

10 July 2018

REQUEST FOR SERVICES ENGINEER ASSESSMENT/UPDATE

To: **Graham Thorp**

From: Processing Planner: **Shane Lambert**

Site Address: 25/35 Ulyatt Road

Resource Consent Ref: RM170155

Zone: Main Rural Zone

Features of note: The site is in a 1 in 50 year flood area
Proximity to State Highway 50 (no access proposed, SH noise managed through District Plan conditions) and NCC drain/pathway networks

Overall activity status: **Discretionary** Activity (unfettered RMA discretion)

1. DESCRIPTION

- Bupa retirement complex, which includes
- A retirement village and care home complex within the Main Rural Zone comprising of 99 Retirement villas, 19 retirement apartments, 49 care home rooms, and associated care facilities.
- This will include kitchens, nursing stations, communal dining and lounge areas, cafe and visitor, service, reception and administration areas. It would include up to 80,000m³ of earthworks to develop the site; A central green with integrated walkways; visitor and staff car parking; comprehensive landscape plantings; two road access points to Ulyatt Road, and; a new footpath, kerb and channel along Ulyatt Road.
- This proposal has previously been before NCC infrastructure. This referral seeks to confirm some of the details, seek comment on submissions, and to recommended any conditions for the consideration of the Hearing Commissioner.

2. REASON FOR INFRASTRUCTURE INPUT

- a) Please confirm your assessment of the Service Engineering assessment provided by Bonisch consultants/site plans/application documents for compliance with NCC Code of Practice/assessment in terms of suitable infrastructure servicing.
- b) Previously it has been advised that the following matters/conditions are recommended to be addressed in terms of stormwater, sewer and water:

Stormwater

4. Stormwater

- 4.1. Calculations will be required to determine connection sizes for stormwater.
- 4.2. The design of the stormwater system needs to show secondary flow paths with levels and floor levels that will protect dwelling from flooding in a 50 year return period event.
- 4.3. All stormwater is to be controlled in terms of the Code of Practice for Subdivision and Land Development and E1 of the Building Code.
- 4.4. The approved point of connection for stormwater is the cross-country drain. Connections will be limited to two, one to the North and one to the west side of the site.
- 4.5. Minimum floor levels will apply for all accommodation buildings. The current property levels are below the 50 year flood level and unless the ground levels are lifted the property will need a section 73 notice registered on the title.

Minimum floor levels using the existing situation will need to be set at RL 12.20 metres to the Napier City Council Datum.

It is understood that the developer intends to fill the land. If this is the case we will need to assess the floor levels when we have plans showing the new levels and secondary flow paths for the entire site. Filling the land should negate the need for a section 73 notice on the title.

- i. In regard to the above stormwater matters, it is noted there are 3 connection points proposed, and as a result of the submission made by HBRC the applicant has proposed conditions of consent, based on a concept plan provided (copy attached), to help improve the quality of stormwater discharges to the drain. NCC 3 Waters Team Leader Santha Agas, and HBRC Gary Clode have agreed to the following conditions offered by the applicant:

“1. That concurrent with the earthworks for the development of the land, the construction and landscaping planting of the adjoining land for stormwater management purposes shall be carried out in accordance with the Bonisch Consultants Plans 4505 dated 28 June 2018 and Regional Council Concept Landscape Plan Sheet 8 prior to occupation of the proposed village.

2. A detailed design of engineering and landscaping planting referred to in condition 1 above shall be submitted for the approval of the Napier City Council prior to work commencing. The consent holder’s contribution of landscape planting shall be to a maximum of \$30,000.00 (incl. gst), unless the consent holder, or any other party of their own voluntary accord, wishes to contribute more.

NOTE:

A) *At this stage NCC does not have any budget for a contribution to the plantings and is unlikely to contribute to the planting, and;*

B) *The planting plan will otherwise need to be designed in accordance with the amount specified in this condition, unless the consent holder determines they need to spend more (of their own accord). The Hawkes Bay Regional Council have signalled that they may contribute to the plantings for ecological benefit, which would need to be agreed with the consent holder.*

C) *Its noted that in regard to stormwater, all primary treatment is required to be within the development site and not within the drain corridor.*

D) *Access for maintenance of the headwall and wetland shall be provided.”*

- ii. *In regard to minimum floor levels, the site is to be re-contoured to manage stormwater (subject to design). The 12.2RL minimum floor level prescribed (or otherwise) can be reflected by a condition of consent if required following the final design.*

Wastewater

5. Wastewater

- 5.1. The approved point of connection for wastewater cannot be determined until the loading for the site has been determined. The current point of connection is the 150 main in Clarence Cox Crescent but it still needs to be confirmed that the main can handle the loading.

