

6 December 2021

Hello there,

Please find attached resource consent documentation for RC28839 and RC28840 which is being referred to your development engineering team for assessment. The proposal involves creation of an additional lot that is undersized at 26 Balmoral Terrace, Otumoetai.

The site is zoned suburban residential.

The attached documentation includes:

- AEE
- Technical expert reports, and
- Plans.

Reasons for referral: *Please review and advise on the serviceability of the proposed sites (i.e. stormwater, water, wastewater and utilities) and associated impact on land stability from the earthworks, flood impact, and access.*

Relevant planning information:

Resource consent is required under the following rules of the City Plan:

Rule	Activity status	Matters of control/discretion summary
12B.3.1.1 – Subdivision and 12B.5	Discretionary	Subdivision not complying with Standard 12B.3.1.1 – Minimum Lot Size of 325 sqm, with net size area of lesser size proposed.
12B.3.1.4 (i) – Design Assessment	Discretionary	The proposal does not meet clause (i).
12B.3.1.4 (iii) and (iv) – Design Assessment	Restricted Discretionary	The proposal does not meet clauses (iii) and (iv).
14B.3.1 – Residential Density and 14B.7	Discretionary	Density of a dwelling per 325 sqm is enabled by the City Plan.
14B.3.4 – Setbacks and 14B.6	Restricted Discretionary	A 1.5m setback is required for all buildings which is not met with proposed boundary setback by 1.34m to the existing dwelling and the proposed dwelling setback to the proposed boundary by 1.3m.
14B.3.6 – Overshadowing	Restricted Discretionary	The proposed dwelling does not meet the overshadowing envelope along the proposed boundary.
4C.3(a) – Earthworks	Restricted Discretionary	Earthworks associated with a discretionary activity is not permitted.

Resource consent is not required under Plan Change 26 of the City Plan as it does not have legal effect. The reasons for consent are included here to avoid confusion with the assessment of effects, and hence the not applicable activity status.

Rule	Activity status	Matters of control/discretion summary
12B.4.2.3 – Sequencing of Comprehensively Designed Developments	n/a	This provisions does not have legal effect and the plan change has not progress sufficiently that the rule has relevance.
14B.3.17.1 – Duplex Dwellings, Permitted Standards • 14B.3.2 – Building Height • 14B.3.3 – Streetscape • 14B.3.4 – Setback • 14B.3.7 – Site Coverage • 14B.3.9 – Access • 14B.4.8 – Rules in other sections of the plan	n/a	This provisions does not have legal effect and the plan change has not progress sufficiently that the rule has relevance.
14B.3.17.2 – Residential Density for Duplexes	n/a	This provisions does not have legal effect and the plan change has not progress sufficiently that the rule has relevance. The application states, a maximum duplex density of 1 dwelling with two units is enabled per 400 sqm of nett site area, with two units proposed as a duplex within an area of 358 sqm.
14B.6.24.2 – Other Standards for Comprehensive Developments outside urban growth areas • 14B.3.2 – Building Height • 14B.3.4 – Setback • 14B.3.7 – Site Coverage • 14B.3.9 – Access • 14B.4.8 – Rules in other sections of the plan	n/a	This provisions does not have legal effect and the plan change has not progress sufficiently that the rule has relevance. The proposal does not meet all of the additional requirements as outlined earlier in this memo.

Resource consent is required under the following rules of Plan Change 27 of the City Plan:

Rule	Activity status	Matters of control/discretion summary
8D.3.1 – Walls and Fences	Restricted Discretionary	The proposal involves a retaining wall within part of an overland flowpath.

Referral process:

Please respond directly to the planner by COB 13 November 2021, or when able, if:

1. there is sufficient information to continue with your assessment, or
2. there are other issues/matters relevant to the proposal which require technical assessment that I have overlooked. In this instance, please advise what these matters are.

Once all necessary technical information/reports (if relevant) have been provided to enable assessment, please respond within **ten** working days with:

1. A written response to above questions; and
2. Any conditions recommended to be imposed on consent. Where site specific conditions are proposed please comment as to the purpose and reasoning for the condition.