

28<sup>th</sup> March 2019

The Orchards Limited Partnership  
c/- Perception Planning Ltd  
11 Jellicoe Street  
MARTINBOROUGH 5711  
Attn: Lucy Cooper  
[lucy@perceptionplanning.co.nz](mailto:lucy@perceptionplanning.co.nz)

File Ref: RC190034

**BY EMAIL**

Dear Lucy

**Request for Further Information – Private Plan Change and RC190034 – The Orchards Limited Partnership – 67 Reading Street and 31 Market Road, Greytown**

The applications for a Private Plan Change and Land Use Resource Consent are comprehensive. They have been reviewed by Council's Planning and Engineering staff for completeness. A site visit has also been undertaken.

Under section 92 of the Resource Management Act 1991, the South Wairarapa District Council requests further information in relation to your Private Plan Change and Resource Consent application, RC190034.

**Requested Information and Reasons**

The further information required is detailed below.

**Traffic and Rounding**

- Given the scale of the proposed development, the outcome of consultation with New Zealand Transport Agency (NZTA) regarding the potential effects on State Highway 2 (SH2), particularly on the SH2/Papawai Road intersection.
- In accordance with *NZS 4404:2010 Land development and subdivision infrastructure*, a "Design and Access Statement" addressing (but not limited to) the following matters:
  - how the proposed target operating speeds within the development will be achieved,
  - rationale as to why a width of 3m for secondary roads has been used, as they are not "side or rear access" to which a 3m width standard applies,
  - A more detailed assessment as to the potential conflict between vehicles (2 way), pedestrians, cyclists, mobility scooters and visitor parking on secondary roads,
  - rationale behind the proposed upgrades to Reading Street and Market Road. Note a 50km/hr operating speed would normally require a carriageway width of 8.4m, not 5.5m-5.7m as proposed,
  - what the upgraded intersections will look like,
  - the intended location of pedestrian crossing(s).

### Soil Disturbance

- Confirmation as to whether the permitted activity standards of the *NES for Assessing and Managing Contaminants in Soil to Protect Human Health Section 8 (3) Disturbing Soil* are met by the proposed development, particularly (c) *the volume of the disturbance of the soil of the piece of land must be no more than 25 m<sup>3</sup> per 500 m<sup>2</sup>*. If not, this is to be included as an aspect requiring resource consent with relevant information and assessment. It is noted that this is an additional matter to that already addressed by SWDC granted Consent 180203, which dealt with the change in use of the land under the NES.

### Moroa Water Race

- It is understood from the documentation that the branch of the Moroa Water Race running through the middle of the property is to be modified with a pond, and bridges and used as a secondary flow path, and that the consent process is being used to seek the required written approval from Council for the works, as per the Moroa Water Race Bylaw 2007. As such, please provide more details of the proposed works on the water race including drawings of the pond, and structures with dimensions etc.

### **Responding to this Request**

Within 15 working days, being the 17<sup>th</sup> April 2019, please either:

- Provide the requested information; or
- Provide written confirmation that you can not provide the requested information within the timeframe, but do intend to provide it (Council will provide a revised timeframe); or
- Provide written confirmation that you refuse to provide the requested information.

If you have any questions regarding this request, please do not hesitate to contact me. I can be contacted by directly by email [Honz@xtra.co.nz](mailto:Honz@xtra.co.nz) or by phone on (0274) 088 775.

Yours sincerely



**HONOR CLARK  
CONSULTANT PLANNER**

**APPROVED BY**



**RUSSELL HOOPER  
PLANNING MANAGER - SOUTH WAIRARAPA DISTRICT COUNCIL**