co.nz](http://www.wellingtonwater.co.nz)

Wellington Water is owned by the Hutt, Porirua, Upper Hutt and Wellington city councils and Greater Wellington Regional Council. We manage their drinking water, wastewater and stormwater services.

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**From:** Colin McElwain <[Colin@cuttriss.co.nz](mailto:Colin@cuttriss.co.nz)>  
**Sent:** Monday, 5 October 2020 6:06 PM  
**To:** Land Development <[Land.Development@wellingtonwater.co.nz](mailto: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**

Email. [colin@cuttriss.co.nz](mailto:colin@cuttriss.co.nz)

Mobile. 029 399 2450

DDI. 920 2972

Web. <http://www.cuttriss.co.nz>

[Facebook](#) | [Instagram](#) | [LinkedIn](#)

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# PROPOSED NEW DEVELOPMENT

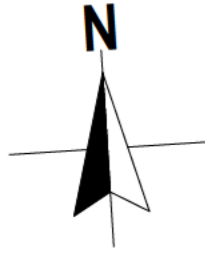


ARTIST IMPRESSION ONLY

**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

 <b>WOLFBROOK</b> RESIDENTIAL © WOLFBROOK RESIDENTIAL LTD PHONE: (027) 620 1000 ADDRESS: Arua Park, Unit 4, 25 Churhill St, Christchurch 8013 WEB: www.wolfbrook.co.nz	<b>JOB TITLE:</b> <b>26 FITZHERBERT ROAD,          WAINUIOMATA</b>	<b>DRAWING TITLE:</b> <b>Cover Index</b>	<b>LEGAL DESCRIPTION:</b> LOT: 2 DP: 14197 26 FITZHERBERT ROAD WAINUIOMATA	<b>LEGAL NOTES:</b> 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	<b>DATE OF ISSUE:</b> 26/11/2020 <b>AMENDMENT DATE:</b> 01/03/2021	<b>DESIGNER:</b> D.R.H <b>TECHNICIAN:</b> TBC <b>BASE PLAN:</b>	<b>SCALE:</b> RC8 <b>VERSION:</b> RC8	<b>SHEET:</b> <b>RC-01</b>
	<small>IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS</small>							





