

11 March 2019

Te Awa Land Development Company Ltd  
C/- Strategy Planning  
PO Box 239  
**NAPIER 4140**

Attention: Cameron Drury

Dear Cam,

### **Resource Consent Decision (RM190019) – 35 Kenny Road, Napier**

Thank you for your application for multi-unit commercial development within the Main Residential Zone (Te Awa Structure Plan Area) comprising of eight tenancies (including a café, supermarket, childcare facility, medical centre and four associated retail units).

The further information required is listed below and is requested under section 92(1) of the Resource Management Act 1991 (RMA):

#### **Transport**

- Please provide a Transport Assessment (TIA) to identify the likely effects of their trip generation on Council's road network if the proposed development is implemented. To fully explore the effects, reference must be made to the similar work already completed by Summerset's Consultants as a baseline.

As development continues in the Te Awa area, these TIA's will be an essential reference to help determine the correct timing for road upgrades and additional maintenance requirements.

#### **Urban Design**

Council's Urban Design Lead has reviewed the proposal and has raised concerns with the proposed design. The main concerns raised include;

- Lack of modulation or articulation of built form
- Little to no active frontage on two elevations
- Lack of consideration of street frontages and amenity (i.e. lack of provision for public seating area, little consideration of landscaping to soften the development and carpark area.
- Little consideration on how the development would interact with the future reserve area

It is suggested that a meeting is held to discuss potential changes to the development in order ensure that any adverse amenity or visual effects upon the residential character are mitigated.

#### **Stormwater**

- Please provide a full assessment of the stormwater impact on the local area including, storage options and storage volumes vs duration.

Please provide the above information by **1<sup>st</sup> April 2019**.

Under section 92A of the RMA, you must, within 15 working days of the date of the request, take one of the following options:

- a) provide the information; or
- b) tell us in writing that you agree to provide the requested information but cannot provide it by the date, at which point we would negotiate a reasonable time within which you will provide the information; or
- c) tell us in writing you refuse to provide the information.

Processing of the application will resume once the information has been received and a decision regarding notification will be made.

## **Other Matters**

### **Transport**

- As you are aware, the Te Awa Structure Plan indicates that a roundabout is to be constructed on the corner of Eriksen and Kenny Roads. The road reserve will also be upgraded to an urban standard as defined in the structure plan. Councils Infrastructure Department are in the stages of preparing preliminary plans and it is suggested that the applicant is in contact with the Infrastructure Department to discuss any potential implications for development.

### **Wastewater**

- Please note the wastewater connection shall be to the gravity network that drains to the Kenny Road wastewater pump station (approx. 400m distance). Connections shall be via a private pump station within the development and rising main or gravity connection to the terminal manhole on the public sewer.
- Please also note that should the site be unit titled in future then separate connections to Council Services are required.

### **Water Supply**

- Please note the water connection shall be provided from the water main at the intersection of Clutha Street and Kenny Road.
- Please note that a single water connection will be available for the site if it is held in one title. Should the development be unit titled each unit would need to have a separate toby to isolate the water supply without affected other units.

### **Affected Parties**

At this stage, I can provide you an early indication of the parties would be deemed affected by the proposal. Council consider that the following may be adversely affected by the proposal in terms of character and amenity. However, once all further information has been provided a notification decision will be made.



- 236 Eriksen Road (Blue Star) –Summerset Villages (Te Awa) Limited
- 120 Eriksen Road (Green Star) – Mcauley Marie Yoell
- 100 Eriksen Road (Yellow Star) – Friedlander Andrew Mark, Campbell Vicki Heather
- 95 Eriksen Road (Red Star) – The Wentworth York Limited

If you have any queries regarding any of the matters above please contact me on 06 834 4132 or via email [bridgetn@napier.govt.nz](mailto:bridgetn@napier.govt.nz).

Yours sincerely

Bridget Nicholson

**Resource Consents Planner**