

Enquiries to: Karla Putt
Phone: (07) 347 7840 Ext 222
Email: karla.putt@stratum.nz
Reference: RM220139

31 May 2023

Precision Built Limited
C/- Feathers Planning
PO Box 1462
HAMILTON

Attention: Charlotte Martynoga
Email: Charlotte@feathers.co.nz

Dear Charlotte

Plan Change Application RM220139, J & T Quigley Limited, 1861 Ongaroto Road, Whakamaru – Request for Further Information (Schedule 1 Clause 23(1) RMA)

Council has received your application for Private Plan Change Request for 1861 Ongaroto Road, Whakamaru, lodged on 11 April 2023.

Following a site visit and review of your application, we request the further information as outlined below to assist in assessing the potential environmental effects of the activity. The following matters are in accordance with Schedule 1 Clause 23(1) of the RMA.

1. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES:CS):

Please amend the HAIL Assessment to show the full site extent by modifying the scale of the aerial photos. Please discuss the structures in the north-western corner of the site.

2. Cultural Values Assessment (CVA):

Please provide a Cultural Impact Assessment detailing the impact of the development upon the relationship of Tangata Whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga. Reference to archaeological matters should also be included.

We understand that Raukawa Charitable Trust (RCT), Te Arawa River Iwi Trust (TARIT) and Tuwharetoa may have interest in this area of the district. RCT has Statutory acknowledgement of Lake Whakamaru.

We suggest you liaise with Raukawa Charitable Trust as to who they consider would be an appropriate author of a CVA for this location within the South Waikato district.

3. Provision for Livestock:

Please advise if there is the provision for livestock and associated animal husbandry within the development. Please advise of proposed management or legal mechanisms to address livestock.

4. Section 32 Assessment:

Please amend the Section 32 Assessment to:

- a) National Planning Standards: Provide a comparison between the various zone options, Rural Lifestyle, Settlement, etc. and a determination of why you have selected the proposed development.
- b) Density Reduction: Provide an assessment for a development with a reduced lifestyle lot density than the proposed, for example 20 lifestyle lots. Please provide this reduced density as an option for assessment.

5. Social Impact Assessment (SIA):

Please provide a Social Impact Assessment of the potential effects of the proposal to the Whakamaru Village residents, Lake Whakamaru users, Lake Whakamaru Reserve (SWDC), Sandy Bay Reserve (TDC), Whakamaru and Mangakino townships and wider rural communities. Consideration of potential amenity, recreation, reverse sensitivity impacts and potential demands on community infrastructure are required.

6. Landscape – Development Appropriateness and Intensity

Please provide the following information/assessment:

- i) Proposed layout and intensity of future lots, including how a spatial balance of built form with an appropriate proportion of relatively continuous un-built space would be anticipated across the site and how the proposed layout complements the existing landscape.
- ii) The LVA states “the proposed Structure Plan promotes the clustering of Lots within the site separated by local purpose reserves and planting”. Please clarify how the proposed ‘alley-like’ Local Purpose Reserve areas contribute to openness amongst lot areas.
- iii) Please advise how the proposed roadways, footpaths and other hard-scaped areas in relation to rural character and/or infrastructure that tends to be more-associated with urban character.

7. Landscape – Site Interface and Reserve

Please provide the following information/assessment:

- i) Assessment concerning the interface of the proposed site and relationship to Lake Whakamaru Reserve. Within this context it is considered the existing lakeside reserve, while not classified under a formal ‘zoning’ in the District Plan, is an area of distinctive activity and associated character including as part of the classified Outstanding Landscape Area. IT is considered that sensitivity to change would be considered ‘high’ at the interface of the site and Reserve, particularly for proposed Rural Residential Concept intensity.
- ii) Additional concept cross section views at other parts of the site that have different topography and relationships than that provided, and comment to any implications to proposed planting plan as a result.
- iii) Boat ramp amenity and access is provided through the subject site. Although the application (Feathers) state “Matters relating to the existing boat ramp and lake zoning for recreational users are beyond the scope of the Applicant and this application.” it is considered that this recreational structure and interface needs to be assessed. Please provide an assessment of how the boat ramp amenity and access will be affected by the proposal.

8. Landscape – Representative Viewing Locations

Please provide the following information/assessment:

- i) Further information should be provided on chosen view locations that are outlined within LVA to be representative for other viewing locations. For example for views toward the site from the northwest, including at Sandy Bay Reserve.