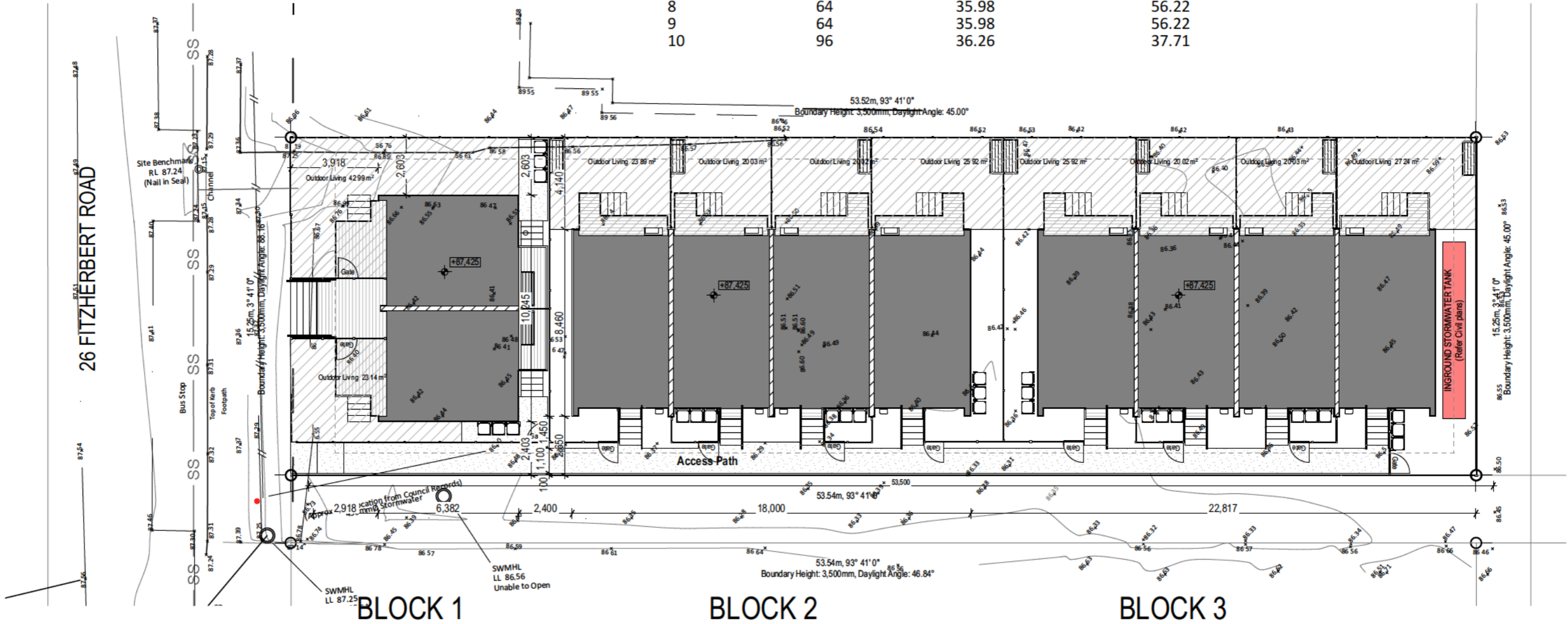
**GENERAL NOTES**

Site Area	816m <sup>2</sup>
Site Coverage Area (over Cladding incl. Covered Areas, Gutter)	457.48 m <sup>2</sup>
Site Coverage	56.06% (60% Allowable)
Impervious Surface Area	453.14 m <sup>2</sup> (55.53%)
Permeable Area	362.86m <sup>2</sup> (44.47%)
Exposure Zone	C
Wind Zone	High
Earthquake Zone	3
Snow Zone	N0
Territorial Authority	HUTT COUNCIL
Planning Zone	MEDIUM DENSITY RESIDENTIAL
<b>General:</b>	Concept subject to TA rules and regulations. All dimensions to be confirmed on site Concept may be subject to subdivision developer's approval
<b>Foundation Type:</b>	NZS 3604:2011 OR ENGINEERED (Timber Floor Construction) (To be confirmed with Geotechnical Report)
<b>Site Information:</b>	Position of road crossing, services locations, street trees, lamp posts, parking bays, pedestrian islands etc is known

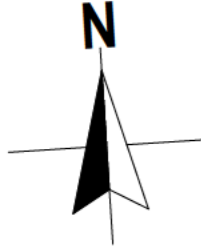
<b>Landscaping:</b>	This plan is indicative only. Refer to Landscape Architects Plan.
<b>Boundary Information:</b>	Confirmed with Certificate of Title
<b>Site Levels:</b>	Levels obtained
<b>Site Services:</b>	<b>Stormwater:</b> Council Connection at Boundary/Soakpit/Retention Tank/Grey Water Recycling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

**LOT COVERAGES**

LOT	SITE AREA NET m <sup>2</sup>	FLOOR COVERAGE m <sup>2</sup>	SITE COVERAGE %
1	84	31.85	37.92
2	69	31.85	46.16
3	84	36.26	43.17
4	64	35.98	56.22
5	64	35.98	56.22
6	84	36.26	43.17
7	84	36.26	43.17
8	64	35.98	56.22
9	64	35.98	56.22
10	96	36.26	37.71



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**GENERAL NOTES: GROUND FLOOR**

Ground Floor Perimeter (Over Foundation) 151,062 m

Floor Area (Over Framing) 344.11 m<sup>2</sup>  
 Floor Area (Over Foundation) 344.11 m<sup>2</sup>  
 First Floor Area 314.91 m<sup>2</sup>  
 Floor Area (Covered Area) 457.48 m<sup>2</sup>  
 Total Floor Area (2 Storey) 636.84 m<sup>2</sup>

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

Internal Door Leaf Height Standard

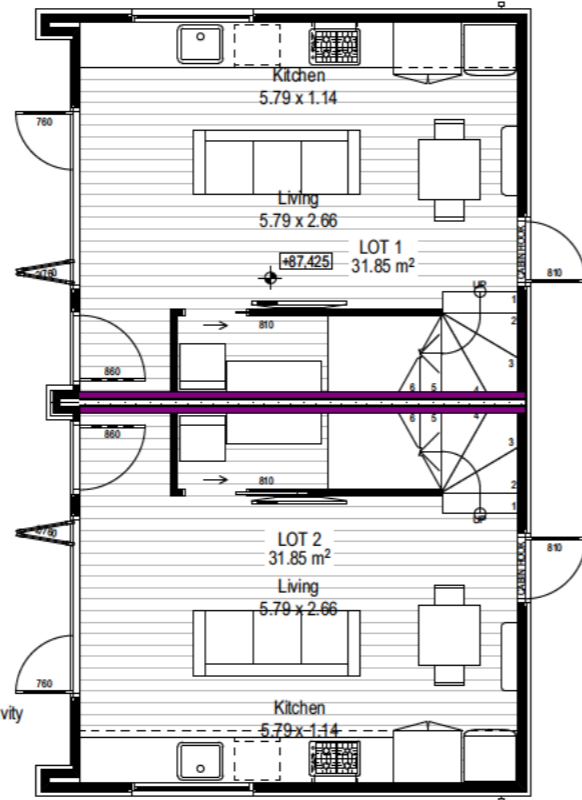
Wall Cladding Materials James Hardie Linea Oblique weatherboard 175mm on 20mm cavity  
 (Fixed vertically and Horizontally refer Elevations)  
 50mm Rockcote Integra panel on 20mm cavity

