

MEMO

Project Number	22-002 Masterton Private Plan Change
To	Megan Barr, 4Sight
Subject	Response to Further Information Request
Date	17 June 2022
Prepared by	Mitch Lewandowski

This memorandum addresses the matters raised by Masterton District Council in its Request for Further Information (RFI) dated 8 June 2022.

Where relevant, the memorandum refers to the work of others that addresses a particular matter raised by the Council in the RFI.

The memorandum follows the same structure as the RFI addressing each point in turn:

Planning

1. *Please provide copies of consent notices 8589356.6 and 11506218.3 referenced on the Record of Title for the subject site.*

A copy of each consent notice is provided with this memorandum as Attachment 1.

Consent notice 8589356.6 relates to the formation of accessways tied to the construction of a dwelling, onsite stormwater disposal and a financial contribution relating to a subdivision at Cashmere Oaks.

Consent notice 11506218.3 relates to a requirement for the undergrounding of power and telecommunications.

Neither consent notice has any direct bearing on the Request.

2. *Please provide a better quality, more comprehensive Outline Development Plan.*

An updated Outline Development Plan (ODP) is provided with this response as Attachment 2¹ and this matter is also commented on by Mr James Bentley as part of his response to this request relating to landscape and visual matters.

The updated ODP provides a greater level of information on the size and location of the proposed area of increased height (relating only to a potential retirement village), a landscape buffer area to the north, the general area that could be occupied by a potential retirement village, and the remaining residential area. Internal roading connections are provided on an indicative basis noting that further work would be required as part of detailed design.

¹ Two versions are provided, one with an underlying aerial photograph and the other without.

The ODP does not provide internal detail of a potential retirement village as this information is not available. The design of future development will be subject to detailed master planning so matters such as recreation areas within the space cannot be provided.

3. *Please provide further assessment of why you are proposing such limited standards, matters for control and assessment criteria as part of the Request.*

The RFI refers to the standards proposed in relation to a potential retirement village on the site, and draws numerous parallels with the existing standards applicable to The Orchards retirement village. It notes that “significantly fewer standards, matters of control and assessment criteria are proposed...despite the Private Plan Change Request being for a much larger site.” A review of the resource consent application for The Orchards² shows that site has an area of 13.82 hectares, compared with 14.7 hectares for the site subject to this Request.

We have noted previously that the higher level of detail provided through the plan change relating to The Orchards site could be a result of their village design being undertaken in parallel with the plan change. The plan change documentation available online confirms that both the resource consent and plan change for The Orchards were progressed in parallel³. This should not establish a requirement for other comparable plan changes. This Request (including this response to RFI) provides sufficient information for Council to assess the Request adequately.

Addressing each point of the RFI in turn:

Setbacks

- The setbacks proposed by the Request align with the proposed underlying residential zoning and are considered appropriate for the site. The setbacks standards for The Orchards site may have been designed with particular reference to the context of that site and the particular design of that retirement village.
- The proposed standards are considered to be appropriate in the context of this site and the residential land use that is proposed. A retirement village use of a portion of the site will not lead to differing land use effects because a residential setback standard is proposed and the landscape and visual effects of the Request have been assessed through the supporting Landscape and Visual Assessment.
- It is also noted that in respect of the exiting Cashmere Oaks subdivision and its relationship with the neighbouring rural boundary, existing setback requirements from Standard 5.5.2(c) would range between either 1.5 metres or 3 metres as a minimum.

The Orchards Standards

- The District Plan specifies 19 standards particular to The Orchards retirement village site. The majority of these were not considered necessary to apply to the Request for the following reasons:

² <https://swdc.govt.nz/wp-content/uploads/190034%20app%20pt1%20The%20Orchards%20Ltd%20Partnership%2020190308.pdf>

³ <https://swdc.govt.nz/consultation/private-plan-change-request-and-resource-consent-for-the-orchards-retirement-village-greytown/>

Standard	Comment
<p>Standards (1) and (2)</p> <p>Maximum number of units and/or care facilities</p>	<p>Controlling the maximum number of independent living units or residential care facilities on the site is not necessary. The number of units that may be included on a site is a product of the area available to a retirement village on the site and its master planning. Master planning of a potential village on the site has not occurred in this instance, but there are natural barriers that prevent overdevelopment, including bulk and location standards and the need to create an appropriate level of amenity within the site.</p> <p>To provide some indication of a typical regional retirement village, the general density of villas is between 30 and 35 dwellings per hectare.</p>
<p>Standard (4)</p> <p>Building façade treatment</p>	<p>This standard requires that a residential care facility must “include doors, windows, building modulation or other architectural details for no less than 50% of its total façade”. Retirement village operators will have existing designs for their main or care buildings that will have been evolved over time to their particular requirements and design standards. Imposing an arbitrary standard (i.e. 50% versus 45% or 55%) around the percentage of a façade that must include doors, windows or other architectural treatment is not considered to be necessary or appropriate in a section 32 sense and is not an appropriate standard to impose. Retirement village operators are strongly incentivised to design village buildings to create an appropriate level of residential amenity and quality of building design so that residents want to live there. In any event, the Plan Change already proposes the ‘design, scale and appearance of buildings’ as a matter of control in considering resource consent for the construction and operation of a retirement village.</p>
<p>Standard (5)</p> <p>Noise attenuation</p>	<p>Standard (5) relates to requirements for noise attenuation relating to neighbouring winery activities. While this particular example does not apply to the site, noise mitigation standards are proposed relating to the neighbouring railway line as addressed elsewhere in this response.</p>

