

Cubitt Consulting Limited

RESOURCE MANAGEMENT CONSULTANTS

22 February 2018

Waitaki District Council
Private Bag 50058,
Oamaru 9444

Attention: Katrina Clark

Dear Katrina

CRONDI (2017) LTD: SUBDIVISION CONSENT 202.2017.971

I refer to your further information request letter dated the 4th of January 2018 regarding the Crondi (2017) Ltd: Subdivision Consent application consent 202.2017.971. I address each issue raised in that letter below, along with the other issues we have discussed since.

1. Written Approval of the Owner of 94-98 Weston Road.

The applicant has made contact with this landowner and explained what is proposed. As I understand it, a discussion was had around some of the potential effects this land owner may experience and the landowner did raise some concerns. The landowner has not responded to the applicant on the date agreed during these discussions in relation to his position on the proposal. Mr Mackay, a Director of the applicant company will make contact with the neighbour again but if this is not successful in the next few days, we would request that the limited notification process be adopted to progress this application.

2. Stormwater Mitigation

With respect to your Roading Officers concern in relation to the discharge of stormwater to District Road, the applicant has instructed their engineer to revisit this issue. I attach a Terramark plan (11812/4a) that illustrates the new approach, which will utilise a detention pond, based on preliminary stormwater calculations for pre-development versus post-development, and the volume required to be detained on-site during a 1 in 100-year storm event. The amount required to be detained is actually relatively small because the combined future hard-stand areas on Lots 10-13 is quite small compared to the size of the existing catchment. The secondary overflow path will be down the slope to the existing creek at the western end of the property.

The stormwater run-off from Lots 10 - 13 will now be piped to a wingwall outlet in the gully, near the south-west corner of Lot 11. From there an open channel drain will convey the stormwater to the proposed detention pond at the western end of Lot 14. The preliminary design concept (refer Longsection A-A') illustrates a permanent storage depth for the pond of approximately 0.5m. The height from the invert of the 70mm outlet pipe to the top of the earth bund (approximately 0.6m) represents the detention volume available in a storm event (in this case, for a 1 in 100-year event).

The net effect of the proposed stormwater measures will be to significantly reduce the current run-off volume from the subject property at the point where it discharges to the watertable in District Road. However, the scale of the earthworks associated with the pond will be in the order of 400 - 500m³ and as such we now propose to incorporate these earthworks into the consent.

3. Earthworks

3.1 Statutory Context

As a non-complying activity, Council has the ability to assess the earthworks component of the proposal regardless of the relevant earthworks rules in the plan. However, we note that Rule 4.3.2 provides for earthworks that exceed 100m³ in volume over a continuous five-year period or exceed 50m² in area as a **controlled activity** provided they comply with Site Development Standards 4.4.7 and 4.4.8. These site development standards deal with natural values that are not present on this site so the earthworks comply with those standards.

Considered alone, the earthworks would therefore be a controlled activity with the Council's control reserved over the following matters:

- i) siting, slope and camber of the track;
- ii) manner of forming a track;
- iii) terrain disturbance including vegetation clearance, volumes and materials to be removed;
- iv) rehabilitation of disturbed ground;

While this remains a non-complying activity, the controlled activity baseline illustrates that Council does not normally have the ability to refuse earthworks consents.

3.2 The Proposed Earthworks

The earthworks associated with this proposal will occur at three stages as follows:

- (a) The construction of the stormwater pond. The proposed stormwater detention pond, at around 450m³, will exceed both the volume and the area components of the earthworks standard.
- (b) The construction of the accessways. The combined earthworks area of RoW's A & B (where they are contained within the Rural zone) involve an area of 350m² and with an average cut depth of 0.7m, a volume of approximately 240m³.
- (c) The construction of dwellings on the site. With a typical house footprint of say 250m² at an average cut-to-fill depth of 0.75m generates a volume of 190m³ per Lot. Driveway and hardstand/manoeuvring areas will also add to this figure and we estimate around 100m² at average cut depth of say 0.6m, giving a total of around 60m³ per Lot. Total earthworks estimate for the construction of residential activities on Lots 9 -14: Area (350 x 6) = 2,100m², and volume (250 x 6) = 1,500m³. (Note: These figures make allowance for the construction of a dwelling in Lot 14.)

3.3 Environmental Effects of the Proposed Earthworks

Overall, the effects of these earthworks will be less than minor in the medium to long term as they are merely needed to facilitate construction of roading, housing and the stormwater system. Hence, they will be appropriately engineered as a consequence. In the short term, they will need to be managed to ensure runoff and sedimentation are appropriately managed. We assume Council will deal with this issue by the use of the standard condition.

With respect to the items over which Council has reserved control, we advise as follows:

- i) *Siting, slope and camber of the track.*

See detailed engineering drawings (D11812/6/0) attached (in particular Sheets 7 - 13), which have been already been approved for the Stage 1 construction by WDC. Slope details of stormwater system are shown on the attached plan 11812/4a.

ii) Manner of forming a track

Formation will most likely be by excavator (13 - 20T), with surplus material carted off-site by truck. This will also be the case for the formation of the stormwater detention pond, with construction details shown on the attached plan 11812/4a.

iii) Terrain disturbance including vegetation clearance, volumes and materials to be removed

The area and volume estimates are set out above. No vegetation (other than the organic topsoil in the areas of earthworks) will be disturbed or removed.

iv) rehabilitation of disturbed ground

Areas that will not be covered by carriageway, building and hard stand areas will be reinstated with topsoil and re-seeded with grass. The applicant intends to landscape around the detention pond to make it a feature of the property.

3. Bulk and Location Standards.

You also advised in your email of 30 January 2018 that given the proposed lots are in the RG zone, any residential units would also need to meet the setback requirements of 20m from internal boundaries and 15m from road boundaries. You noted that this would be unachievable, given the lot sizes proposed, and suggested the provision of proposed building platform areas.

Our preferred approach here is to propose a condition that all new dwellings comply with the bulk and location conditions of the Residential zone, being 2.4.2 to 2.4.6. This will reflect the character of the adjoining development on Stage 1 of this proposal.

I trust that the information contained above is satisfactory for your current needs, but please contact our office should you require anything further.

Yours faithfully
CUBITT CONSULTING LTD



Allan Cubitt
Director