

From: [Bombay, Kelly](#)
To: [Connor Marner](#)
Cc: [James Imlach](#)
Subject: RE: Application for resource consent - 20 Bay Road, Warrington
Date: Thursday, 5 November 2020 10:01:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[20 Bay Road_RFI response_05.11.2020.pdf](#)
[Att A Consultation with Aukaha.pdf](#)
[Att B Plan Stage 2 Pavement Reinforced Grass.pdf](#)
[let_dcc_rfi_response_201103.pdf](#)

Good Morning Connor,

Please find the attached updated letter which makes minor amendments to sections 2 and 3 of the transport assessment in response to Logans queries below.

Also attached is a further response to the RFI we received 18 August. The letter further addresses Items 2, 3, 4 and 5.

I have tried calling you many times to discuss the application but your phone just rings and there is no voicemail. Could you please call me as I'd like to discuss some of your comments below and your thoughts on notification.

Regards,

Kelly Bombay

BPlan
Senior Planner

Direct: +64-3-341-4719
Mobile: +64-27-200-7367

From: Connor Marner <Connor.Marner@dcc.govt.nz>
Sent: Monday, 2 November 2020 2:58 PM
To: Bombay, Kelly <Kelly.Bombay@stantec.com>
Subject: RE: Application for resource consent - 20 Bay Road, Warrington

Hi Kelly,

I have received the initial attached comments in regards to the noise assessment. While it hasn't raised any massive red flags, I still have concerns in regards to the noise generated by arriving and departing vehicles on the residential properties adjoining the access leg in. O note the attached comments seem to indicate that this is not a RMA matter but I disagree with that assessment.

On a different note, I was discussing the application with Logan from transport and he was asking if I was going to consider Kings College an affected party since the right of way over their soon to be lot is not proposed to be hard surfaced as required by 6.6.1.5(a)(ii). Council has normally considered a property owner an affected party if a proposal will result a ROW not being constructed to the required standard. In this case, it may be reasonable for Kings College to expect that any future use and development of the site will result in the ROW being upgraded to the required standard (i.e. hard surfaced) or them to be considered an affected party. Im not sold on it yet and will address it as part of the formal 95 assessment, just thought I would mention it as Im assuming it wont be a difficult affected party consent to obtain if required.

Cheers,

Connor



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From: Bombay, Kelly <Kelly.Bombay@stantec.com>
Sent: Monday, 2 November 2020 11:23 a.m.
To: Connor Marner <Connor.Marner@dcc.govt.nz>
Subject: RE: Application for resource consent - 20 Bay Road, Warrington

Morning Connor,

Thanks for this. Have you received any further comment back regarding the noise assessment or are you still on waiting on that as well?

Thanks,

Kelly Bombay

BPlan

Senior Planner

Direct: +64-3-341-4719

Mobile: +64-27-200-7367

From: Connor Marner <Connor.Marner@dcc.govt.nz>
Sent: Monday, 2 November 2020 11:20 AM
To: Bombay, Kelly <Kelly.Bombay@stantec.com>
Subject: FW: Application for resource consent - 20 Bay Road, Warrington

Hi Kelly,

I have finally received some feedback from the Transport Department in regards to the partial RFI response you have submitted. Apologies about the delay, there has been a few staffing changes and turnovers in the Transport Department which has resulted in delays.

Please see the below comments. If you are able to provide some clarification, Logan will have a look at the response asap to avoid further delays.

Cheers,

Connor

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From: Logan Copland <Logan.Copland@dcc.govt.nz>
Sent: Monday, 2 November 2020 11:17 a.m.
To: Connor Marner <Connor.Marner@dcc.govt.nz>
Subject: RE: Application for resource consent - 20 Bay Road, Warrington

Hi Connor,

Apologies for the delay in my response. I am unclear on some aspects of the response as it relates to traffic generation.

- Under Item 2 *Signposting* (para 2) it is stated that peak hour volumes even upon Stage 2 of the development are expected to be less than 5 vph and has assessed the width of Bay Road as being acceptable as a result. Similarly, under Item 3 *Road Construction* it is stated that the activity will generate 15 movements per day on average during the summer peak period.
- This appears to be inconsistent with the original ITA, which states that traffic generation upon Stage 2 during the peak season is expected to be about 18 movements in the peak hour, and up to 122 movements per day.

Could this please be clarified as this has implications on the assessment of the width of Bay Road from both a pedestrian safety perspective and a road maintenance perspective.