<p>Standard (6)</p> <p>Minimum separation distances between units</p>	<p>There is no need for the District Plan to control separation distances between buildings internal to a retirement village. This is a matter for a retirement village operator to determine in developing a design for a retirement village and will depend on their best practice methods and design philosophy. A retirement village operator is strongly incentivised to create a high level of amenity internal to their villages in order to establish and operate a successful and competitive retirement village and they should be relied on to best judge the internal design of villages. In the case of The Orchards, it appears that the operator of that village had a master plan of the village in place when developing the plan change and was comfortable in including internal setback standards based on that design. However, that does not mean that level of detail is needed, or appropriate, at the plan change stage.</p> <p>To provide some context, typical separation distances between villas in a retirement village could be between 3 and 10 metres, separated by landscaped areas.</p>
<p>Standard (7)</p> <p>Site coverage</p>	<p>It is noted that there is no site coverage standard applicable to the residential zone as a whole, and resultingly no standard is proposed by the Request. Should the site be developed wholly for residential development, and not a retirement village, no site coverage standard would be applicable.</p> <p>A site coverage standard may have been able to be determined for The Orchards retirement village site as that village had been master-planned at the time of the plan change for that site. At 26% this is a low site coverage standard when compared to residential zones generally which would generally be 35% or higher. Site coverage is a product of buildings, landscaping and open space, and roading internal to a village and will be determined as part of the master planning of a potential future retirement village.</p>
<p>Standard (8)</p> <p>Outdoor living courts</p>	<p>Open space design in a retirement village is a mixture of private open space and shared open space. Retirement village operators will design villages to provide a suitable level of internal amenity, including open spaces and other amenities (gardens, BBQ and picnic areas, walking trails etc). A standard prescribing minimum requirements does not serve a resource management purpose.</p>

<p>Standards (11)-(17)</p> <p>Roading, access and parking</p>	<p>Roading, access and car parking design for a future retirement village will be considered through master planning for that village. The revised ODP does provide detail of key connections however. The Council maintains control over roading and the provision of access and parking. Therefore, the Council has control over the suitability of future internal roads and car parking areas, and there isn't a need to specify requirements through standards. In some instances, existing district-wide standards will apply. Based on the matters raised by the Council in the RFI, Welhom has proposed further changes to the District Plan provisions as part of the Request to require that an application made for a retirement village on the site be accompanied by an Integrated Transportation Assessment that will address transportation matters both internal and external to the site. Pedestrian connections to the neighbouring Cashmere Oaks subdivision can be established.</p>
<p>Standard (18)</p> <p>Landscaping and screening</p>	<p>In respect of landscaping and screening, the proposed controlled activity rule for a retirement village gives Council control over the 'provision of landscaping and open spaces'. It is proposed to amend the proposed provisions to require that a landscape plan be provided with any future resource consent for a retirement village. The Council's control over this matter through the proposed rule will provide it with the ability to ensure appropriate landscaping outcomes. This is considered to be a more comprehensive approach than that provided for The Orchards retirement village where the permitted activity standard attempts to specify the percentage of the site to be planted and the requisite plant sizing.</p>

- The matters over which Council maintains control are reflective of the proposed permitted activity standards and matters where it is considered that effects may need to be addressed by conditions. Where a permitted activity standard applicable to The Orchards has not been carried through in this Request, the comparable matter of control has also not been carried through.

Through its request for information, the Council has highlighted matters of control relating to landscaping, screening and open spaces, noise and vibration management, development staging and reverse sensitivity effects as being particularly relevant.

The Request already proposes 'the provision of landscaping and open spaces' as a matter for control. It is proposed to amend this to include screening. Noise and vibration management is addressed below and a change is proposed to include a matter of control. It is not considered that a matter of control relating to the staging of development is required. Future development will likely be rolled-out in a continuous fashion based on the ultimate design and the most efficient and cost

effective delivery of that design. The Requestor is open to further discussion with the Council in relation to this point.