- iii. *In regard to the question above on sewer infrastructure capacity, on 31 May 2018 Santha Agas, Team Leader 3 Waters, advised by email that:*

“Wastewater – Our high level modelling shows that wastewater from Bupa can be discharged into main at Clarence Cox Cres. Developer has to design the system to ensure that discharge is only during off peak hours.”

Water Supply

6. Water Supply

- 6.1. Separate water connections will be required for each unit or complex.
- 6.2. The water connection to the property is to be sized to meet the needs of the development and it is to be fitted with a water meter and backflow preventer.
- 6.3. Fire hydrants are to be installed in accordance with the Code. A letter from the Fire Service is required to confirm the installation meets the Fire Service’s requirements.

iv. In regard to water the above Code requirements can be reflected in consent conditions. No issue has been raised in terms of capacity by NCC. One submitter has raised this matter in relation to the network issues faced last summer.

v. Please specifically comment on the following submission on the resource consent that raised water supply matters:

R Arrell submission:

Do you support/oppose this application: *

Oppose

Parts you support/oppose are: *

The failure of the resource consent to take into account the following matters and effects (impacts):

1. The water resources of Napier City are barely adequate to sustain the present population and this problem is exacerbated by allowing this development to proceed. (Water Crisis reported in HB Today 30/11/17)
2. The BUPA organization is ...

Reasons for submission: *

1. Concern the water infrastructure of Napier City is not adequate for allowing any further large scale housing developments. Paragraph 6, page 16 in the Site Selection, there was no regard for adequate water availability. If 'service infrastructure' was meant to include 'water' then the events of late November have shown how illusory this assumption is.
2. Concern that BUPA ...

Decision I wish Napier City Council to make is (eg. decline or approve): *

Approve, but with conditions.

- c) Please complete the attached draft form/your own form and return to me via email, including with any conditions recommended if the commissioner was to decide to grant consent.

ASSESSMENT – RESPONSE REQUIRED WITHIN 5 DAYS (BY JULY 18 2018 PLEASE)

Description of input required	Please assess previous advice, AEE, Plans, Services assessment, and submission points raised
Location of Application	INFOSOURCE: Resource Consent File RM170155 – 25 Ulyatt Road

NCC INFRASTRUCTURE ENGINEERING ASSESSMENT

TO: Shane Lambert

FROM: Graham Thorp

DATE: 23/07/2018

1. MATTERS TO BE ADDRESSED/CONFIRMED

- A. The application is **approved from an infrastructure perspective, subject to conditions to control design and connections**. This is subject to the relevant aspects of the NCC Code of Practice.
- B. I confirm the matters raised in your memo being 2. B) i), ii), iii), and iv) are satisfied.
- C. NCC Infrastructure provides the following comment on the matters raised in the submission from R Arrell:

The event publicised in the Hawkes Bay Today was a one off event and not a true reflection of the capacity of water infrastructure. Briefly, it was caused by unexpectedly high demand, which coincided with existing maintenance works on the network.

Water restrictions are part of the water conservation/efficiency requirements under Napier City Council's water take consent. They are also used to assist for water demand within the capacity of the network to avoid excessive capital works to provide peak day demand and maintain low rates.

Napier City Council has benchmarked its water use nationally. This indicated that the City's water use is high. There is significant capacity to be available when per capita consumption is reduced. A small reduction in per capita use is described in the 2018 Water Activity Management Plan.

Napier City Council is working with HBRC through the TANK planning process to ensure that our current consent for water is maintained to allow for growth until 2048. There is currently sufficient head room in the Napier City Council consent to allow for growth for the next 30 years.

Napier City Council has a new model of the water network, which has not indicated any significant issues.

In terms of Water efficiency / conservation, Hawkes Bay Regional Council has confirmed that the Heretaunga aquifer is at or close to its allocation. New water takes are capped. Napier City Council is working with Hastings District Council and

Hawkes Bay Regional Council to promote a consistent regional message around water conservation. Napier City Council is expecting to implement water restrictions in the future over summer. Residents have rarely had water restrictions placed on them in the past, which may lead to the incorrect perceptions of the network.

2. RECOMMENDED CONDITIONS

- It is recommended that standard conditions requiring design and connection to NCC infrastructure are included if consent is approved – as outline in the previous comments dated 27 November 2017.
- The Sewer connection will be subject to a pump and off-peak discharge into the NCC waste water system.
- 3 Discharge points to the Cross Country Drain are approved in principle subject to the agreed draft conditions with the applicant and HBRC.
- The sites final contours and design is expected to control overland flow satisfactorily and suitable minimum floor levels, and the earthworks can be subject to conditions ensuring this.

3. RECOMMENDED ADVICE NOTES

The proposal will be subject to financial contributions at building consent stage.

Prepared by:

Graham Thorp

SERVICES ENGINEER