Apologies as necessary if it is something that I have overlooked – there is a fair bit of information.

Thanks
Logan.

[Logan Copland](#)

PLANNER

TRANSPORTATION

P 03 477 4000 | **M** 021 951 290 | **E** logan.copland@dcc.govt.nz

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From: Bombay, Kelly <Kelly.Bombay@stantec.com>
Sent: Friday, 18 September 2020 10:24 a.m.

To: Connor Marner <Connor.Marner@dcc.govt.nz>
Cc: James Imlach <James@nzmca.org.nz>
Subject: RE: Application for resource consent - 20 Bay Road, Warrington

Good Morning Connor,

Please find attached our partial response to your request for further information.

We are still on track to meet with representatives from Kāti Huirapa Runaka ki Puketeraki on the 26th of September and as mentioned we intend to provide you an update promptly after that meeting.

Regards,

Kelly Bombay

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Senior Planner

Direct: +64-3-341-4719
Mobile: +64-27-200-7367

From: Bombay, Kelly
Sent: Monday, 7 September 2020 4:22 PM
To: Connor Marner <Connor.Marner@dcc.govt.nz>
Cc: James Imlach <James@nzmca.org.nz>
Subject: RE: Application for resource consent - 20 Bay Road, Warrington

Good Afternoon Connor,

As an update, we are still compiling a response to the s92 request. I note the 15 days from the issue of this request is today and therefore we would like to formally request an extension to this. At this stage we are aiming to provide a part response by the end of this week.

Our response will address Items 1 and 5. We will also comment on items 2, 3 and 4 but note that we have now been able to arrange for a hui at the site with Kāti Huirapa Runaka ki Puketeraki on the 26th of September. It is our intention that after this we will have more clarity around the Runaka's concerns and their opinion on the proposed treatment and use of the site which will allow us to better address the outstanding items of the s92 request. I will be able to provide you an update to those outstanding matters following the meeting.

Please let me know if you have any questions or concerns with the above.

Regards,

Kelly Bombay

BPlan
Senior Planner

Direct: +64-3-341-4719
Mobile: +64-27-200-7367

From: Connor Marner <Connor.Marner@dcc.govt.nz>
Sent: Tuesday, 18 August 2020 11:24 AM
To: Bombay, Kelly <Kelly.Bombay@stantec.com>
Subject: RE: Application for resource consent - 20 Bay Road, Warrington

Hi Kelly,

Please see the attached s92 letter requesting further information. Apologies about the delay in getting it through. I still haven't received all the departmental comments (haven't received urban design/three waters/biodiversity/landscape) due to staff shortages and a backlog of work, which just makes it more tricky.

I have had verbal indication from the biodiversity team that they have no strong concerns with the proposal but have identified an area of salt marsh to the west of the subject site (see below pic). As they consider this area a 'fragile habitat' they were concerned about the potential extra foot traffic and were wondering if there was an potential mitigation that could be offered.

Cheers,

Connor Marner

Planner

City Planning

P 03 477 4000 | **DD** 03 474 3492 | **E** connor.marner@dcc.govt.nz

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From: Bombay, Kelly <Kelly.Bombay@stantec.com>

Sent: Monday, 17 August 2020 7:16 a.m.

To: Connor Marner <Connor.Marner@dcc.govt.nz>

Cc: James Imlach <James@nzmca.org.nz>

Subject: RE: Application for resource consent - 20 Bay Road, Warrington

Good Morning Connor,

Is there any update please? Can you please let us know what the hold up on the s92 request is please as we would have expected that departmental comments be received by this time.

Thanks,

Kelly Bombay

BPlan

Senior Planner

Direct: +64-3-341-4719

Mobile: +64-27-200-7367

From: Bombay, Kelly

Sent: Thursday, 6 August 2020 4:25 PM

To: Connor Marner <Connor.Marner@dcc.govt.nz>

Cc: James Imlach <James@nzmca.org.nz>

Subject: RE: Application for resource consent - 20 Bay Road, Warrington

Hi Connor,

Thanks for the update.

Could you please let me know what working day the consent is currently on and is there any particular reason why departmental comments are delayed please? I appreciate there is quite a lot of information to get through therefore I'm happy to talk to yourself or other specialists if this would assist in review and understanding of the proposal. It might be that some things are in the application and just need direction towards so it would be great to have the opportunity to close these out before your formal request wherever possible.