Amendments to the proposed assessment criteria are also made with this RFI response. These now include consideration of consistency with the ODP and to the safety, effectiveness and efficiency of utilities and services. These additions are based on similar assessment criteria provided for The Orchards site.

4. Please provide details of consultation undertaken with KiwiRail with regard to the proposed Plan Change.

The Requestor engaged with KiwiRail in preparing the Request. This consultation occurred in late 2021 and continued into 2022 as the Requestor developed the plan change. Consultation occurred via email.

KiwiRail has recently been provided with a full copy of the Request. During initial engagement, KiwiRail was aware more broadly of the proposed rezoning of the site to a residential zoning. KiwiRail has also been provided with a copy of the Norman Disney Young noise assessment provided with this response.

KiwiRail has directed the Requestor to their 'Model District Plan Provisions' as an appropriate means of addressing noise and vibration effects from rail activities. These provisions have been considered by the supplied noise assessment and have been incorporated into the updated district plan changes supplied with this response.

5. Status of and reliance on Masterton Urban Growth Strategy (MUGS) report in Landscape Assessment and ITA.

Both the responses of Mr Bentley (Landscape and Visual) and Mr Georgeson (Transportation) address this matter. I note that Section 6.8.1 of the Request records that the MUGS has not been adopted by the Council and that advice from Council staff was that it should be treated as a technical report.

In addition, the Wellington Regional Growth Framework (WRGF) is a 30-year spatial plan for the Wellington-Horowhenua region. It was prepared by local government, iwi and central government partners as part of the Government's Urban Growth Agenda work programme. The WRGF identifies how the region can accommodate an additional population of 200,000 people over 30 years. It proposes to meet this growth through a mixture of brownfield (approximately two thirds) and greenfield development (approximately one third). One third of the overall growth is expected to occur in the 'eastern corridor' from Lower Hutt to Masterton⁴.

The WRGF depicts this growth as shown at Figure 1. In respect of Masterton, the WRGF identifies growth occurring through both urban renewal and future urban areas as shown in Figure 2 below. The future urban area in respect of Masterton is shown at the north of the existing city, and is understood to take into account the existing Future Development Area neighbouring the site of the Request.

⁴ Wellington Regional Growth Framework, p.4.

Map 4: Future Urban Development Areas – regional scale

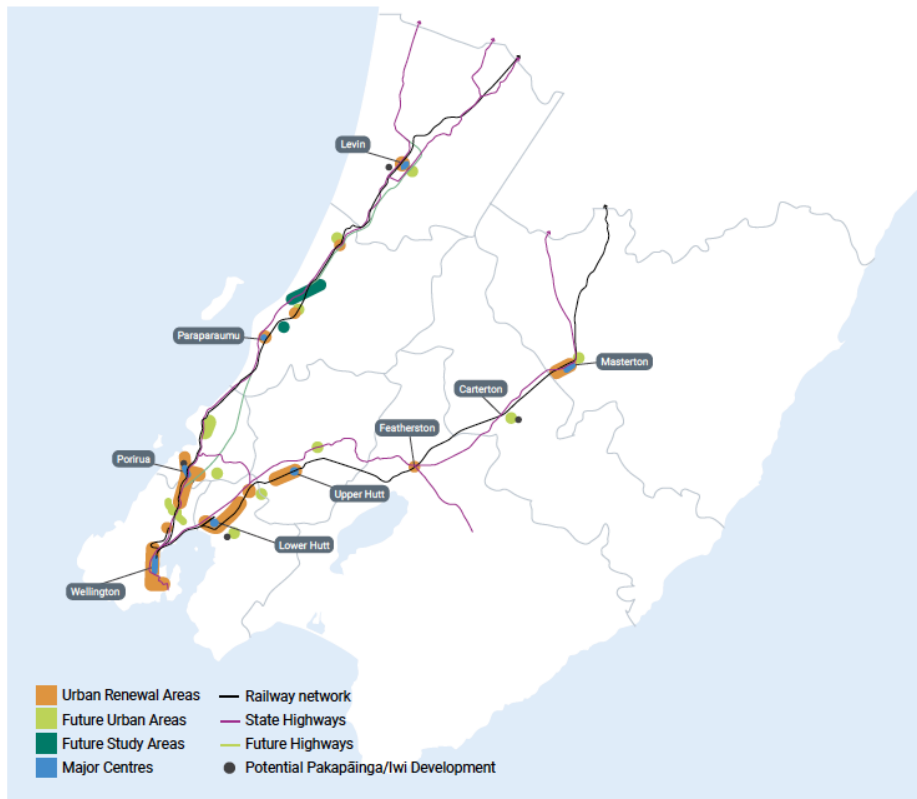


Figure 1. Future urban development areas, Wellington Regional Growth Framework (p.38).

