

25 September 2020

Durham Property Investments Limited  
c/- Development Nous Limited  
Attention: Matthew Holder / Jason Kaye

**By Email:** matthew.holder@developmentnous.nz and jason.kaye@developmentnous.nz

Dear Matthew and Jason

**Notified Resource Consent Application (RMS19006) at 16 and 38 Willowbank Avenue, Te Awa, NAPIER.**

Further to review of the submissions received as of Wednesday 16 September 2020 for the above application, the following information is requested pursuant to Section 92(1) of the Resource Management Act 1991, to provide a full understanding of the effects of the proposed activity.

**1.0 Effects of out-of-stage development on surrounding rural land use**

- 1.1 Please provide a more detailed assessment with regard to Design Outcome 5 of Appendix 29A, with a particular focus on any physical mechanisms proposed to provide an internal buffer with regard to the northern boundary of the proposal site.

**2.0 Stormwater and Flooding Effects**

- 2.1 The submitted Land Development Servicing Report (Rev C) states it is proposed to raise the finished ground levels by up to 0.6 metres within the site, to ensure that the finished ground levels within the development site are above the modelled flood level of RL 11.28m. Please provide further information that the raising of the ground levels at the development site will not exacerbate the flooding effects that may be experienced by immediately adjacent properties to the south and north of the development site that currently remain in rural use.
- 2.2 Please provide further information with regard to any proposed stormwater quality measures that are to be adopted prior to the discharge of stormwater to the proposed open drain. In particular, please demonstrate that the implementation of stormwater quality measures would not be adversely impacted or affected by any proposed mitigation of lateral spread effects (refer 3.1 of this letter below).

**3.0 Natural Hazards – Liquefaction/ Lateral Spread Effects**

- 3.1 Please provide further information with regard to how the risk of lateral spread from the proposed open stormwater drain (in accordance with the requirements of the Te Awa Structure Plan Map 29D) is to be mitigated with regard to Lots 305, 301, 306, 307, 308, 302, 303, 304 i.e. land to be vested to Napier City Council.

#### 4.0 Wastewater Infrastructure and Servicing

4.1 Please confirm that the wastewater solution as detailed within the Land Development Servicing Report (Rev C) and associated Servicing Plans remains the applicable solution for the current application. In the event that the proposed wastewater solution has been amended, to provide for pumping station/s within the proposed residential development area of the site please provide:

- An updated wastewater section of the report and associated plan; and
- An updated Scheme Plan that shows the revised lot configuration to provide for this infrastructure within its own lot, including a buffer area.

4.2 In the event that the current Land Development Servicing Report and associated Plans remain current to this application, please provide additional information regarding the site configuration for such infrastructure, and how any lateral spread risk would be mitigated with regard to this infrastructure.

In accordance with Section 92A, please provide the above information by **Friday 16 October**, or alternatively:

- a) 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
- b) tell us in writing you refuse to provide the information.

If you have any queries regarding any of the matters above please contact me either by email or on 021 217 8013; or alternatively contact Paul O'Shaughnessy at [Paulo@napier.govt.nz](mailto:Paulo@napier.govt.nz) or 027 210 0190.

Yours sincerely



Rebecca Sutton  
**Senior Planner, Stradey Planning Ltd**