Regards,

Kelly Bombay

BPlan

Senior Planner

Direct: +64-3-341-4719

Mobile: +64-27-200-7367

From: Connor Marner <Connor.Marner@dcc.govt.nz>

Sent: Wednesday, 5 August 2020 11:15 AM

To: Bombay, Kelly <Kelly.Bombay@stantec.com>

Cc: James Imlach <James@nzmca.org.nz>

Subject: RE: Application for resource consent - 20 Bay Road, Warrington

Hi Kelly,

I have completed the site inspection and am waiting on departmental comments at this stage. In regards to the formal s95, I am able to do an assessment under 95B of the RMA in regards to limited notification of the application once I have the departmental comments back. However, the 95A assessment will prove problematic without having input from NZ Heritage and Manawhenua to fully understand the potential affects on the wider environment.

I also intend on doing a s92 request upon receipt of the departmental comments. I haven't determined the full scope of this request for further information at this stage as the departmental comments will feed into that request. I know I will need further earthworks details but I understand that is difficult to provide while you are still in negotiations with NZ Heritage and Manawhenua.

The timeframes of this application have been double due to special circumstances, being the complexity and sensitivity of the subject site.

Cheers,

Connor Marner

Planner

City Planning

P 03 477 4000 | **DD** 03 474 3492 | **E** connor.marner@dcc.govt.nz

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From: Bombay, Kelly <Kelly.Bombay@stantec.com>

Sent: Thursday, 30 July 2020 3:08 p.m.

To: Connor Marner <Connor.Marner@dcc.govt.nz>

Cc: James Imlach <James@nzmca.org.nz>

Subject: RE: Application for resource consent - 20 Bay Road, Warrington

Good Afternoon Connor,

Could you please let me know if you've been able to get out on site yet and if you had any further updates as to progress on this consent please?

Thanks,

Kelly Bombay

BPlan

Senior Planner

Direct: +64-3-341-4719

Mobile: +64-27-200-7367

From: Bombay, Kelly

Sent: Thursday, 23 July 2020 7:55 AM

To: Connor Marner <Connor.Marner@dcc.govt.nz>

Subject: RE: Application for resource consent - 20 Bay Road, Warrington

Good Morning Connor,

Thank you for your time yesterday. We've checked with the landowner and you are ok to go out on to the site at any time.

Thanks,

Kelly Bombay

BPlan

Senior Planner

Direct: +64-3-341-4719

Mobile: +64-27-200-7367

From: Connor Marner <Connor.Marner@dcc.govt.nz>

Sent: Tuesday, 21 July 2020 11:43 AM

To: Bombay, Kelly <Kelly.Bombay@stantec.com>

Subject: RE: Application for resource consent - 20 Bay Road, Warrington

Hi Kelly,

Can you please call me on 03 474 3492 to discuss the site visit and affected parties. At this stage the 2GP identifies both Aukaha and Heritage New Zealand as affected parties but it is also likely that the properties adjoining the access will be affected due to traffic and noise effects. There is potential 28 and 30 Bay Road may be deemed affected as well due to visual amenity affects. Ill make the final decision after the site inspection and if you prefer, I can do a formal 95 assessment for the affected parties but that will increase the time associated with the processing. I would like to do the site inspection sooner rather than later but you have indicated the owner would like to be made aware beforehand, is this the case?

The other matter I wanted to discuss is the staging of the application, I cant consider Stage 2 without knowing more information and what mitigation/earthworks are required. As the application is currently 60 vehicles, Stage 2 must be considered as well or the application needs to be amended to only be for Stage 1 (46 vehicles).

Cheers,

Connor



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From: Bombay, Kelly <Kelly.Bombay@stantec.com>

Sent: Monday, 20 July 2020 8:09 a.m.

To: Connor Marner <Connor.Marner@dcc.govt.nz>

Subject: RE: Application for resource consent - 20 Bay Road, Warrington

Good Morning Connor,

Thanks for the update. If you'd like to arrange a site visit please let me know and we will get in touch with the land owner. Also, happy to discuss or clarify any preliminary questions you may have.

Regards,

Kelly Bombay

BPlan

Senior Planner

Direct: +64-3-341-4719

Mobile: +64-27-200-7367

From: Connor Marner <Connor.Marner@dcc.govt.nz>

Sent: Monday, 13 July 2020 9:58 AM

To: Bombay, Kelly <Kelly.Bombay@stantec.com>

Subject: RE: Application for resource consent - 20 Bay Road, Warrington

Morning Kelly,

Apologies in the delay in responding, I was away wed-fri last week and have only just seen your email. At this stage, I have read the application and am in the process of trying to draft a referral to Council's internal departments for comment and just trying to confirm I have identified all the potential rule breaches.

