

29 June 2018

Shane Lambert  
Senior Resource Consents Planner  
Napier City Council  
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Hawkes Bay Mail Centre  
Napier 4142

Dear Shane

**Additional Information Response Bupa NZ Ulyatt Road RM170155**

Council issued an information request on 19 February 2108. A preliminary response was provided to Council on 5 April 2018, including the opinion of Vanessa Hamm dated 23 March 2018.

The request for additional information and the preliminary response addressed matters raised in submission by the Hawkes Bay Regional Council.

*Meeting with Regional and City Council Officers*

A subsequent meeting was held with representatives of Napier City and the Regional Councils on 10 April 2018. From this meeting an agreed approach to addressing outstanding matters resulted as minuted by Vanessa Hamm and circulated on 11 April 2018. This included matters to be considered by both the City and Regional Council officers specific to stormwater and wastewater management.

Agreement was reached at the meeting that the applicant would

- Propose a condition regarding use of inert roofing material
- Consider the means of addressing reverse sensitivity effect

Consistent with the preliminary response the following addresses matters A-C as follows

- A. Please find attached a legal opinion prepared by Holland Beckett Law. The opinion addresses the Heretaunga Plains Urban Development Strategy (HPUDS) and relevant policy in the Regional Policy Statement (RPS). The opinion includes commentary on assessment criteria under the HPUDS document.
- B. Bupa carried out an evaluation of available land for development within the Napier City area. The provision of a retirement village (including care home) complex. The growth in the aged demographic of the population was a key driver for supporting the case for a village. Within the Hawkes Bay District Health Board, the proportion of population aged

75 and over will increase from a 2016 percentage of 7.7% of the total population to 13.6% by 2031, or from 12,430 to 22,810 persons over this period.

Potential alternative land development locations were considered at Parklands and at Te Awa. These areas are identified by Napier City for development. No land is available at Parklands.

Te Awa was excluded for further consideration due to a combination of land price and redevelopment contributions payable. There was a further negative reaction from established Napier residents to this location. This market researched reaction is an important consideration due to existing residents in a city of district providing a key source of potential retirement village occupants.

- C. Napier is identified as a Medium Growth area in the National Policy Statement Urban Development Capacity (NPSUDC). I have considered the objectives and policies that whilst are relevant to the consideration and evaluation of the local authority, are highlighted as to ensure a consent would be in accordance with the outcomes sought.

*PA3 (Specific to the rate that development capacity is provided)*

The proposal provides for a specific (aged) sector of the community and in this regard requires a comparatively large area of land to deliver a comprehensively designed, progressive form of accommodation and care for the elderly. The site is adjacent to the established urban environment and does not present a threat to the strategic future development of the city. As being targeted to a specific population demographic, the proposal avoids adverse impacts on the competitive operation of the development market by comparison with a general residential development.

*PA4 (Specific to benefits and cost of urban development)*

The proposed development provides for the specific accommodation and care requirements of the elderly. The provision for this form of progressive care enables the community to cater for its residents as they age within the local environment, contribute to a balanced age profile and enabling a living environment for all age groups.

*PB1 and 2 (Response to demand for differing housing types and price points and the recognition of demographic change)*

Consent to the proposal enables recognition of the changing demographic, notably the increase in the ageing population within the region.

*PC3 (Relating to the housing capacity assessment)*

The area of development land for retirement village is given recognition as part of the HPUDS document which sets it apart as a form of urban development from general residential developments. Consequently, meeting demand for this form of development is able to be monitored against the population demographics of an urban area.

*PD1/ PD2 (Relates to the working together of local authorities)*

In addition to the use of the land for urban form of development, co-ordination through the submission process has been initiated between the Regional and City Councils.

- D. Relates to stormwater design.
- E. A proposed condition of consent has been provided for the provision of an evacuation plan.
- F. A response on this matter (re: soil contamination assessment queries) will follow under separate cover.

*June 2018 Meeting with Regional and City Council Officers*

A subsequent meeting was held with City and Regional Council staff on 25 June 2018. The purpose of this meeting was to address the outstanding matter concerning the management of stormwater specific to the adjoining land (Napier City Council) containing the cross country drain.

As a result of consultation with the Regional Council staff, Bupa New Zealand has agreed to work with both Councils in the design and construction of a wetland on the adjoining land.

To this end a preliminary landscape concept design has been provided by the Regional Council to inform the design of works within the land.

Bonisch Consultants has prepared a preliminary design of earthworks and stormwater management within this area that reflects the intent of the Regional Council concept design. The Bonisch assessment and design is attached.

*Draft Conditions*

A set of draft conditions is attached as to the above matters including the outcome of consultation with NZTA.

The conditions are in draft form and subject to review as part of reaching an agreed position with the Regional Council as to work within the adjoining cross country drain.

Yours sincerely

**Wasley Knell Consultants Ltd**



Greg Knell  
**Director**