Diagram 8: A growth corridor view of the Future Urban Development Areas

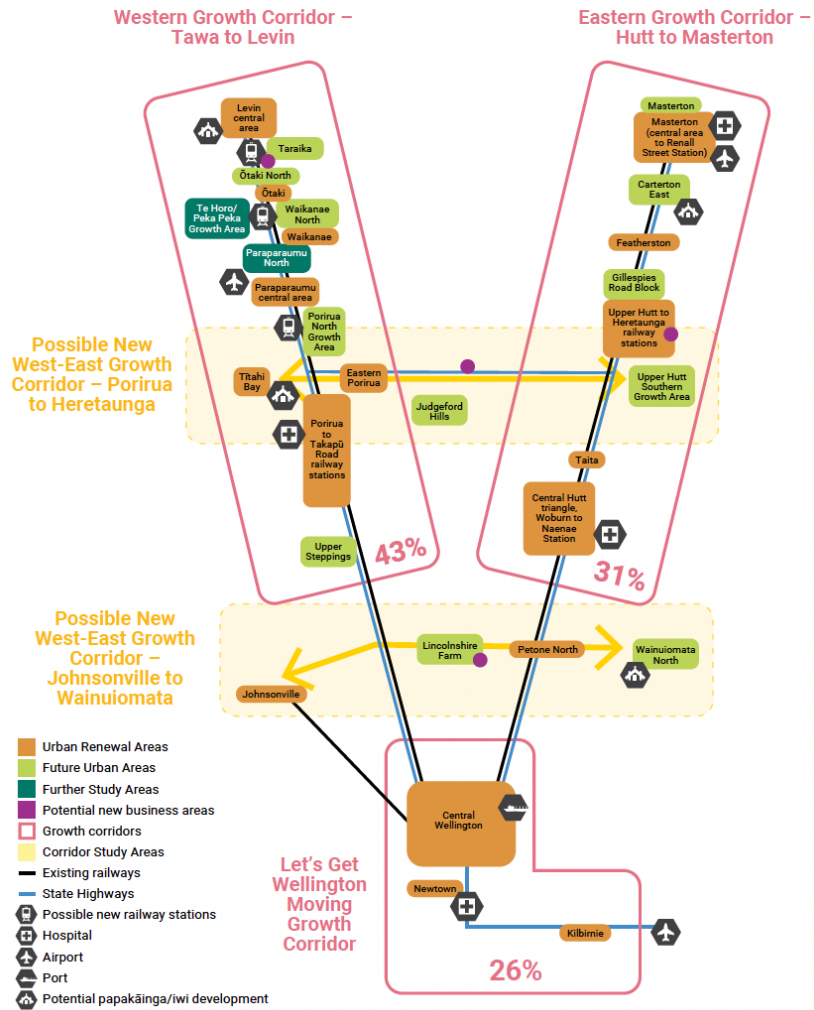


Diagram 9: Future Urban Development Areas by corridor

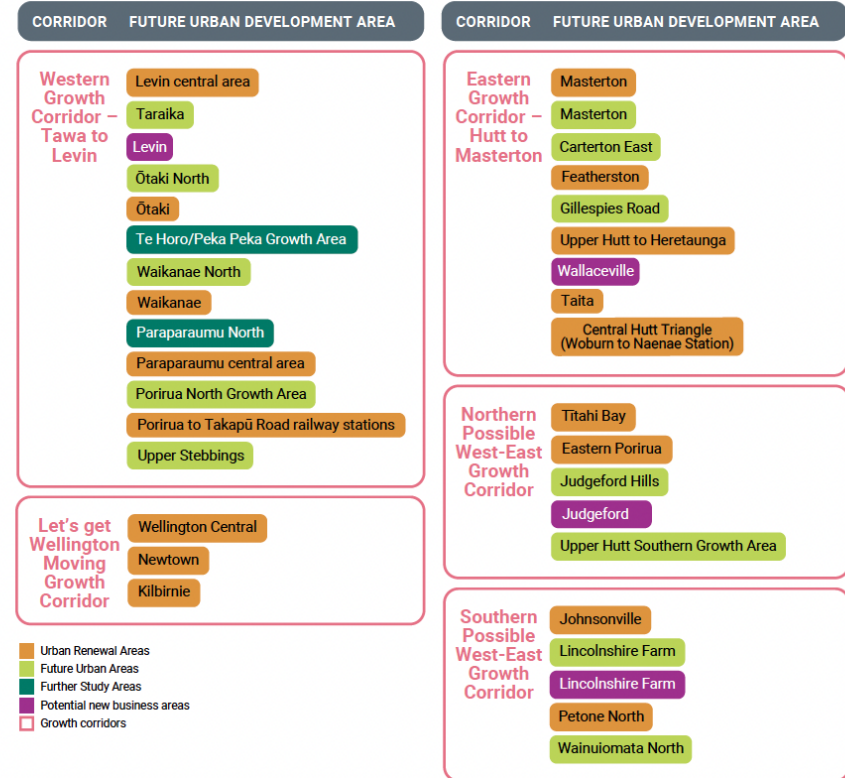


Figure 2. Wellington Regional Growth Framework – Growth corridors and urban development areas (p.37).

