



17/02/16

Whangarei District Council  
Private Bag 9023  
Whangarei Mail Centre  
Whangarei 0148

Attention: Ian McAlley

Re: Jerome Luiten.SH1 Kauri - Council Ref SD1500115 - S92 Response.

Hi Ian

With regard to the S92 request issued on the above referenced application and dated 25/11/16, the following information is provided;

- 1 From the consent documentation provided it is not possible to read some of the information provided, therefore please:
  - a. Provide a readable copy of Appendix 1 'Contaminated Site Report Checklist' and Appendix 4 'Results' of Attachment 6 to the Application.
  - b. Provide readable copies of the written approvals contained in Attachment 8, ensuring the written approvals are signed by all owners and Trustees if applicable.

(a)

Better copies of Appendices 1 and 4 area attached.

(b)

A higher definition scan of the neighbours approvals has been attached.

- 2 Please provide a revised plan of subdivision, including net site areas of each proposed lot and the width of the proposed right of ways.

A revised plan has been attached showing the net site areas and proposed ROW widths.

- 3 Please provide detail of the existing business being undertaken on the site, that either the business is a permitted activity or it is operating within the conditions of a granted resource consent.

The business operating on site is a small scale landscape business. As detailed in the traffic assessment (Attachment 5 of the application) total traffic generation from the site (associated with both the residential and landscape business components) is 25 one way movements per day. The business complies with the provisions of the district plan as a permitted activity.

- 4 The letter from NZTA (Attachment 7) and the Traffic Report at Attachment 5 appear to contain different proposals for the upgrade of the site entrance with State Highway 1. Please advise which entrance upgrade is proposed. If the entrance upgrade proposed is not the same as that required by NZTA please obtain a revised approval from NZTA.

The documents reference different manuals, but the treatment proposed is the same (as per the quote over page from our traffic engineer)



*'In NZTA's revised approval letter (10 December 2015), it specifies the AUSTROADS AUL(s) treatment then immediately refers to Attachment 1 of the same document. That is a reproduction of the diagram from my report. We can take this as acknowledgement that NZTA regards that diagram as correctly depicting an AUL(s) treatment and this is all we need to say. You can do this, it doesn't need to come from me.*

*FYI AUL(s) is also a left-turn lane and achieves exactly the same as those in the NZ Manual of Traffic Markings, which I adapted to suit this site and then included in my report. That is the diagram that NZTA's letter refers to. We just mark things out a little differently here than they do in Oz but it still achieves exactly the same.'*

- 5 Notwithstanding the request above, the letter from NZTA contained at Attachment 7 is dated 16 January 2015. This is considered too old to be relevant to this application, therefore please provide a new assessment from NZTA.

An updated consultation letter from NZTA has been attached.

- 6 Please provide plans showing that the proposed entrance upgrade (including drainage works) can fit within the existing State Highway Corridor and will not require works within private property outside of the subject site.

A document discussing and illustrated this point has been provided by Dean Scanlen (see attached). In short, the proposed upgrade does adequately fit within the highway corridor.

- 7 Please provide the written approval to the proposal of Fonterra Limited, being the owners of 560 State Highway 1 Kauri.

Fonterra has not been consulted, and there appears no reason to do so;

- In terms of amenity values, given the use of the Fonterra site, and the busy industrial SH12 buffering between Fonterra and the subject site, it is not considered that this will be of consideration.
- In terms of traffic related effects; Fonterra's new slip road enters and exits either side and well clear of the site. NZTA have provided approval, and there appears to be no reason to consider that this should be an issue.
- In terms of reverse sensitivity; The site is already utilised for rural residential living, and is surrounded by numerous other rural residential/lifestyle type uses. It is not anticipated that the small intensification proposed would increase likelihood of reverse sensitivity issues. Again, the busy multi lane SH12 buffer separates these activities and any future owners of the lots will be aware of proximities (Fonterra is not well hidden). Further, if Fonterra carries out activities in accordance with permitted provisions, then there is no grounds for grievance. If they are exceeding permitted activities without consent, then they should either cease those activities, or gain consent and either way, given the density of existing rural residential/lifestyle development around and including the subject site, the small density increase proposed it not anticipated to increase undue objection in any significant way.

- 8 When the information requested under 1(a) above is supplied, a report pursuant to 92(2)(a) RMA will be undertaken to confirm pursuant to section 8(4)(b) of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 that "it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land." Please advise within 15 working days of the date of receipt of this letter, whether pursuant to section 92B(1) RMA your client agrees to the commissioning of the report.

Peer review of these items is standard procedure and it is understood that carrying out this exercise will incur associated WDC (or representative) processing charges.



I trust that the information provided will allow for continued processing of this consent application. If you have any queries, please contact me directly on 021 2233668, (09) 4300866, or at;

[jason@hewsonplanning.com](mailto:jason@hewsonplanning.com)

Yours Faithfully

Jason Hewson  
Director

A handwritten signature in blue ink, appearing to read "Jason Hewson". The signature is stylized and somewhat cursive, with a long horizontal stroke at the end.

Hewson Planning Ltd