Roofing Materials Colorsteel Longrun Trimline

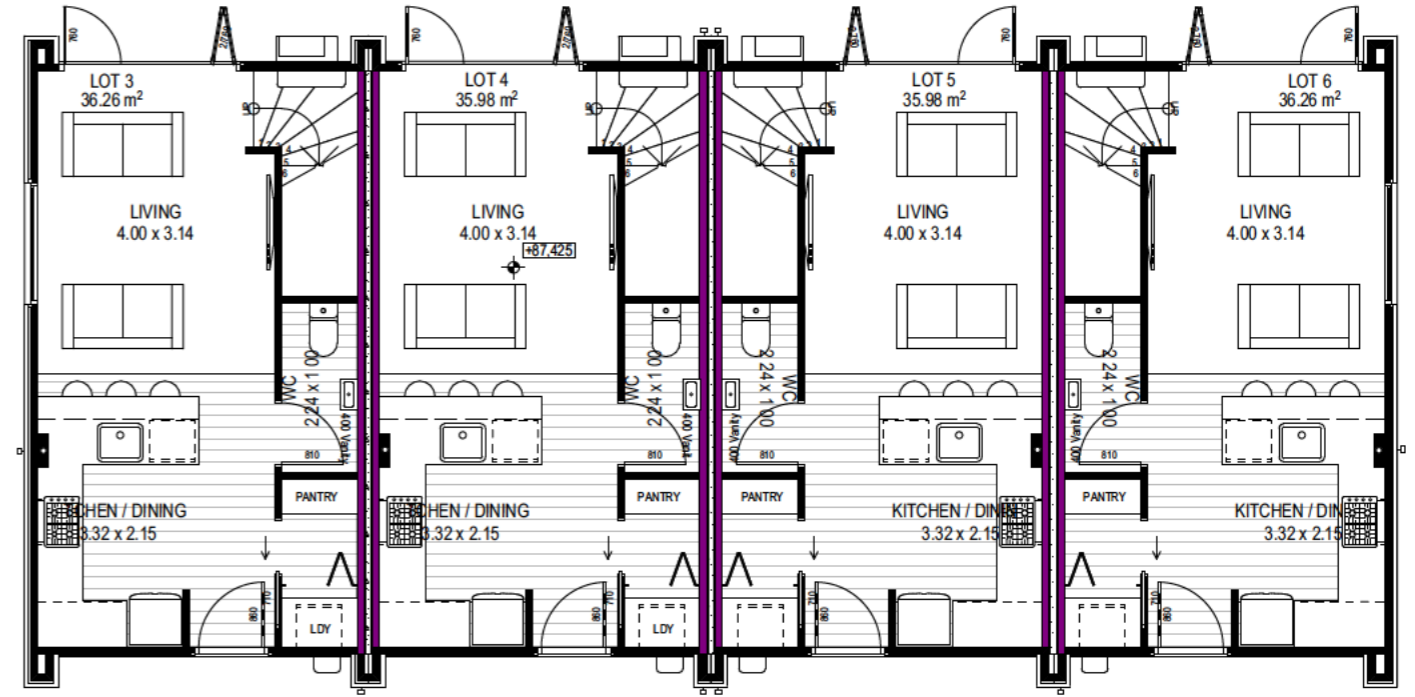
Engineering: Timber floor & pile foundations (timber base boards with 50mm gap for flow path)  
 with solid block walls between units (for fire requirements)  
 Refer prelim Engineering details