6. *The Geotechnical assessment of site development suitability refers to one of two-storey timber structures. Please confirm whether the Geo-professionals preparing the report considered a potential four-storey building as part of their assessment.*

Please refer to Attachment 3 to this response. This confirms that the site is suitable for a larger structure of, for example, four-storeys.

7. *The conclusions of the report prepared by AgFirst, that the site contains poorly drained heavy subsoils, conflicts with the conclusions of the engineering report for stormwater. Please confirm which conclusion is correct.*

At section 3.2 of the AgFirst report, it notes:

“From the samples taken and observations, the soils generally match the given description. The topsoil was freely draining and a good texture, followed by a heavy subsoil with considerable mottling, suggesting that the soil is imperfectly to poorly drained through the subsoil. There was no gravel observed in any of the soil samples, although a single stone was found at near a metre depth in one of the samples.”

Comparatively, the Civil Engineering Assessment makes the following observation at section 5.3.1:

“Geotechnical testing at the site has found the upper 1m to 1.5m of soils are generally composed of topsoil and silt. Beneath the silty layers there is a silty gravel present to allow for soakage of stormwater to ground. Testing at the top of the gravel layer indicated that the upper half metre of this interface is likely too silty to drain stormwater. Deeper borehole investigations have found better draining gravels are present at a depth of 2m to 3m below ground level (bgl). Groundwater was also encountered at typically 0.9m below existing ground levels. Although the drainage properties at depth were much better than the shallow hand auger tests, consideration of the groundwater levels will need to be taken into account.”

The conclusions of the two reports do not conflict. The engineering report confirms that the upper 1m to 1.5m of soils are “generally composed of topsoil and silt” but that beneath this layer are gravels more conducive to drainage. The engineering assessment notes that “soakage devices will be formed to have engagement with gravels at an approximate depth of 1.5m to 2.0m”. That is, they will be formed to avoid the upper layers of poor draining sub-soils to which the AgFirst assessment refers as “heavy subsoil”.

8. *Please clarify the relationship between the Private Plan Change Request and the application for subdivision consent relating to the subject site, which has recently been received by Council.*

The subdivision application currently with the Council seeks to rationalise the underlying landholding, consolidating the site into two allotments. A copy of the proposed scheme plan is attached.

While the Request applies to the same overall landholding, the subdivision consent is not relevant to the Request. The particular arrangement of that landholding in terms of its composition has no bearing on the changes sought to the District Plan.

Landscape and Visual

9. *Please clarify what, if any, measures are proposed to mitigate the moderate adverse effects on landscape character.*

This matter is addressed by the response provided by Mr Bentley at Attachment 4. He refers to the requirement for a planted buffer strip along the northern site boundary. This is supported by the updated requirement for a landscape plan to be provided with an application for a retirement village, the requirement for a planted buffer being identified on the updated ODP, and can be managed through the proposed matter of control relating to the provision of landscaping and screening.

10. Please clarify why Boffa Miskell's recommendation that a Landscape Plan be provided at the time of a resource consent application has not been included in the proposed matters of control and assessment criteria.

It would be usual practice for a landscape plan to be submitted with a land use resource consent application for a retirement village. As outlined above, a permitted activity standard was not considered the appropriate option to address this, however an information requirement is now proposed to be included to ensure that a landscape plan is provided. This is shown in the updated proposed changes to the District Plan provided with this response.

11. Please provide further information relating to the size and location of the high building area, the retirement village and general residential areas including collector roads and shared space.

Mr Bentley addresses this aspect of the information request, noting that the updated ODP provided with this response provides more detail on the location and size of the area proposed for an increased height limit.

Mr Bentley notes that a future retirement village would be designed as a comprehensive whole and does not consider that a design guide or structure plan (beyond the detail provided in the updated ODP) is required. He considers that given the constrained nature of the site, and its location, the provisions proposed through the Request "are sufficient to enable a better understanding of the Plan Change without unnecessarily restricting the intent of the design during this process."

Noise and Vibration

12. Please engage a suitably qualified and experienced noise and vibration expert to provide a Noise & Vibration AEE Report covering, as a minimum, the following matters: ...

This response includes an assessment of noise and vibration effects related to the Request, prepared by Normal Disney Young (NDY) and provided as Attachment 5.

In respect of the effects of noise and vibration emitted from the site on the surrounding environment, the request for information seeks additional detail regarding noise and vibration effects during construction and following development. In respect of the latter, the request specifies effects from permitted activities such as on-site vehicle movements, the operation of mechanical plant and outdoor activities such as recreation.

