

Jackson, Andrew

From: Thewarapperuma, Kasuni
Sent: Thursday, 3 October 2024 2:47 pm
To: Sam Flewelling
Subject: RMA/2024/2333 - Request for Further Information
Attachments: RMA20242333 - Cultural advice received.PDF

Dear Sam

**Resource consent application – Request for further information – RMA/2024/2333
2651 Christchurch Akaroa Road, Motukarara**

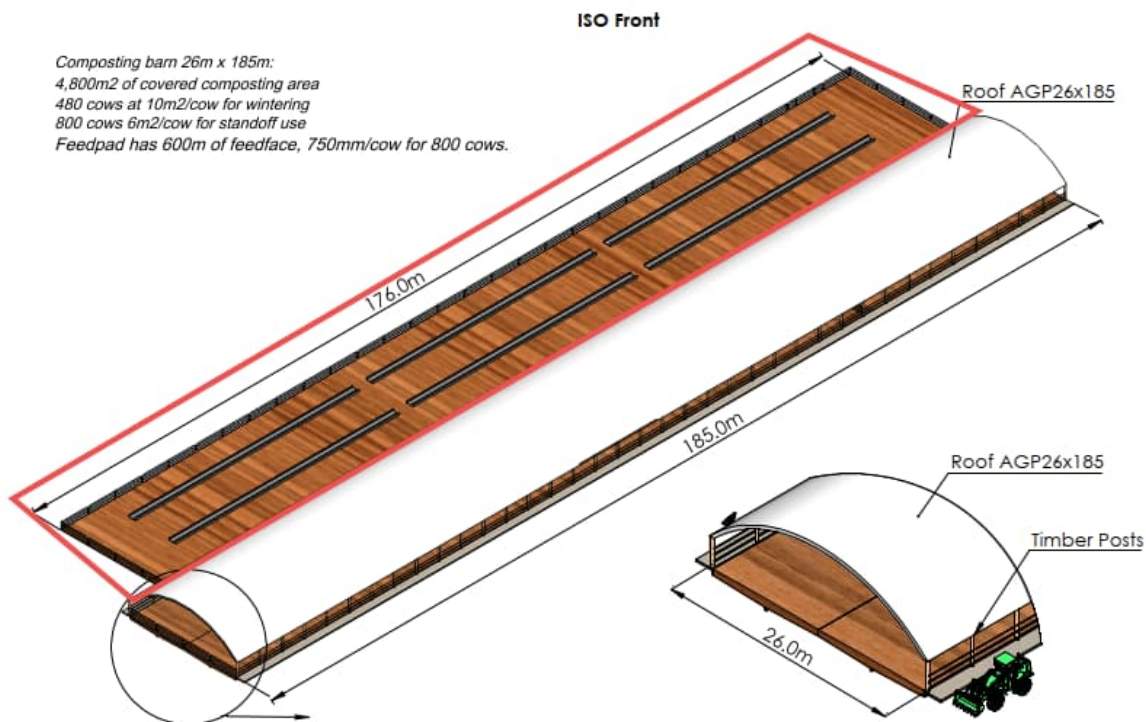
Thank you for your application to construct a stock underpass, wintering barn and other farm infrastructure at the above property.

Further information needed

As discussed over the phone, I've assessed your application against the District Plan and found that some additional information is needed for me to continue processing it:

1. Please confirm the below:
 - a) The wintering barn dimensions. Varying sections in the application documents state the height to be 7.7m, 8m and 8.05m.
 - b) The dairy shed and other farm infrastructure dimensions. The values differ throughout the AEE. The table in the AEE suggests 2013m², the compliance table states 1894m² etc.
 - c) I understand that the area shown in red outline below is showing the floor without the roof. For the avoidance of doubt, can you confirm that this is the case, and not an extension of the barn?

The way the drawings floor and the roofed section are set out makes it appear as an extended single structure, rather than floor and roof views of the same barn.



2. Please provide plans and elevations for the dairy shed and associated infrastructure. Spec drawings will also be acceptable.

Reason (for 1 & 2): to gain an understanding of the full visual appearance of the proposal and for accuracy and consistency. The photograph provided to date is acknowledged, however it does not provide adequate information as to all the structures proposed.

3. To accurately describe the proposal, please confirm whether the farm access tracks are still proposed for the revised proposal. I understand that these will comply with the rules.

Underpass design

4. Please provide drawings/sections as appropriate showing
 - a) Underpass positioning (section view) across the road and the terminus within the road reserve including how it will protect the drainage channels on both sides of the road.
 - b) The extent of cuts/batters and how and where it will align with the ground levels (this may link in with the earthworks plan requested)
 - c) How the underpass construction and siting will protect the power pole/s one of which appear to be on top of or very close to the end point on the barn side of the proposal.

Reason: The detail is requested to understand the underpass in its site context and assess for earthworks within waterbody setbacks (as the drain is defined as a 'network waterway'), also to assess the appearance, how it will interact with the ground levels, utilities and maintaining existing overland flow paths.

NB: The underpass will require a building consent or a building consent exemption approval with the appropriate documentation. This will be necessary to support the Structures in Roads application.

Advice note: The preference from the roading assets team is to have no aboveground part of the stock underpass to be within the road reserve.