Extras: Gas cook tops, Gas hot water

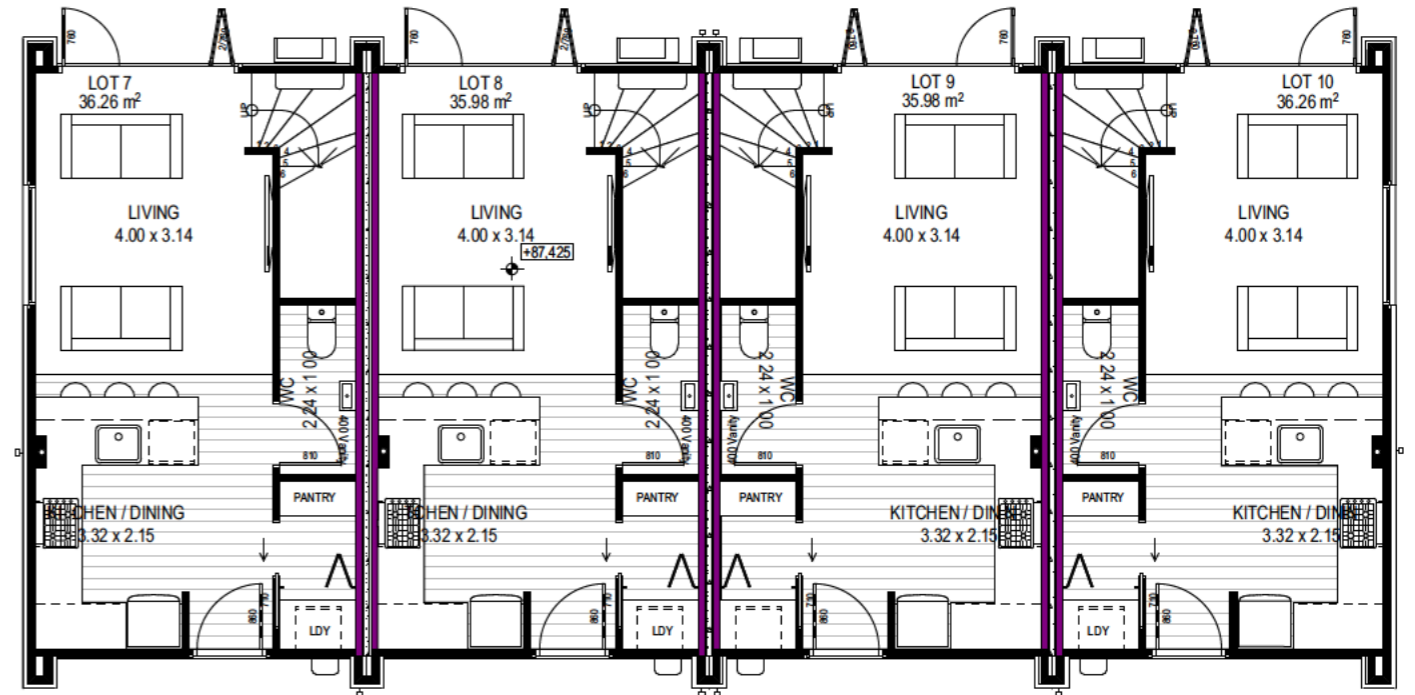
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**BLOCK 1**



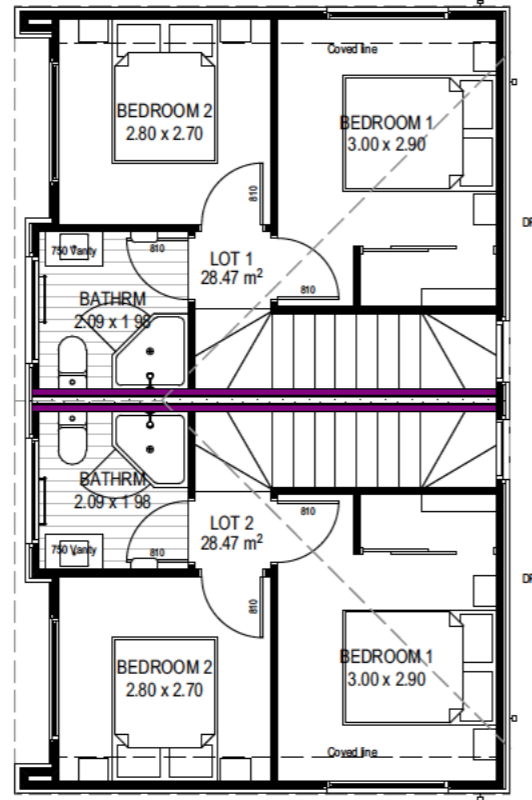
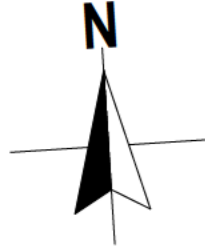
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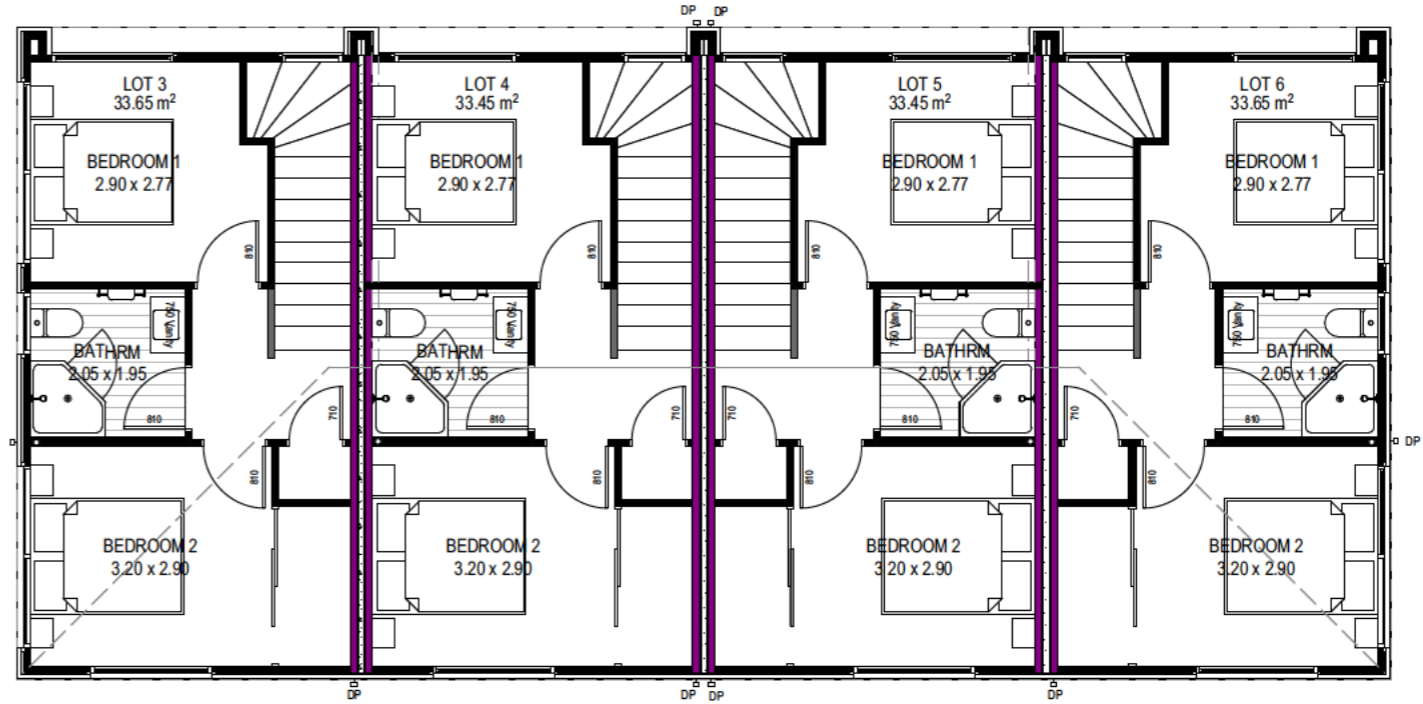
**BLOCK 3**

