

7 September 2022

Wellington City Council  
Attn: Caleb Tien - Senior Consents Planner  
Via email: [Caleb.Tien@wcc.govt.nz](mailto:Caleb.Tien@wcc.govt.nz)

Dear Caleb

**Re: Khandallah Ne World - Further Information Response (SR 517439)**

We acknowledge your emails dated 27 July, 2 August and 23 August 2022 requesting further information pursuant to s92 of the Resource Management Act 1991. This letter responds to the questions raised in the requests for further information. We include the following information with this response:

- Attachment 1 - Traffic Engineering Response
- Attachment 2 - Acoustic Engineering Response
- Attachment 3 - Updated Acoustic Report (Updated Appendix 6)
- Attachment 4 - Updated Landscaping Plans (Updated Appendix 3)
- Attachment 5 - Updated Engineering Drawings (Part-updated Appendix 4)

**Section 92 Responses**

We respond to the specific questions raised as follows:

No.	Topic	Response
<b>Traffic and Vehicle Access</b>		
1(a)	Dekka Street crossing	Please refer to <b>Attachment 1</b> prepared by Commute.
1(b)	Nicholson Road crossing	
1(c)	Nicholson Road crossing	
2	Pedestrian provision	
3	Access to 35A Nicholson Road	
<b>Acoustic</b>		
1	Methodology	Please refer to <b>Attachment 2</b> prepared by Tom Hulland from Marshall Day Acoustics.
2	L <sub>AFmax</sub> limits	
3	Loading	

No.	Topic	Response
4	Special Audible Character	Please refer to <b>Attachment 2</b> prepared by Marshall Day Acoustics.
5	Further assessment	Please refer to <b>Attachment 3</b> prepared by Marshall Day Acoustics.
6	Deliveries	Please refer to <b>Attachment 2</b> prepared by Marshall Day Acoustics.
7	Adjacent noise sensitive sites	Please refer to <b>Attachments 2 and 3</b> prepared by Marshall Day Acoustics. Appendix 3 also includes the proposed acoustic fencing.
8	Updated predicted levels	Please refer to <b>Attachment 3</b> prepared by Marshall Day Acoustics.
9	L <sub>AFmax</sub> limits	Please refer to <b>Attachment 2</b> prepared by Marshall Day Acoustics.
10	Construction noise and vibration effects	Please refer to <b>Attachment 3</b> prepared by Marshall Day Acoustics.
11	Early morning management	Please refer to <b>Attachment 2</b> prepared by Marshall Day Acoustics.
12	Car parking management	
<b>Urban Design</b>		
13	Pedestrian provision	Please refer to <b>Attachment 1</b> prepared by Commute with respect to response No. 2.
14	Visual screening	<p>We understand that this request is seeking screening from the street/public realm and users of the carpark (i.e. internally).</p> <p>Rather than redesign the car parking area, the landscaping plans have been updated to include climber species (Star Jasmine and Pouhuhue) which will be planted at both the top and base of the retaining wall. Please refer to <b>Attachment 4</b> prepared by Stapleton Elliot.</p> <p>Combined, this additional landscaping will work together to provide the required screening effect. The applicant is accepting of a condition of consent that the proposed landscaping is implemented and retained in perpetuity.</p>
15	Signage	We are still working on a response to this query and will provide a response once completed.
16	Lighting	<p>Please refer to drawing L101 (Appendix 3) for the proposed lighting plan which includes both bollard and pole lighting.</p> <p>The District Plan does not include a lighting standard for residential zoned sites. Notwithstanding, the applicant is accepting of a condition of consent that requires the proposed lighting to comply with the Centres Standard on lighting (7.6.1.6) being:</p> <p><i>Any activity which requires outdoor areas to be lit shall ensure that direct or indirect illumination does not exceed 10 lux at the windows of residential buildings in any Residential Area.</i></p>

No.	Topic	Response
17	Dekka Street frontage	<p>Please refer to drawings L100 (Appendix 3) and C210 (Appendix 4) for the fencing and retaining wall locations. These confirm that there is no proposed retaining or fencing to the Dekka Steet frontage.</p> <p>With regards to earthworks, please refer to updated engineering drawings (<b>Attachment 5</b>) prepared by Calibre for updated earthworks details that illustrates the earthworks to the Dekka Street berm.</p> <p>Furthermore, it is proposed to extend the existing Dekka Street footpath along the frontage of the application site (3 Dekka Street) as this was requested by the owner at 5 Dekka Street.</p>
18	Nicholson Road access	<p>Section 5.2 of the Traffic Assessment (Appendix 5) considers that the Nicholson Road access will accommodate approximately 20% of the vehicle movements which equates to 31 movements per hour in the weekday evening peak and 40 movements per hour in the weekend peak.</p> <p>While this access is anticipated to accommodate less movements than the other access, it is important to retain this access as vehicular to ensure the carpark circulation, access and egress function optimally.</p> <p>Section 8.3.3 of the Traffic Assessment confirms that the Nicholson Road access will operate in a safe manner.</p> <p>As such, the applicant seeks to retain this access for vehicular use.</p>
19	Landscaping plans	<p>All relevant labels have been relabeled and planting has been reviewed and updated to add more hedge-forming species around tree bases as well as the aforementioned updates to the mass-planting with the addition of climbing species for screening and variety. Please refer to <b>Attachment 4</b> prepared by Stapleton Elliot.</p>
20	Condition an arborists report	<p>The trees identified for retention (where possible) are not protected. Notwithstanding, the applicant is accepting of a condition of consent that seeks to retain the trees where possible.</p>

We trust this addresses the queries raised. Please contact me should you require any clarification or further information on these matters.

Yours sincerely | Nāku noa, nā

**Barker & Associates Limited**



**Evita Key**

Senior Associate

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