

14 August 2019

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

Attention: Cameron Drury

Dear Mr Drury,

NOTIFIED RESOURCE CONSENT (RM190019) – 35 Kenny Road, Napier

Thank you for payment of the limited notification deposit and confirmation that you wish to proceed to a formal hearing.

Following a review of the submissions received, it is considered that the following further information is required in order for Council to fully understand the effects of the activity.

TRANSPORT

The submissions received in opposition to the proposal consider traffic safety to be a significant concern. Both submissions provided details of accidents witnessed within the area and raised concerns in terms of the level of parking provided to service the development as well as the potential effects of the additional traffic volumes upon the safety and efficiency of the road network.

The submission received in support of the proposal also required that the following matters are taken into account when considering the application.

- The provision of sufficient on-site parking
- Safe and efficient pedestrian connectivity

Council appreciate the quality of the report you have submitted however in light of the submissions received it is considered that the application would benefit from an independent peer review.

As such, Council will be commissioning an independent peer review of the TIA submitted. In accordance with Section 92(B) please advise within 15 working days if the applicant accepts the commissioning of the report. Council will recover the cost of this peer review from the client.

- **Application Documentation**

The submission prepared by G & J Jones has also highlighted a number of inconsistencies with the application documents (TIA, site plan and Strategy's car parking assessment) in terms of shortfall numbers, number of parks provided and number of practitioners associated with the medical centre. Please update the documents and provide clarity around this. This confirmation will be required prior to Council commissioning an independent peer review of the TIA.

The submission prepared by G & J Jones also requested confirmation in respect of an ambulance bay associated with the medical centre. Please provide comment in respect of this matter.

NOISE

- Please provide a report prepared by a suitably qualified and experienced acoustic consultant to demonstrate that the proposal will comply with the noise requirements of the Plan.

LIGHT SPILL

- Please provide Light Spill diagrams confirming that the proposal will be able to comply with the light spill requirements of the District Plan.

SIGNAGE

- Please provide details of the extent and area of any proposed signage as part of the application.

LANDSCAPING

- Please provide calculations to confirm compliance with the landscaping requirements of the District Plan for the development area.

The request for further information is made pursuant to S92(1) of the Resource Management Act 1991.

It is envisaged that the pre-hearing meeting will occur soon after the above documents have been assessed and circulated to the submitters.

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 or Rebecca Sutton who will be processing the application from the 31 August 2019 on 06 835 2715 or Rebecca.sutton@napier.govt.nz

Yours sincerely



Bridget Nicholson

Resource Consents Planner