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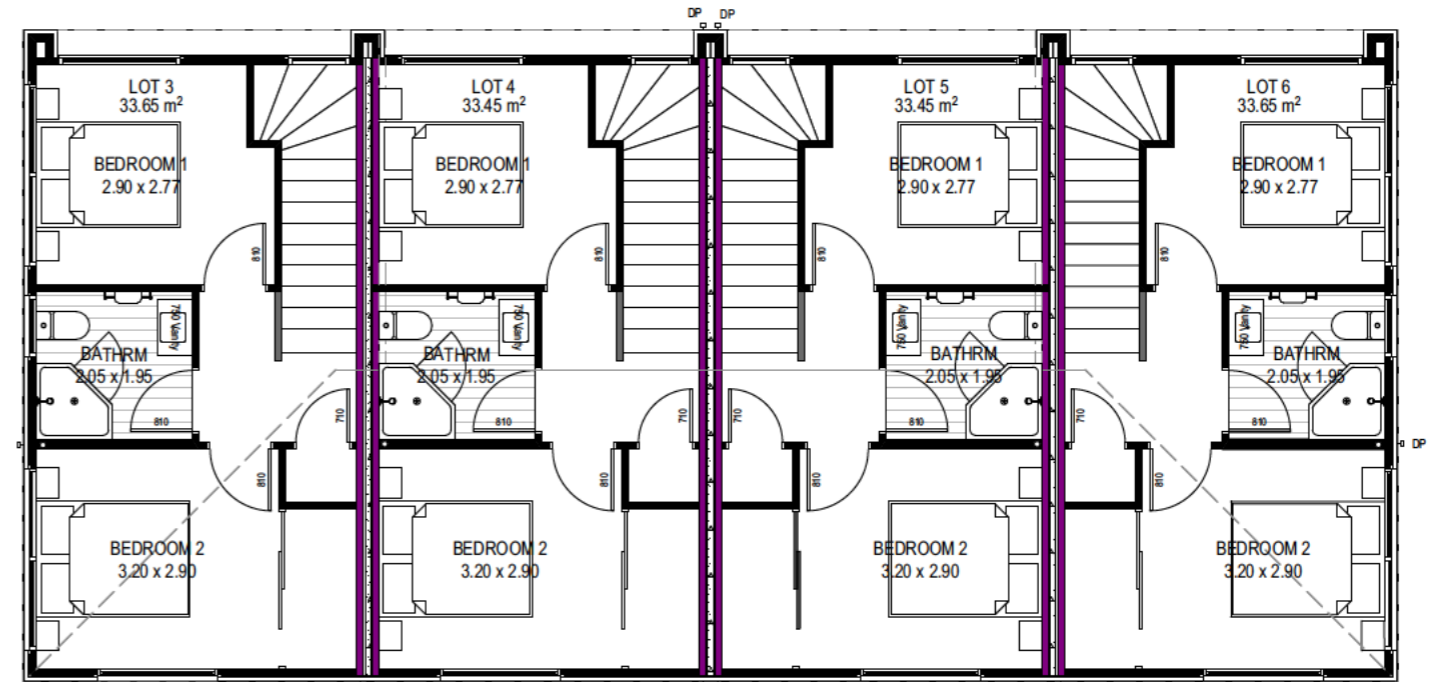