9. Landscape – Potential Built Form

Please provide the following information/assessment:

- i) Architectural building parameters that potentially assist buildings to recede into landscape surroundings. This would be in the context of building scale and modulation.
- ii) Proposed controls for building footprint size/ground floor area for prospective Rural Residential lots and an associated dwelling building. Inclusive also within such limits for built form would be accessory buildings, secondary-type home units, relocatable buildings, outdoor storage structures and similar.
- iii) Proposed surfaces to ensure low reflectivity, specifically building 'trim' (for example, elements such as joinery, spouting, downpipes and the like) and potential solar panels. We note that the application proposes reflectivity standards (Structure Plan sheet) for building trim elements to 46% LRV, and conflicting LRV maximums for walls: either "Wall colours...5-23%" and "Wall colours...more than 46% not acceptable". Please clarify.
- iv) Please clarify if all colours within the manufacturer colour charts of BS5252 are to included as some colours with percentage LRV are considered characteristically 'bright' and not recessive in this landscape context.
- v) The importance of fencing types in relation to visual amenity and proposed mitigation: It is noted the proposed Structure Plan states "Urban and close-boarded fencing is not acceptable on street frontages". Please comment on any importance of fencing types for all other proposed boundaries, along with measurable controls (for example. for visual permeability or otherwise) of proposed fencing types.
- vi) Mitigation – Lighting: Further information should be provided on anticipated effects of street and residence lighting of the development. Information for example on the luminance, glare, lux levels and other measurable controls related to off-site receiving environments should be assessed and included.

10. Landscape – Vegetation

Please provide the following information/assessment:

- i) Further information relating to the composition/extent of proposed mitigation vegetation. The presence of diverse sweeps of different stature vegetation both characterises landscape naturalness and typifies rural character. It is considered there would be a very high reliance on successful establishment of mitigation vegetation to screen and buffer proposed development, given also visual amenity effects are assessed in the LVA at 'moderate' and 'moderate-high' levels. Toward the southern and north-western extents of the site it is noted areas of the Structure Plan have minimal-to-no mitigation planting.

- ii) Further information for the proposed Concept vegetation, particularly in the vicinity of proposed Concept Lots 1-10, and the vicinity of proposed Concept Lots 60-66, as these areas do not appear to have any buffer vegetation protection.
- iii) Details on the management of vegetation for ensuring screening of residential-related activities combined with managing an expectation of resident views to the Lake. It is noted in LVA Detail 1 Sheet C04: *"Tall vegetation is restricted to lower ground...but does not impede the views from private residence"*.
- iv) Please provide comment on measurable parameters to be included within future legal mechanisms (private covenants and/or Consent Notices) and Management Plans specific to trees and shrub-tier vegetation. Comment should also be provided relevant to non-Covenant/Consent Notice vegetation proposed within future lots and contributing to mitigation.
- v) Details of the proposed legal and operational management of the proposed vegetated 'noise bund' area alongside SH30. Please comment further on how mitigation would be ensured, with particular reference to stature (growth form) of proposed vegetation (ie. LVA stated 'low' for bund, and 'occasional' non-covenanted vegetation within Lots along northeast side). The vegetation in this area would be considered to not only provide part of critical mitigation from the SH30 road corridor but also more widely from beyond the site southeast to northwest (including as a 'backdrop' to site developments).
- vi) Details of the proposed vegetation type and spacing along proposed new internal roadways, including necessary growth form to provide mitigation. Furthermore please advise why no Covenant-protected vegetation is included at the new access road edge of Concept proposed Lots 27 & 28.
- vii) Details of timeframes and measurable coverage/heights of areas of all proposed vegetation, particularly for when the vegetation would begin to mitigate effects. Please include timeframes in relation to future subdivision stages as well as potential building construction occurrence on future Lots.

11. Waikato Regional Council (WRC) Consents

It is desirable for the subject application to be aligned with any requirements of WRC. Please confirm if applications for earthworks, stormwater discharge and/or soil contamination management have been lodged with the WRC. Please advise if any additional information requirements are being sought by WRC and if any changes to the subject application are required to address the requirements of WRC.

Once we have received all of the information necessary to assess the effects of your proposal on the receiving environment, we will continue to process your application.

Please feel free to contact the processing planner regarding the requirements of this letter, on 07 347 7840 ext 222 or via karla.putt@stratum.nz

When and how should I respond?

In accordance with Schedule 25 of the Resource Management Act 1991 (RMA), you must respond to this request within 15 working days. You may either:

- (a) provide the required information;

- (b) write to us stating that you will supply the required information, but require a longer period in which to do so; or
- (c) write to us stating that you refuse to provide the required information.

What happens if I do not respond or refuse to provide the information?

If you do not respond within 15 working days, or respond indicating your refusal to provide the requested information, then under section 92B(2) of the RMA, we must continue to process your application but your application is likely to be declined.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'K Putt', with a long horizontal stroke extending to the right.

Karla Putt
Consultant Planner

for South Waikato District Council