Im also having a hard time trying to determine if there are affected parties at this stage. This will probably require a site visit for me to appreciate the subject site and surrounds better and comment from Council's internal departments. When I have a better idea about the effects, Ill let you know asap.

Cheers,

Connor Marner

Planner

City Planning

P 03 477 4000 | DD 03 474 3492 | E connor.marner@dcc.govt.nz

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From: Bombay, Kelly <Kelly.Bombay@stantec.com>

Sent: Friday, 10 July 2020 4:12 p.m.
To: Connor Marner <Connor.Marner@dcc.govt.nz>
Subject: RE: Application for resource consent - 20 Bay Road, Warrington

Hi Connor,

I'll be catching up with our client from NZMCA on Monday and so would just like to give him an update as to where you are at please? If you've read through part of the application perhaps and/or briefed to any internal specialists, would really appreciate a quick update if you can?

Hope you enjoy your weekend.

Regards,

Kelly Bombay

BPlan
Senior Planner

Direct: +64-3-341-4719
Mobile: +64-27-200-7367

From: Laura Mulder <Laura.Mulder@dcc.govt.nz>
Sent: Friday, 10 July 2020 4:02 PM
To: Bombay, Kelly <Kelly.Bombay@stantec.com>
Cc: Paula Myers <Paula.Myers@dcc.govt.nz>; Connor Marner <Connor.Marner@dcc.govt.nz>
Subject: FW: Application for resource consent - 20 Bay Road, Warrington

Hi there,
This has been allocated to Connor Marner

Thanks heaps
Laura



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From: Bombay, Kelly <Kelly.Bombay@stantec.com>
Sent: Friday, 10 July 2020 3:08 p.m.
To: Paula Myers <Paula.Myers@dcc.govt.nz>
Subject: RE: Application for resource consent - 20 Bay Road, Warrington

Good Afternoon Paula,

Would it be possible to confirm whether this application has been allocated yet and to who please?

Regards,

Kelly Bombay

BPlan
Senior Planner

Direct: +64-3-341-4719
Mobile: +64-27-200-7367

From: Paula Myers <Paula.Myers@dcc.govt.nz> **On Behalf Of** Planning
Sent: Friday, 3 July 2020 10:33 AM
To: Bombay, Kelly <Kelly.Bombay@stantec.com>
Cc: Campbell Thomson <Campbell.Thomson@dcc.govt.nz>; James Imlach <James@nzmca.org.nz>; Ina Savelio <ina@nzmca.org.nz>; Phil Marshall <Phil.Marshall@dcc.govt.nz>
Subject: RE: Application for resource consent - 20 Bay Road, Warrington

Good morning Kelly

This application has been lodged, LUC-2020-293, and is with a Senior Planner for allocation to a processing planner. The deposit invoice is attached.

Regards

[Paula Myers](#)

TEAM LEADER ADMINISTRATION

CITY PLANNING

P 03 477 4000 | **DD** 03 474 3326 | **E** paula.myers@dcc.govt.nz

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From: Bombay, Kelly <Kelly.Bombay@stantec.com>
Sent: Thursday, 2 July 2020 4:21 p.m.
To: Planning <cod.planning@oa.dcc.govt.nz>
Cc: Campbell Thomson <Campbell.Thomson@dcc.govt.nz>; James Imlach <James@nzmca.org.nz>; Ina Savelio <ina@nzmca.org.nz>
Subject: Application for resource consent - 20 Bay Road, Warrington

Good Afternoon,

Please find attached an application for resource consent on behalf of the applicant, the New Zealand Motor Caravan Association (NZMCA). I have copied in Senior Planner, Campbell Thompson who we meet with for a pre-application meeting in respect of the proposed activities. The appendices to this

application are expected to exceed the size limit for this email. Therefore, I will send these through via wetransfer, so a separate email will be sent with a link to download this information. We understand that an invoice will be sent following receipt of this application. Invoice details are provided in the application form attached. We would appreciate being copied in to this correspondence to confirm receipt of the application and to follow anything up with the applicant as required.

Speaking to reception today, I also understand that Council can provide the Certificate of Title and that this fee can be included with the final invoice. If this can please be provided that would be great. Please let me know if anything else is required at this stage or any issues with pairing up the appendices being sent separately.

Regards,

Kelly Bombay

BPlan

Senior Planner

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