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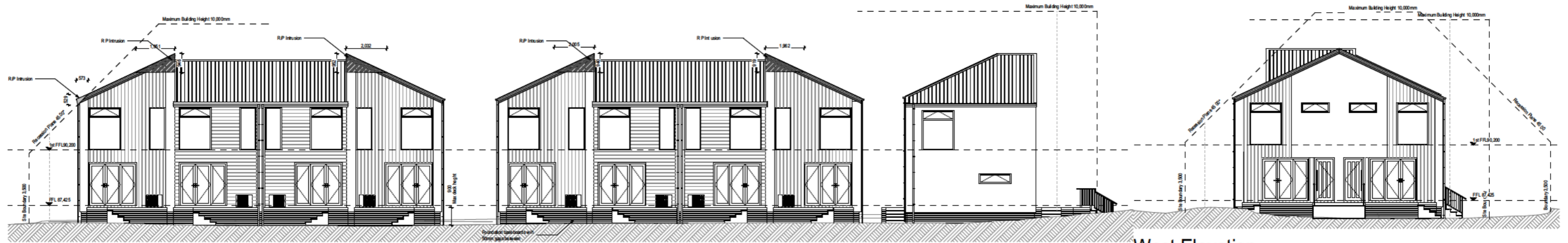


BLOCK 2



BLOCK 3

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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