The NDY report highlights existing District Plan standards applicable to the residential zone, and noise standards applicable at a district wide level.

The effects of permitted activities would be subject to existing residential zone standards, specifically standard 5.5.2(g). No other provisions are proposed or considered to be required.

Existing standard 21.1.13 addresses noise at a district wide scale. Standard 21.1.13(c) addresses noise from construction, referencing NZS 6803:1999 "Acoustics – Construction Noise". Again, no other provisions are proposed or considered to be required relating to construction noise effects

as this standard is already designed to apply to all construction activities across the district. Standard 21.1.13 also addresses the how vibration effects will be assessed by the District Plan.

For both zone based and district wide standards, should a non-compliance be identified then a resource consent would be required under existing District Plan rules and assessment criteria. The NDY assessment considers that these existing provisions are appropriate for the site and its intended use.

In respect of potential 'reverse sensitivity' effects, amendments are proposed in relation to effects from the neighbouring Wellington-Napier railway line. These are reflected in the updated changes to the District Plan supplied with this response.

In respect of permitted activities occurring on surrounding rural sites, the Request relies on existing District Plan controls and has not identified any specific land use activities that would cause particular reverse sensitivity effects. This is the same approach currently applicable at the boundary of the site with the neighbouring Cashmere Oaks development.

In respect of neighbouring industrially zoned sites, it is noted that the nearest industrial site is located some 150 metres from the closest boundary of the Request site, providing significant separation. That area of industrial zoning is also immediately surrounded by existing residential zoning as shown below.

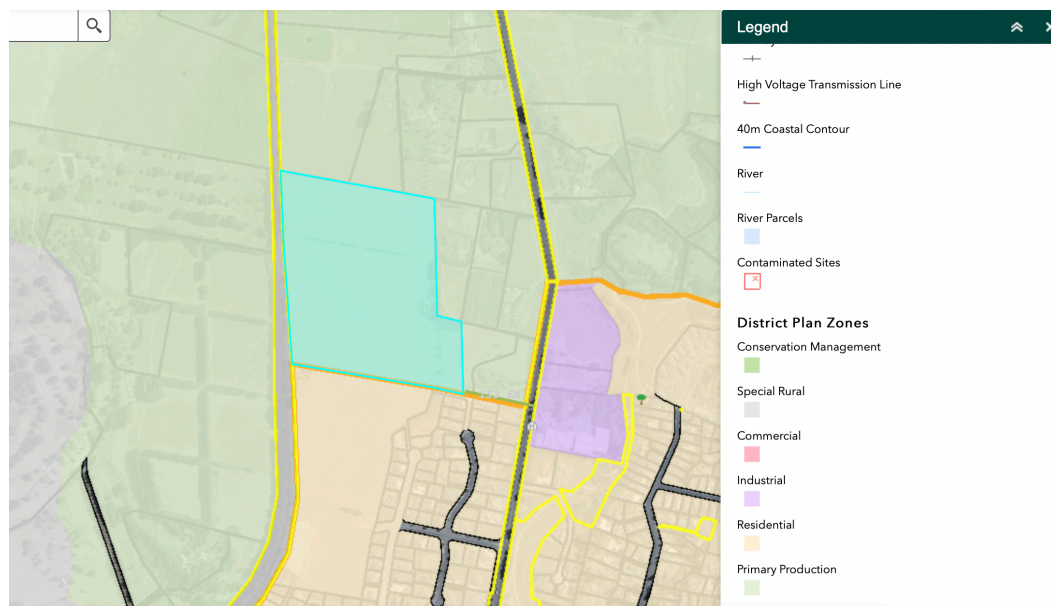


Figure 3. The Request site and nearby industrial zoning. Source: Masterton District Council GIS.

Standard 7.5.2(e) specifies noise standards relevant to the industrial zone. The standards are measured at the notional boundary of any dwelling located on any site with the rural zone or at the boundary within any residential zone.

Given the separation of the site from the area of industrial zoning, the industrial site already being bordered by residential development, the presence of a retirement village within the area, and the noise controls already in place for the industrial zone, it is considered that no additional controls are required through the Request.

Consultation undertaken with the Waka Kotahi/NZTA, has confirmed that Waka Kotahi does not have concerns relating to traffic noise and reverse sensitivity from State Highway 2 as shown in Figure 4.

