

Fiona Aston Consultancy Ltd

Resource Management & Planning

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3rd June 2009

Eliot Sinclair & Partners
PO Box 4597
CHRISTCHURCH

Attn. **CHRISSIE SARGENT**, Senior Planner

Dear Chrissie

Re: **Resource Consent for a Subdivision and Dwellings at Hans Bay, Lake Kaniere**

I refer to the resource consent application for a subdivision and dwellings at Hans Bay, Lake Kaniere for a total of six titles and five dwellings, each to be located on approximately 5000m² lots.

In response to matters raised in submissions on the application and further review of the application, under Section 92 of the Resource Management Act 1991, the following further information is requested in relation to the application:-

- A natural hazard assessment by a suitably qualified natural hazard expert in relation to all potential natural hazard risks associated with the proposed subdivision and development, including but not limited to flooding, erosion, land instability and earthquake hazards. I note the reference in the AEE (under the section 'Natural Hazards') to a landslide which previously affected Punga Grove and the proposal to create a 'no build buffer' on proposed Lot 7 between the existing residential sites off Punga Grove and the proposed subdivision. However, the suitability of this proposal to mitigate any natural hazard risk needs to be assessed by a suitably qualified natural hazard expert. He/she should undertake a comprehensive assessment of all potential natural hazard risks associated with the proposed subdivision and dwellings.

The assessment should include the following:-

- The location of the sewage effluent disposal fields, their proximity to the edge of the steep bank on Lots 5-10, and an assessment of the effects of the hydraulic loading of the disposal fields on bank stability in terms of soil saturation;
- An engineer's assessment of any contingency plan needed to avoid or mitigate problems with pumping sewage effluent from the residential sites up to the disposal fields at the top of the bank, including power failure, and pipe leaks or ruptures particularly in the event of slope instability; the potential for and effects of future septic tank failure and consequential off site contamination, including on water quality in Lake Kaniere;
- An engineer's assessment of the volume and speed of water in the stormwater discharges in a 100 year storm event, and their potential for flooding the site (in particular in relation to the proposed dwellings and accesses), other persons'

property, sedimentation and property damage from the stormwater discharge to the watercourse.

- A landscape assessment by a suitably qualified landscape architect on the effects of the proposed subdivision and dwellings on the character and amenity of neighbouring properties, the Hans Bay settlement (both the existing settlement and the Hans Bay Small Settlement zoned area), and the wider environment, including as viewed from Lake Kaniere (by boat) and foreshore areas.
- An assessment by a suitably qualified expert on the composition and ecological significance of the existing vegetation on the site; the impact of the proposed development (including construction of buildings, garden areas and access and installation of services and infrastructure) on existing vegetation and ecological values and any recommended mitigation measures; the extent and location of areas of vegetation clearance (including location of proposed building platforms on Lots 1-5); the practicality and feasibility of the proposal to retain an existing vegetation buffer along the Hans Road Bay site frontage, including any recommended mitigation measures to protect its long term health and viability.
- Clarification regarding the intended purpose/use of proposed Lot 10. The AEE ('3. Proposal', including Table 1) describes Lot 10 as containing a balance area of 4653m² 'spilt over' two zones and that states that "*the balance lots will also ensure that open space is retained*". However, since notification of the subject application, a variation in order to stage RC70104 & 070105 has been granted which includes creation of three residential lots from within the area of Lot 10, the boundaries of which are shown as dotted lines on the subdivision plan included with the subject application and referred to as Lots 44-46. This leaves a smaller balance Lot 10 (2849m²) which is an irregular shape.
- Clarification as to the reasons for not connecting the proposed allotments to the reticulated wastewater system proposed for the recently approved subdivision consents RC 070104 & 070105 (for 46 residential lots across two stages within the Small Settlement Zone at Hans Bay).

Pursuant to Section 92A(1) of the Resource Management Act 1991, you are required, within 15 working days of this request to either:-

- (a) Provide the information requested above; or
- (b) Tell the Council in a written notice that the applicant agrees to provide the information; or
- (c) Tell the Council in a written notice that the applicant refuses to provide the information.

I further note that several submissions have raised concerns in relation to matters within the jurisdiction of West Coast Regional Council (wastewater and stormwater discharges and earthworks and vegetation clearance). Pursuant to Section 91 the application will be put on hold until one of the following is provided in relation to the proposed wastewater and stormwater discharges and earthworks and vegetation clearance:-

- A certificate of compliance; or

- Confirmation that all required West Coast Regional Council consent applications have been received by WCRC and as to whether these consents will be notified or non-notified.

The above is required to understand the nature of the proposal.

If you wish to discuss any of the above, please feel free to give me a call.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Fiona Aston', with a stylized flourish at the end.

FIONA ASTON
Principal