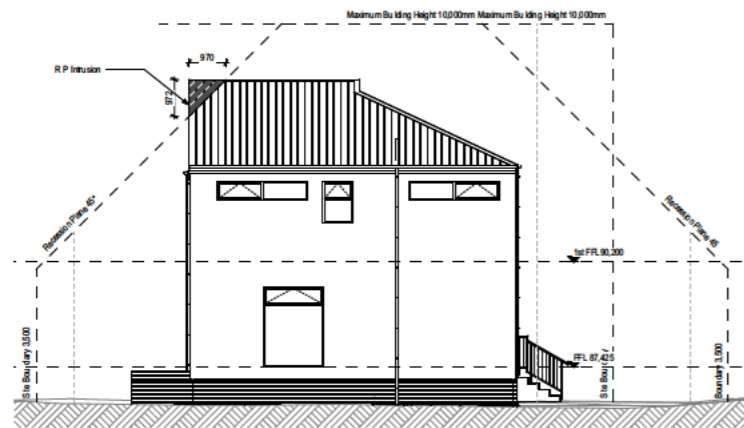
BLOCK 1

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BLOCK 3

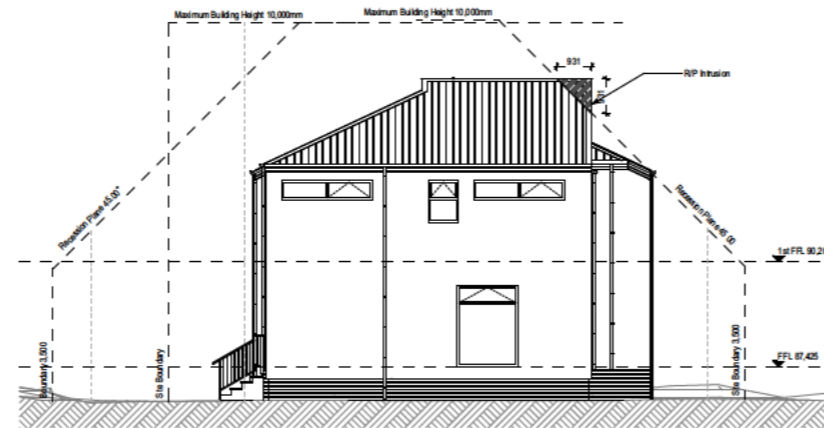
West Elevation  
SCALE 1:200 @A3

BLOCK 2



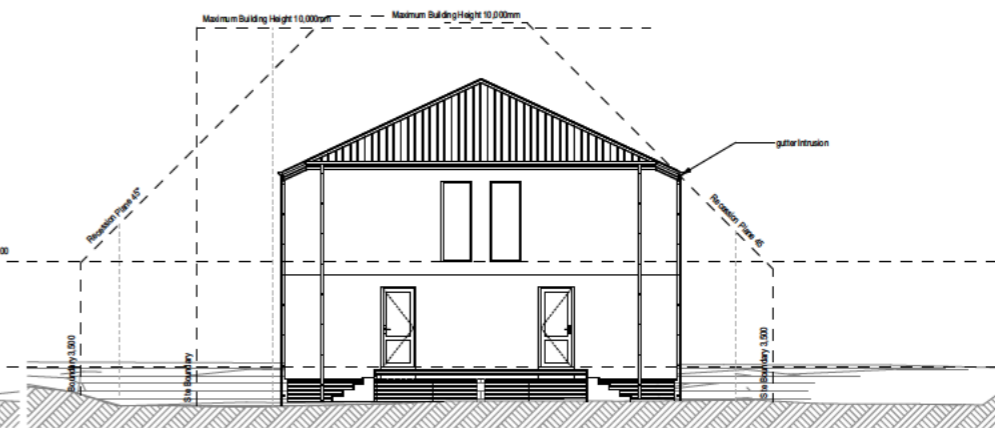
West Elevation  
SCALE 1:200 @A3

BLOCK 3



East Elevation  
SCALE 1:200 @A3

BLOCK 2



East Elevation  
SCALE 1:200 @A3

BLOCK 1

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## Tax Invoice / Statement

Wolfbrook Property Group  
C/- Oasis Base Limited  
204 Parker Road  
Oratia  
AUCKLAND 0603

GST number: 52-097-053  
Invoice number: 54615  
Application number: RM210044  
Date: 17 February 2021

**Application type:** Land Use Subdivision Combined  
Land Use Subdivision Combined  
**Property address:** 26 Fitzherbert Road WAINUIOMATA 5014

Charge description	Charge	GST	Amount
Landuse and Subdivision Fee	\$2,152.17	\$322.83	\$2,475.00
Total	\$2,152.17	\$322.83	\$2,475.00

### Payment Options

- **Credit Card:** [eservices.huttcity.govt.nz](http://eservices.huttcity.govt.nz) or visit our homepage: [www.huttcity.govt.nz](http://www.huttcity.govt.nz)
- **Internet Banking:** Hutt City Council, 03-0531-0429500-04, Westpac, Lower Hutt – and **RM210044** the RM number as Reference
- **Visit our office** at 30 Laings Road Lower Hutt

**Resource Consent Terms and Late Payment** – refer over page

### Payment slip

**Please post to:**  
Hutt City Council  
Private Bag 31912  
LOWER HUTT 5040

**RM number:** RM210044  
**Applicant:** Wolfbrook Property Group  
**Amount due:** \$2,475.00

## **Resource Consent Terms and Late Payment**

### **Initial Fees and Additional Fees**

Initial fees must be paid before applications are processed/work undertaken by council. Further charges will be invoiced if additional time is spent processing requests and/or disbursements.

### **Credit Card and Internet Banking Payments**

Council will not be able to process your payment if incorrect details or reference number is not provided. In these circumstances, Council will not start work or process any application the payment relates to. Council accepts no liability for the consequences of any delay.

### **Terms of Payment**

Payment of additional fees is due by the 20<sup>th</sup> of the month following invoice processing.

### **Late payment will incur:**

- an additional administrative fee (lesser of 10% of the overdue amount or \$300)
- all costs and expenses (including debt collection or legal fees) associated with recovery of the overdue amount

▪

From: Sean Bellamy  
Sent: Tuesday, 2 March 2021 9:08 AM  
To: 'Jane Law'  
Subject: RE: 26 Fitzherbert Road Wainui

Hi,

I have talked to the senior planner processing the application and he's accepted the application. This means there is enough information for him to process it. The next step is to review the assessment of effects and determine the notification process.

I hope this helps.

Cheers

Sean

-----Original Message-----

From: Jane Law [mailto:janeandmalcolmlaw@gmail.com]  
Sent: Tuesday, 2 March 2021 7:42 AM  
To: Sean Bellamy  
Subject: 26 Fitzherbert Road Wainui

Hi Sean, just wondering if you could give me an update on the resource consent application for 26 Fitzherbert Road.

Regards  
Jane Law

Sent from my iPhone

From: Rishi Buggaveeti <rishi@oasisbase.co.nz>  
Sent: Monday, 1 March 2021 9:43 AM  
To: Peter McDonald  
Subject: Re: RM210044 - 26 Fitzherbert Street  
Attachments: 26 FITZHERBERT ROAD - RC8.pdf

Hi Peter,

Please find the attached plans with the individual lot coverages.

I can also confirm that the SW tank is below ground.

Thanks,  
Rishi

On Sun, 28 Feb 2021, 11:25 am Rishi Buggaveeti, <rishi@oasisbase.co.nz> wrote:  
Hi Peter,

Thanks for your email.

I have asked the Architect to include a coverage plan. I will send this to you as soon as I receive it.

I am checking with the Engineer as to whether the SW tank will be underground or above ground as it was to be confirmed at the detailed design stage. I will get this confirmed soon and have it marked on the plans if above ground.

Regards,  
Rishi

On Fri, Feb 26, 2021 at 6:23 PM Peter McDonald <Peter.McDonald@huttcity.govt.nz> wrote:  
Hi Rishi

I have been allocated your resource consent application for a multi-unit development and subdivision at 26 Fitzherbert Road. I have vetted and accepted your application.

I am unclear from the proposal if the proposed stormwater tank is underground. Are you able to clarify as the landscaping plan appears to show planting detail in the vicinity of the tank? Also for combined land use and subdivision consents we assess site coverage and permeable surface coverage on a per proposed allotment basis. Information on this detail may be formally requested unless otherwise clarified.