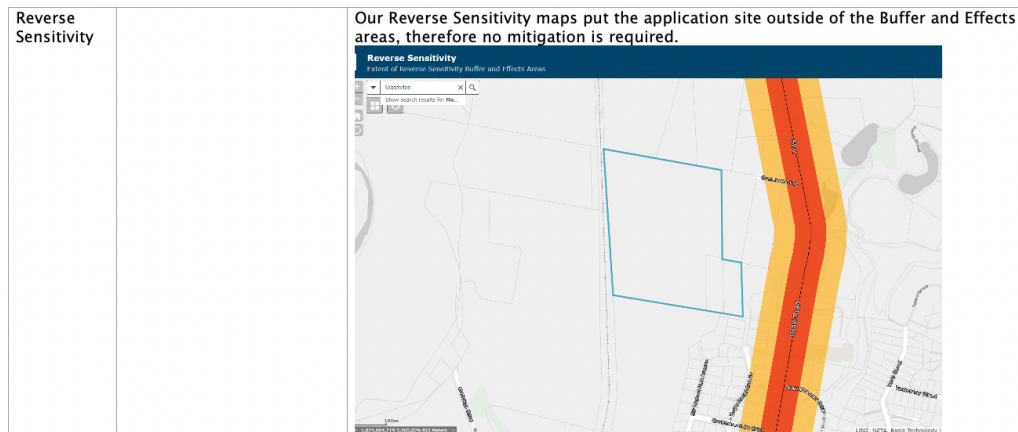


Figure 4. Reverse sensitivity mapping for State Highway effects. Source: Waka Kotahi/New Zealand Transport Agency.

13. *Please explain why noise insulation standards for future development of the subject site have not been proposed as part of the Plan Change Request.*

The NDY assessment provided with this response has considered noise and vibration effects from the neighbouring Wellington-Napier railway line. Amendments proposed through this response to the changes sought to the District Plan address this issue.

By way of summary, the NDY report recommends adoption of the KiwiRail ‘Model District Plan Provisions’ with minor amendments that are reflective of the particular site characteristics and likely level of railway activity at the site boundary.

Traffic and Transport

14. *Please provide details of consultation undertaken with Waka Kotahi NZ Transport Agency (Waka Kotahi) with regard to the proposed Plan Change.*

The Requestor engaged with Waka Kotahi throughout early 2022 in preparing the Request. The engagement occurred by way of email and phone discussions. Waka Kotahi was provided with a full copy of the Request shortly following its lodgement with the Council.

Waka Kotahi raised some concerns with the proposed Request, particular relating to the existing safety of the State Highway corridor alongside the site, opportunities for mode shift, and the safety of the existing connection to the State Highway. Welhom continues to engage with both Waka Kotahi and the Council regarding those concerns.

15. *Please confirm the dates for the Waka Kotahi data included in Table 3.1 of the ITA prepared by Stantec.*

This matter is addressed in the response prepared by Mr Georgeson (Stantec) provided as Attachment 6.

16. *Please provide a comparison of the development density of the two scenarios presented for the future development of the subject site.*

The Request proposes to rezone the site to a standard residential zoning. That zoning confers, through standard 20.1.2(a)(i), a minimum lot area of 350m² with a minimum average lot area of 400m² for three or more lots to achieve a controlled activity subdivision. Application of this density standard to the site has resulted in the yield of 254 residential allotments utilised in Scenario 1. Scenario 2 has been developed on the basis of a nominal retirement village developed on the area

of the site identified in the updated ODP, with the balance of the site developed to the standard residential density.

The information request seeks a comparative assessment based on the lower density standard applicable to the neighbouring Future Development Area within which the Cashmere Oaks subdivision is located. Standard 20.1.2(a)(v) provides for a minimum lot area of 350m² and a minimum average lot area of 1,200m² to achieve a controlled activity subdivision. Importantly in respect of a Future Development Area, the District Plan provides for the approval of a 'Development Concept Plan' under Rule 21.6(m) as a discretionary activity. Any subdivision within a Future Development area that is not consistent with an approved Development Concept Plan is to be considered as a discretionary activity under Rule 20.1.5. In respect of the Cashmere Oaks subdivision, it was approved by way of a Development Concept Plan. The Council's planner, Ms Chong, has confirmed⁵ that "the Cashmere Oaks subdivision had a Development Concept Plan and therefore used Standard 20.1.2(a)(i) in the table." That is, the Cashmere Oaks subdivision has been developed to a density greater than that provided for by Standard 20.1.2(a)(v) and up to the density provided for by Standard 20.1.2(a)(i).

The Request does not seek to use a Future Development Area overlay for the site, nor is that considered to be appropriate as a way of maximising the efficient use of land and maximising development capacity through an efficient use of land. Development to the density provided for by Standard 20.1.2(a)(i) will not necessarily mean that lot sizes will be created to the minimum lot size, much like the neighbouring Cashmere Oaks subdivision has not reached that level of density. It is however denser than the 1,200m² average lot size provided for by Standard 20.1.2(a)(v), and that level of density was deemed appropriate for the site along a rural/urban interface.

