

22 February 2019

Durham Property Investments Limited
C/- Development Nous Limited
PO Box 385
HASTINGS 4156

Dear Jason,

Resource Consent Decision (RMS19006) – 16 Willowbank Avenue, Napier

Thank you for your application for the residential subdivision and development of the above property that is subject to the Te Awa Structure Plan of the Main Residential Zone.

Further Information

Given the extent of the issues listed below it is suggested that a meeting is arranged between the applicant and Councils Infrastructure Department, Urban Design Lead and Processing Planners to reach agreement. Please advise what date/time would be suitable and I can coordinate a meeting.

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

General (Servicing)

- The proposed concept is for a gated community with Council services covered by easements. Councils Infrastructure Department have advised that the proposed consent would not allow Council free access to work on any of its infrastructure within the Gated Community. Further discussion on this matter would be required.
- The Engineering Approval will need to be prepared for the full development and submitted for approval. Please note: Staging can then be undertaken within the overall approval as appropriate.
- The proposed road/services section does not match the Code. Further discussion will be required to determine an acceptable solution.

Stormwater

- It appears that the proposed staging of the subdivision will not correspond with the stormwater drainage plan. Please provide further details.
- Please provide calculations to determine connection sizes for stormwater (the design of the stormwater system needs to show secondary flow paths with levels and floor levels that will protect dwellings from flooding in a 50 year return period event.
- Councils Infrastructure Department have advised that the culvert across Eriksen Road is to be upgraded to a standard that matches the design capacity. The responsibility for the construction will need to be discussed with Council.
- Please note the approved point of connection for stormwater is the Cowshed Drain on the eastern side of Eriksen Road.

- The design of the stormwater needs to be revised. Stormwater treatment shall be provided to allow for the at least the first flush, gross pollutant capture, treatment features in the open drain.
- Pipe sizing, particularly along Eriksen Road needs to be clarified.

Wastewater

- Revised plans are required as the full development shall be serviced with a single wastewater pump station. Note: The wastewater pump station and pipelines shall not be located within the drainage reserves or generally within 40m of the reserve, as the liquefaction risk to infrastructure and erosion from uncontrolled surface water is undesirable.
- Please advise how the sewer connections will be provided for the lots facing Eriksen Road.
- Please provide details of the staging for the proposed wastewater installation.
- Please relocate the pump station as it is indicated in the over land flow path.
- Please note the connection for the sewer shall be to the existing DN100 wastewater rising main near the corner of Eriksen Road and Hurunui Drive. A cross connection shall be provided to allow flows to be diverted between the existing rising main and the existing gravity wastewater networks.

Water

- The proposed water supply network needs to be further discussed with Councils Infrastructure Department as it is to be fully owned and operated by the Napier City Council.
- Please clarify the use of a dwelling occupancy rate of 1.25. Please justify and update water demand calculations accordingly.
- Please confirm fire fighting requirements can be met.

Reserves

- The Te Awa Structure Plan requires pedestrian linkages through the subdivision. Councils Reserves Department and the Developer need to come to an agreement as to what level of service is required.
- Fencing is to be provided along Willowbank Road. The standard of performance needs to be agreed with Council.
- The Te Awa Structure Plan requires the establishment of a neighbourhood reserve. The location and size needs to be agreed with Council and this land will need to be vested.
- The proposed walkway is physically separated from the development by the proposed drainage swale. The proposed 'Pocket Park' is proposed to be fenced internally to exclude public access, and is nowhere near a suitable size to be a functional open space. Both connectivity and public open space are heavily identified in the Structure Plan and the relating outcomes. This subdivision does not achieve this.
- The Scheme Plan does not identify the Pocket Park and Drainage Reserve links as being vested in Council. Plans need to show all lots to be vested and purpose.

Foundations/Earthworks

- Please provide a Geotechnical report to confirm foundation and lateral spread requirements, particularly within the vicinity of the drainage reserve.

- Please provide full details of the proposed cut and fill works that are to be undertaken on the site.

Urban Design

- Please find attached Councils Urban Design Leads comments and recommendations. Please address accordingly.
- The concept plan provided show the open space circle extending over the boundary. Please provide an overall assessment for the full development in terms of compliance with the open space rules and update the assessment accordingly.

Please provide the above information by 15th March 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.

If you have any questions please contact myself on 06 834 4132 or Colin Hunt on 06 833 9720.

Yours sincerely



Bridget Nicholson

Resource Consents Planner