Finally, for your future reference I can clarify that all appeals on Plan Change 43 have been resolved and it is now operative in full. Let me know if you have any questions.

Kind regards,  
Peter  
Peter McDonald  
Senior Resource Consents Planner

Hutt City Council, 30 Laings Road, Private Bag 31912, Lower Hutt 5040, New Zealand  
T 04 570 6745, W [www.huttcity.govt.nz](http://www.huttcity.govt.nz)

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Rishi Buggaveeti  
Director | Urban Planner  
Oasis Base Ltd  
M 020 420 4444

# RESERVES FINANCIAL CONTRIBUTION ASSESSMENT



RM:	RM210044
Address:	26 Fitzherbert Road WAINUIOMATA 5014
To:	Resource Consents
From:	Parks and Gardens

Do reserves contributions apply?  Yes  No

Rule 12.2.1.7(a) of District Plan states that where a subdivision results in an increase or an intensification of use of land whether residential, commercial or industrial, the reserve contribution shall be a maximum contribution in cash or land to an equivalent value equal to 7.5% of the value of each new allotment. The maximum reserve contribution is not appropriate in all cases and each case must be assessed on the particular circumstances that exist.

In determining whether the base maximum should be reduced, the following matters will be taken into account:

	Applies	% reduction
<p><b>Intensity of use</b> Whether there will be an increase in intensity in use of land which will lead to an increase in demand or need for reserves and open space.</p> <p>A modest increase in demand for reserve land is likely to occur following this subdivision. The proposal is to construct 10 new 2 bedroom dwelling units replacing one existing dwelling unit.</p>	Y	0.5
<p><b>Change of character</b> The degree to which the land use will change the character of the area and whether that change will be adverse, neutral or beneficial.</p> <p>Change in character will be noticeable and/or includes non-complying aspects. 10 new dwelling units replacing one existing dwelling unit. Minimal vegetation clearance. Non-complying district plan elements include yard requirements.</p>	Y	0.5
<p><b>Provision of open space</b> Whether the development makes provision for recreational or open space, what is the nature and type of space will be provided and its suitability for residents and others living or working in the area.</p> <p>The proposal is making no provision for recreation or useable open space.</p>	N	0
<p><b>Existing reserves</b> The location, amount, type and distribution of existing public open/recreation spaces in the neighbourhood and whether they are meeting needs of the local community as outlined in <i>The Reserves Strategic Directions 2016-26</i> and <i>The Review of Valley Floor Reserves</i></p> <p>Existing public open /recreation space in the neighbourhood needs improvements in order to meet the needs of the local community. The "Review of Reserves-Wainuiomata" states that there are many existing reserves in Wainuiomata but that they have the potential to provide more opportunities for activities, programmes, and events. There are a number of areas in Wainuiomata that cannot access a neighbourhood reserve within an 8.5 minute walk.</p>	Y	0.5



<p><b>Nature of the land</b></p> <p>How well landscape and natural character, features and visual amenity will be preserved after the land has been adapted to its new use. Aspects to consider are landform, natural features (trees and plants, streams and wetlands) and habitat and how well changes will meet community open space and recreational requirements and/or protect landscape and visual amenity values.</p> <p>No recreational opportunities, amenity values or habitat values are being addressed by the proposal. The application includes a landscaping plan that will benefit the aesthetic of the site.</p>	Y	0.5
<p><b>Reserves contribution</b></p> <p>The amount of reserve contribution paid on land in the last ten years. This is mainly applicable when a subdivision is opened in stages and a Reserve Financial Contribution for all stages is made at the outset. In this case a subsequent stage does not trigger the requirement for making a Reserve Financial Contribution</p>	N/A	
<p><b>Improvements</b></p> <p>The extent and type of planting or other improvements to existing and proposed open spaces and reserves, and how well these improvements have been carried out.</p> <p>Existing or proposed open spaces and reserves require improvements, or improvements have been made but are of low quality.</p>	N	0
<b>TOTAL REDUCTION OF RESERVES CONTRIBUTION:</b>		2
<b>TOTAL RESERVES CONTRIBUTION TO PAY:</b>		5.5

**In determining whether land, cash or a combination of land and cash will be required, the following matters will be taken into account:**

	Comment
The size and nature of the proposed open/recreation space.	
The ability of the open/recreation areas to be used for the proposed purpose.	
The distance and accessibility of the proposed.	
The cost of maintaining the proposed open/recreation space.	
The topography of the proposed open/recreation space.	
The ability to link the proposed open/recreation space to an existing or future network of open/recreation space and/or community facilities.	

**Fencing Covenant required?**       Yes       No

**Grazing restrictions required?**       Yes       No

**Any opportunities to improve ecological or recreational connectivity?**       Yes       No

**Reserves Planner:**

**Date:**    01 March 2021