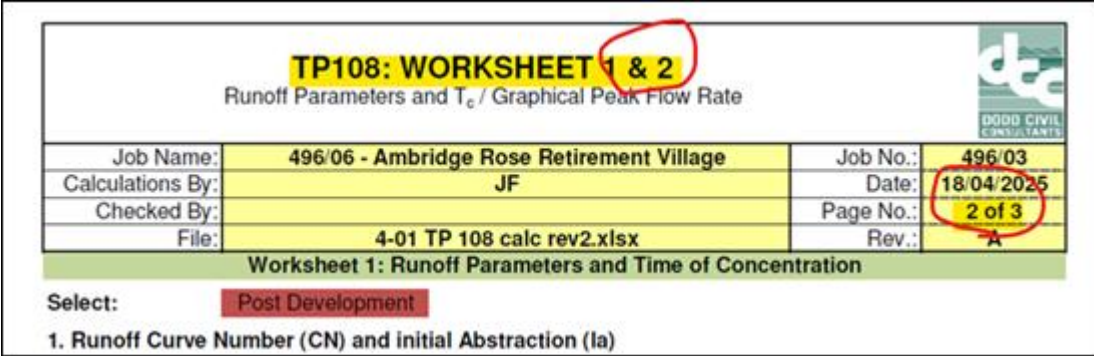


Ambridge Rose – Outstanding RFI Coastal, Engineering and Acoustic items 4/11/202

Council Feedback	Further Response
Coastal Based on the Coastal Hazard Assessment (CHA) Report submitted, the coastal s92 response and associated draft conditions, sections of the proposed development fall seaward of the site-specific 100-year ASCIE line. In accordance with the requirements of the New Zealand Coastal Policy Statement (NZCPS) 2010, the applicant must include appropriate mitigation measures within this current application to address potential coastal instability and erosion hazards. Please confirm whether the applicant is including the in-ground palisade wall at the eastern section (referenced in the Geotech Report) as part of this proposal to address these identified hazards. If so, please ask that they provide details of its design and dimensions in relation to the identified erosion risks at the site	4DE Environmental and Tattico have reviewed this request and provided a further response which forms Attachment A. Updated conditions of consent are also proposed which form Attachment B to this Further Response. As noted in the original reports and further responses, an in-ground palisade wall is not currently proposed as part of this application. It is identified as a contingency measure in the event that coastal inundation occurs across the Site in the future and is managed through the proposed conditions of consent which have been revised through this Further Response.
Engineering Provide a full TP108 report. At the moment only page 2 is provided. Provide one for both the worksheets. Details are circled in red. 	Everest has reviewed this request and provides the following response: Please find attached the TP108 calculation sheets. The page numbers have been formatted for ease of reference. This forms Attachment C to this Further Response.

Watercare 1. As per the Fire Code of Practice, if a multi-storey building is not sprinklered, it cannot be considered as FW2 water supply classification for firefighting. In residential areas, Watercare can only guarantee an FW2 water supply. Therefore, for these buildings, a sprinkler connection will be required to meet the firefighting requirements. Accordingly, to support firefighting requirements, a private storage tank system will be required within the private property. Please provide updated plans showing the proposed storage tank location within the premises, along with the fire report for this development including maximum flow requirement in l/s for firefighting. 2. The existing water network does not have sufficient capacity to support this development. Accordingly, the existing 50 mm watermain is required to be upgraded to 100 mm, as noted below. Please update the RC plans accordingly and provide them for review.	Everest has reviewed this request and provides the following response: 1. Based on hydrant test results undertaken in September 2022, there is adequate pressure and flow to service the development via a sprinkler connection. The applicant has also liaised with Vulcan Fire Engineers (refer to the attached email) which sets out that Fire Reports are Fire reports are normally provided to demonstrate Building Code compliance. The applicant is willing to provide a condition of consent that these details (if required) are to be provided at detailed design stage. 2. The connection is not proposed to be made to the 50mm watermain on Edgewater Drive. Connection is proposed to be made to the 125mm PE pipe which is outside 157 Edgewater Drive via a 100mm PE pipe that will extend from our site. No changes to the RC plans are therefore necessary.
Noise and Vibration Council remains of the view that a noise and vibration assessment is required in support of this application for the following reasons: • The relevant noise standards of AUP E25.6.27 is more stringent than that of NZS 6803:1999, as the project construction duration is likely to be longer than 20 weeks, according to E25.6.27, the AUP noise limits (70 dB LAeq and 85 dB LAmax) in hours 7:30am – 6:00pm Monday to Saturday are 5 dB lower than NZS 6803 (75 dB LAeq and 90 dB LAmax). • The vibration condition proffered by the applicant does not address the amenity effect of the construction vibration. • Based on my experience, the setback distances to comply with the 70 dB LAeq standard from using the noisy earthwork equipment such as excavator, piling	Earcon have provided a Construction Noise and Vibration Assessment and Construction Noise and Vibration Management Plan in support of this application which forms Attachment D to this Further Response.

