



Ref: 220081

James Witham

26 July 2022

Woolworths NZ Limited  
c/o Forme Planning  
PO Box 24463  
Royal Oak  
Auckland 1345

Dear Sir/Madam,

**APPLICATION FOR RESOURCE CONSENT – Demolition of dwelling, new  
supermarket vehicle access  
PLANNING APPLICATION NO 220081**

**Request for Further Information**

I refer to your abovementioned application for Resource Consent.

We require further information from you in order for us to get a better understanding of the nature and effects of your proposal, and the ways in which any adverse effects may be mitigated. The information required is as follows:

***Transport***

After discussions with Waka Kotahi NZTA, the following transport information is requested:

- a. An assessment of the potential effects of right turning vehicles and queuing vehicles on the safety of pedestrian crossing on Main Street to the North of the subject location;
- b. An assessment of any alternative options for the new access arrangement that would eliminate the need for any right turning vehicle access from the state highway.
- c. A review of pavement strength review and any necessary design specifications to mitigate undue damage.
- d. The expected timing of service and delivery vehicles being received by the supermarket, including any differences between delivery timings during weekdays and weekends.
- e. The expected timing for the unloading of a delivery vehicle, and how multiple delivery vehicles arriving at the same time will be managed, in particular the risk and effects of queuing at the delivery area, including effects pedestrian movement over the vehicle crossing/footpath, and potential congestion on the state highway by blocking vehicle access.

- f. Detail regarding the assumptions made in the transport modelling over the split of traffic entering the site using the new access versus the existing access. The Transportation Assessment Report states that 40% of customer entry movements are expected to be accommodated through the new access.
- g. How the design will allow for the prioritised safe access of pedestrians and cyclists over the vehicle crossing.
- h. Assessment of compliance of the modified on-site angled parking spaces with the provisions of AS/NZS2890.1 2004.
- i. Traffic count data for actual traffic activity and turning patterns at the existing supermarket driveways during the peak periods;
- j. Reassessment of the performance of the connection with SH2 with consideration given to traffic growth on SH2 over the next 10 years, that right-turning B-trains and semi-trailers can be expected to need gaps of around 10 seconds in the oncoming traffic flow and that unlike at intersections, entering traffic will also need to give way to pedestrians;
- k. Confirmation is sought that the 23m truck and trailer swept path is more conservative than a maximum sized semi-trailer, and any associated additional main street parking loss and avoidance of verandah structures.
- l. A secondary matter is that a smaller truck might obstruct sight lines to the pedestrian crossing without obstructing the crossing; - Confirmation that the consultation with Waka Kotahi has involved engagement with their road safety engineers; and - Provision of amended plans showing a standard heavy vehicle crossing design; and - An explanation of the intended management of the gate across the proposed entry, in particular regarding the arrival of trucks.

#### ***Heritage character assessment***

- j. I note in my email of 22 June 2022 my question regarding the inclusion of an assessment of the relevant design guide in Appendix 8 of the Combined Wairarapa District Plan. I understand that this was to be provided, but as of yet hasn't been. Do you intend provide?

#### ***Sign***

- k. I note my email of 22 June 2022 regarding the proposed sign and its illumination. Please confirm whether you proposed to continue with an internally illuminated approach.

#### **Commissioning of reports**

Pursuant to s.92(2) of the Resource Management Act 1991, Council requests the commissioning of the following reports in order to ensure a robust assessment of effects on the environment arising from your proposal, and the ways in which any adverse effects may be mitigated.

##### ***- Peer review heritage assessment***

Council requests a peer review of the heritage assessment from a suitably qualified person to ensure robust assessment for matters that Council does not have in-house expertise to evaluate.

##### ***- Transport Assessment***

Council requests a report from a suitably qualified person examining the transport effects of the proposal for matters that Council does not have in-house expertise to evaluate.

**Timeline for Further Information**

I advise that under Section 92A(3) of the Resource Management Act 1991 (the Act), your application may be considered even if the further information requested is not provided. Please note that the Council may exclude certain time periods relating to the provision of further information under section 88C of the Act.

Pursuant to Section 92A(1) of the Act, ***within 15 working days*** of the date of this letter (i.e. by 10/12/2021), you must either:

- (a) provide the further information; or
- (b) agree (in writing) to provide the further information (after which the Council will set a reasonable timeframe); or
- (c) refuse (in writing) to provide the further information.

Upon receipt and assessment of the requested further information, an assessment will be made if the effect of the development is considered to be more than minor and/or if there are any affected parties.

Please note that Section 92A(3) of the Act allows the Council to consider the application under section 104 even if you:

- (a) do not respond to the request; or
- (b) agree to provide the information but do not do so; or
- (c) refuse to provide the information.

Section 104(6) allows Council to decline an application on the grounds it has inadequate information to determine an application. Should you not respond or provide information requested, Council is required (under Section 95C) to publicly notify your application. The deposit fee for public notification of a resource consent is \$2200.

If you have any queries please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'James R. Witham', written over a light blue rectangular background.

James R. Witham  
**Planning Manager**