For completeness it is noted that should the site be subdivided to 1,200m² minimum average lot size, it would result in a yield of approximately 85 allotments.

17. Please provide additional information about the possible extension of the urban speed on State Highway 2 discussed in the ITA.

Refer to the supplied Stantec response in respect of this item.

18. Please provide further comment on the alignment of the proposal with the District Plan objectives and policies for transport and subdivision matters.

The Request provides an assessment of these objectives and policies in reliance on the supplied ITA. The response to this information request provides a further supplementary assessment.

The Stantec response notes that the primary objectives and policies relevant to transportation matters is Objective TT1 and Policies TT1(b), (e) and (f). In respect of Policy TT1(b), the response notes that the appropriate response to ensure the safe and efficient functioning and operation of the road network, as required by the policy, is a safety management approach. The ITA outlines a range of improvements that could be implemented through the resource consent stage to ensure safety performance. It is considered that sufficient control is provided through the existing District Plan, and proposed changes, to manage these effects through the resource consent process.

Management of the State Highway, and the relationship with surrounding land use is a matter for Waka Kotahi and the Council. The Requestor acknowledges it has a role to play resulting from the Request and the management of effects resulting from the Request. As noted in the Stantec response to the information request, the Requestor is open to participating in efforts to achieve the outcomes of Policy TT1(b) and Policy TT1(f).

⁵ Email from Christine Chong dated 1 March 2022.

In respect of Policy TT1(e), the Stantec response notes:

“Regarding policy TT1(e), the Plan Change site will tie into the existing transport network of the Cashmere Oaks subdivision. There are footpaths within the Cashmere Oaks subdivision and there is a path along the western side of SH2 connecting to Cashmere Oaks Drive. The applicant does not have control of other adjacent land including the land between the site and SH2 or the railway reserve. This is discussed further under point #20 of the information request.”

The other relevant objective and associated policy assessed through the Request is Objective SLD4 and Policy SLD4(c). Objective SLD4 seeks to provide for urban expansion adjoining existing urban areas where such growth does not adversely affect the safe and efficient use and development of land roads and infrastructure. For the reasons outlined in the primary ITA and the supplementary response provided to the Council’s information request, it is considered that the Request achieves consistency with the objective as the ITA concludes that the effects of the Request can be sufficiently mitigated to ensure that the roading networks can continue to be operated safely. Similarly, Policy SLD4(c) seeks to manage urban subdivision and development connecting with the existing transportation network relative to capacity limitations and potential requirements to upgrade capacity. The ITA and the Stantec response to the Council’s information request concludes that, subject to a range of mitigation measures, the roading network has sufficient capacity to accommodate the impacts resulting from the Request.

Resultingly, the Request is considered to achieve consistency with the relevant objectives and policies of the District Plan.

19. Please confirm where the traffic generation numbers for Scenario 2 were derived from.

The Stantec response confirms that the traffic generation numbers presented relate to recorded traffic data taken from the Summerset Wigram retirement village. It is noted that these figures have been widely accepted nationally by various local authorities.

20. Please provide an assessment of transport efficiency including transport corridors for all modes of transport, how the site might be better connected and what public transport options could be designed for or developed.

Refer to the supplied Stantec response in respect of this item.

21. Please provide further comment on the impact of the proposed Plan Change on internal roads within the Cashmere Oaks subdivision.

Refer to the supplied Stantec response in respect of this item.

22. Please provide further analysis of the LOS E and average delay of 38 sec under Scenario 1.

Refer to the supplied Stantec response in respect of this item.

23. Please provide operational speed data.

Refer to the supplied Stantec response in respect of this item.

24. Please provide operational AADT data, and projections factoring in development of Arvida retirement village to the north which is under construction and any other consented development in the locality.

Refer to the supplied Stantec response in respect of this item.

25. Please reassess the Safe System Treatment Philosophy for the intersection and safe system interventions required including a Roundabout intersection as a primary Safe System Intervention.

Refer to the supplied Stantec response in respect of this item.

We trust this satisfies the Council's information request and that the processing of the Request can now continue. Please contact me if you require any clarification.

A handwritten signature in blue ink, appearing to read 'ML', with a horizontal line extending to the right.

Mitch Lewandowski
Resource Management Consultant
Director

Attachments:

1. Consent Notices
2. Outline Development Plan
3. Geotechnical response
4. Landscape and visual response
5. Noise and vibration response
6. Transportation response
7. RMA summary
8. Updated changes to the District Plan

Attachment 1

Consent Notices

Attachment 2

Outline Development Plan

Attachment 3

Geotechnical Response

Attachment 4

Landscape and Visual Response

Attachment 5

Noise and Vibration Response

Attachment 6

Transportation Response

Attachment 7

RMA Summary

Attachment 8

Updated changes to the District Plan