Earthworks, stormwater and flow paths

5. Please provide an earthworks plan taking into account the points below. This is requested to understand the changes in ground levels, flow paths and where the soils will be removed/retained on site.
6. The AEE states that there will be a total of ~8500m³ of earthworks retained on site and used for the bund. A bund at 1.5m high, 10 m wide, with 0.5m top equates to a ~1079m long bund (or for a 2m high bund, 809m). There is approximately 500m frontage on the site; please advise on the earthworks plan where the rest of the soil would be placed.
7. How the stormwater drainage and existing flow paths will be managed particularly in relation to
 - a) From the slopes above the barn – there appear to be gullies and scouring which suggest existing flow paths draining towards this site
 - b) From behind the bund, which appears to be continuous and uncontrolled surface flows may scour and destabilise the bund. How will stormwater be captured and disposed of?
 - c) Collection and disposal of roofwater from the barn and other impervious areas

Reason: to understand how the flow paths and capacities are maintained and/or managed, and whether the proposal may adversely affect the roadside drainage capacity and to assess against the historical flooding in this area. The stormwater team recommends that no significant flows through the underpass unless as an emergency provision, or the area downstream of this designed to convey to a suitable discharge point.

8. Page 8 of the LVA shows that the ground levels are to be significantly altered including the hillside. Please note the definition of 'hill waterway' in the District Plan, which captures waterways including gullies. Further information is requested to understand whether the existing hillside waterway flow paths are altered by this proposal and how the flows will be managed on an ongoing basis. Please update the proposed plans to show all waterbodies and show all work within waterbody setbacks.
9. Noting the existing scouring on the hillside adjacent, please outline what measures are in place to protect the proposed development from potential run off, erosion, scouring from upper slopes?

Reason (for 8 and 9): The management of existing flow paths, including those from the slopes above the construction area was raised in the pre-app however it does not appear to be addressed in detail. It was my understanding at the preapp that the flow paths were not to be affected. The LVA drawings suggest significant changes to the hillside waterways. Note the definition of 'hill waterway' includes gullies etc. which may not be shown on the district plan

10. Please provide details on the access design for gradients, and how the existing drainage patterns on this side of the road are maintained once the proposed vehicle access is constructed, e.g., pipe/culvert or similar.

Reason: to determine whether the gradients are compliant and are maintaining existing drainage patterns

11. provide an assessment of effects for earthworks within waterway setbacks. This should include a methodology for the earthworks under the roadside drainage channels.

Reason: the interim RFI noted that the underpass will be underneath the channels. Note the definitions of 'network waterway' and 'hill waterways' include waterways for capturing/conveying stormwater which may not be shown on the district plan.

Other

12. For completeness, please advise whether the following will comply with the District Plan:

- o Outdoor lighting spill/glare
- o Signage

Odour management

13. The EHO has raised a query with regards to the layout. The Chertsey example shows a concrete strip next to the compost area where the cows would stand during feeding, allowing the area to be washed down to the effluent pond. Please confirm whether a similar concrete strip can be implemented on this proposal – it is unclear whether this is/can be provided.

Reason: EHO advises that without the concrete strip the saw dust may be compressed and potentially saturate with effluent; they have also advised that if this were the case, the rotary hoe would only aerate the top 300mm which potentially leads to nuisance odour effects.

Cultural

14. Please see attached the cultural advice. Please provide any comments, measures and mitigation to address the assessment matter 9.2.8.2 (e) *Whether the proposal recognises the context and values of historic and cultural significance and the relationship, culture and traditions of Ngāi Tahu* (pages 8-11 provide detailed commentary).

This should cover matters such as ongoing management of effluent, run off (noting that discharges are managed in the remit of ECan), any environmentally sustainable farming practices employed in this proposal, opportunities for indigenous planting etc.

Note particularly the concerns of the 3 runanga who oppose it, and the recommended conditions for the 4th Runanga partially in support.

Note: as noted in the pre-application advice, it is the Council's process that the application is put on hold from the date of cultural advice request until their concerns are addressed. This had slipped my mind in our earlier conversations on processing days, my apologies.

Other matters

In addition to the above matters, I've outlined these below as you may wish to consider them while preparing the further information response:

Potential Conditions and other notes:

- As part of a structures on roads application, a number of documentation will be required. The engineering certification (Producer Statement 4 - PS4, with a building consent or an exemption), a Corridor Access Request etc. A Traffic Safety Audit condition may also be recommended for the underpass.
- For the construction phase, I have accepted your TMP condition.
- Given the iwi feedback, if this consent were to be recommended for approval, it will need to be decided by an independent commissioner with expertise in cultural matters.

Your application has been placed on hold under section 92 of the Resource Management Act 1991 until all of the above information is received.

Please provide the further information within 15 working days, i.e. by 23 October.

This response timeframe can be extended, so if you need more time please contact me before this date to let me know when you expect to be able to provide the information (section 92A).

Note: The RMA requires us to continue processing and publicly notify applications if further information isn't provided within 15 working days or an agreed extended timeframe, so it's important that you let me know if you can't meet the above date.

Receipt of the information

When I've received the information and completed my assessment of your application I'll be able to confirm whether anyone is affected by the proposal, including Maahanui. If there are any affected persons you will need to obtain written approval from them in order for the application to be processed on a non-notified basis (i.e. without submissions or a hearing). If that's the case I'll contact you again to let you know which written approvals are required.

If the further information you provide raises any new matters that need to be clarified, your application will stay on hold until there is enough information to continue processing.

If you're submitting amended plans as part of the additional information and you also have a current building consent application lodged with the Council, a copy of the amended plans should also be sent to the Building Consent Officer so that the building consent and resource consent plans match.

Fee update

Deposit paid: \$2000

Approximate costs to date: \$8804.15 inclusive of expert advice received to date

I am currently up to RFI stage and writing up the report. An assessment of the RFI information and finalising the report is still required before a section 95 and 104 decision can be made on your application, therefore the initial deposit will not cover the full cost of processing. I note at this stage that the costs above are indicative only and that prior to sending any invoice the fees will be reviewed to ensure they are actual and reasonable.

Please don't hesitate to contact me if you have any queries about the information requested.

Yours sincerely

Kasuni Thewarapperuma

Senior Planner

Planning Team 1



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