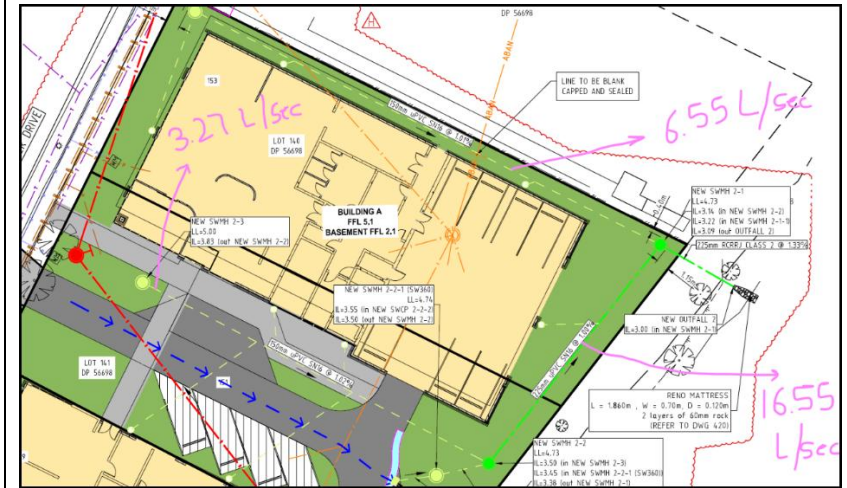
rigs, grader, vibratory roller range 30-70m if no noise mitigation is implemented. Many adjacent residential neighbours are located within these distances meaning the construction noise is unlikely to comply. This may be a reason for consent. • The consent conditions of existing RC BUN60403972 do not require any noise mitigation and are not adequate for this application.	
Planning AEE In terms of the reasons for consent, I note that: • H4.6.9 Building Coverage – typing error, where the proposal infringes the 40% standard, • H4.6.10 Landscaped Area – I note that all possible permeable paving has been utilised for Landscaped Area where permeable paving located beneath a canopy is considered as Building Coverage, • H4.6.11 Outlook Space – I disagree that all residential units comply with this standard, given the Wintergarden configuration which is considered as a building and having regard to the non-compliances identified on RC-2-106 (and understood to be replicated on the same units on upper floors), • H5.6.13 Outdoor Living Space – typing error, should be H4.6.13. Also, I disagree that all residential units comply with this standard, given Wintergardens being fully enclosed cannot be considered as outdoor living spaces, • 6.3.1 Plan Change 79 Compliance – please note that items 1.1 and 2.2 of the Commute s92 response confirm that pedestrian separated access is not provided for any of the proposed parking spaces. In this regard, consent is required for non-compliance with Standard E27.6.6(5).	Please refer to updated AEE's (clean version and track change) which form Attachment E to this S92 Response which address all of these comments. I do note that in my view, compliance with the outlook standard from the principal living room for each of the proposed units can be achieved as measured from other windows available within these spaces, as opposed to from the winter gardens where compliance is not able to be achieved noting their enclosed configuration. I have instructed the architects to update their relevant plans and will forward these through as soon as they are available.
Healthy Waters An updated drawing of Plan 420 has been requested.	An updated drawing has been prepared by Everest and forms Attachment F to this S92 Response.

Groundwater

As per the attached spreadsheet, with the exception of item 6 all items have been closed out. The LDE response for item 6 said this would be addressed in the civil response but there was no response to this item in the civil report.

Everest have co-ordinated with LDE and the following response is provided:

"There is some spare capacity in the drainage lines. Please see snip below that shows the spare capacity of the pipes around the basement."



The volume of discharge from the basement is not currently known and can be assessed during the detailed design stage. A Hydraulic Engineer will need to be engaged to provide a drainage plan within the building footprint that provides information on the subsoil configuration and sizing, pump specifications and rising main size. The location of the basement sump will also need to be specified.

	<i>The applicant is willing to accept a condition of consent requiring that this information be supplied during detailed design stage”.</i>
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