



**Upper Hutt City Council**

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Wellington Water  
C/- Helen Anderson  
Jacobs  
Level 8,  
1 Grey Street,  
Wellington 6011

Date: 6 December 2019

File: 351/10/006

**REQUEST FOR FURTHER INFORMATION FOR THE PINEHAVEN STREAM NOTICE OF REQUIREMENT**

Dear Helen

With regard to the above-mentioned resource consent application, Council requests the following additional information to **enable further assessment of your application**:

1. The proposed designation will pass over several existing designations. Can you please provide details on how you will manage the conflict between the proposed and existing designations? Several of the existing designations that the proposed works will pass through do not provide for the proposed flood management works, thereby frustrating the designation sought in this application.
2. Several aspects of the proposed works outlined in this application are also covered in the resource consent applications for the Sunbrae Drive and Pinehaven Road culverts. Can you please clearly identify on the plans the works covered under the NOR and the works covered by the resource consent applications?
3. The proposal makes reference to the relocation of accessory buildings to enable the proposed works. However, no details of where the accessory buildings will be relocated to are provided. Is this information known at this stage and would these works be consistent with the intent of the designation?
4. It is proposed that the fill from the works will be located on the Pinehaven School sports field. This area does not appear to be within the designation. Can you please confirm whether the deposition of the fill resulting from this proposal will be addressed through a separate resource consent application?
5. Many of the new bridges will provide access to multiple properties. Can you please confirm how legal access will be provided to the residential properties having access over these bridges and when this legal access will be established?
6. The Council District Plan has minimum access width requirements for private ways and rights of ways. As details have not been provided on the proposed bridges that provide access to multiple properties, it is difficult to confirm if the proposal meets these requirements. Are there any initial bridge designs available that can be reviewed to confirm if these width standards will be met?
7. There is reference to a site office being established, but no details of the office are provided. Can you please confirm how you propose to manage the effects associated with the siting of the office. This may be through a condition on the designation where a siting and elevation plan is provided prior to construction.
8. I have worked through the ecological report with the ecologist and have narrowed down the issues and where further clarification is required. To assist with responding to the ecological concerns, I would be happy for your specialists to contact Francis directly.

The ecological report largely concentrates on the effects of the removal of the larger native trees. Council's ecologist has identified that the other vegetation types to be removed will also provide ecological habitat for fauna. As such it would be helpful to improve the understanding of the effects associated with the proposal, including the following:

- A broadly mapped area of the vegetation types to be removed and retained (native trees, garden plantings, weed species). This can be done at a broad level using aerial photography;
- Based on the mapping, providing commentary on the potential ecological effects associated with the proposal, arising from the removal of the other vegetation typologies and whether the proposed mitigation measures addresses these effects;
- On the mapped extents of the vegetation to be removed, map the areas where exotic species over 4m in height are to be removed and provide commentary on the resulting ecological effects;

9. In addition to the above points, several other ecological matters have been raised in the peer review. Some of these can be addressed as conditions on the Notice of Requirement (see where these are noted below) and others just require some commentary or viewpoints from your experts. These matters are as follows:

- Can you please confirm that you are happy to undertake a lizard survey prior to commencing the works on the site?
- Can you please confirm that the vegetation removal would be undertaken outside of the nesting season?
- Can you please get your expert to provide commentary on whether they consider there to be any potential effects from bird displacement and whether they consider any mitigation measures are needed?
- Can you please get your expert to provide a brief viewpoint on whether they consider bats are likely to be present or not (please note there have been no surveys undertaken in the local area that suggest this species is present, so only a brief assessment should suffice);
- Please confirm the area (m<sup>2</sup>) of replanting that is being undertaken; and
- Please provide an updated planting plan for the vegetation on the landward side of the streambank that uses more locally sourced species as outlined in the draft ecological report.

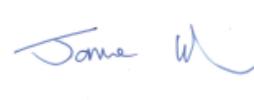
If you have any queries in respect to this application please contact me on 022 659 1996 or by email at [James@uep.co.nz](mailto:James@uep.co.nz)

Please note:

1. The above information must be provided within fifteen (15) working days from the date of this letter unless you advise Council in writing that:
  - a) you agree to provide the information but cannot do so within fifteen working days, or
  - b) you refuse to provide the information.

2. If you agree to provide the requested information but cannot do so within 15 working days Council may accept any suggested alternative date or may set any other “reasonable” date by which the information is to be provided, in accordance with s92A(2).
3. If you refuse to provide the requested information or do not respond within deadline concerned, Council will continue to process your application but may decline your application on the basis that Council has insufficient information to make a decision.
4. These provisions are in accordance with sections 92, 92A, and 95C of the Resource Management Act 1991 as amended by the Resource Management (Simplifying and Streamlining) Amendment Act 2009.
5. In accordance with section 357A of the Resource Management Act 1991 you may object, within fifteen (15) working days from the date of this letter, to this request for further information. On receiving an objection in writing, the Council shall hear the objection and may uphold the objection wholly or part.

Regards,

A handwritten signature in blue ink, appearing to read "James W.", is enclosed in a thin black rectangular border.

**James Beban**

**Senior Planner (consultant)**

