

TRIM/File Ref 25706#0100

16 September 2022

Sage Planning HB Limited
Ringlands Building - 1st Floor
29-31 Hastings Street
Napier 4110

Attention: Janeen Kydd-Smith

Emailed: janeen@sageplanning.co.nz

Dear Janeen

Application for Resource Consent: 206 Queen Street West HASTINGS 4122, RMA20220352

An initial assessment of your application for resource consent has been completed.

Under Section 92 of the Resource Management Act (RMA) 1991, the Hastings District Council requires further information to fully assess your proposed activity, its effect on the environment and the ways in which any adverse effects on the environment might be mitigated.

1. Sunlight Admission to Streets - Designated Retail Frontage

Rule 7.3.5A applies to the Central Commercial Zone on sites having Designated Retail Frontage. As the site includes 223 Heretaunga Street West, this frontage is subject to the Designated Retail Frontage (ref. Appendix 30) and Rule 7.3.5A applies.

As the existing façade to Heretaunga Street West above the canopy level will be retained, together with the concrete columns and roof beams, it is not clear if additional structural works are required to support the retention of the façade, columns, and roof beams.

To satisfy this further information request, the application is to be amended to address Rule 7.3.5A in relation to the Heretaunga Street West frontage; for instance, in the compliance assessment table (Table 1, pg. 33 of the application AEE).

2. Servicing

A. Stormwater

Rule 7.3.5L(a) requires that peak stormwater run-off from the site shall over an average recurrence interval of 5 and 50 years shall achieve a run-off co-efficient of 0.8. Rule 7.3.5L(b) requires roof surfaces

to be constructed of inert material or painted with no-metal based paint and to be maintained in good order.

Details pertaining to on-site attenuation of stormwater in Section 5 of the Servicing Report (Appendix F) require clarification and in some instances at present do not talk to one another.

The roofing material is not considered in the compliance assessment table (Table 1, pg. 35), description of the proposal, assessment of stormwater effects in Section 9.9 (pg. 77 & 78), or volunteered conditions (Appendix E) of the application AEE.

B. Wastewater

Section 6 of the Servicing Report (Appendix F) addresses wastewater servicing. This section does not address the inner commercial tenancy (50m³), whilst this is unknown it could be another food premise (i.e. café). The peak flow discharge for the development may exceed 1 l/s during a 24 hour period.

C. Water

Section 7 of the Servicing Report (Appendix F) addresses water servicing. This section does not address the inner commercial tenancy also and appears to include an error in Section 7.2.1 with reference to 28 residential units.

To satisfy this further information request relating to servicing, the applicant shall:

Stormwater

- clarify and amend the plans to the Servicing Report (Appendix F) as to the location of the stormwater attenuation tanks (aboveground or underground);
- confirm the volume (m³) capacity of the attenuation tanks proposed for the development as on pg. 11 of the Servicing Report (Appendix F) at 5.3 states 16m³ of roof and 4.5m³ for hardstand, but 5.1 states that a tank storage of 15m³ and a depression of 1.2m³;
- provide a clear breakdown of impervious areas and any permeable paving areas, including showing these on amended plans;
- identify the location of the ponding/depression area in the car park and provide the maximum ponding water depth in relation to a 1% AEP event which will affect the car park; and
- confirm through an amended description of the proposal and/or a volunteered condition/s that roof surfaces are to be constructed of inert material or painted with no-metal based paint and to be maintained in good order.

Wastewater

- revise the wastewater calculation and demonstrate compliance or otherwise of the discharge for the entire development with Council's Wastewater Bylaw.

Water

- amend what appears to be a typing error in the Servicing Report (Appendix F), Section 7.2.1 to accurately reflect that there are 18 units on the site as opposed to 28 and revise/correct any other errors within this Section of the Report that may have resulted from the reference of 28 units; and
- revise the water calculation such as to include the inner commercial tenancy.

3. Signage

Rule 7.3.5M addresses advertising device/s through reference to Section 28.1 of the District Plan. Limitations on signage apply in respect of Commercial Zones, the Central Commercial Zone with Designated Retail Frontage (ref. Appendix 30), and on heritage buildings.

By definition of the District Plan, an advertising device includes *every sign or advertising matter of whatever kind whether consisting of a specially constructed device, structure, or apparatus, or painted,*

printed, written, carved, inscribed, endorsed, projected on to, placed or otherwise fixed or upon any premises, wall, fence, rock, stone, electronic device, structure, or externally fixed upon a stationary vehicle of any kind whatsoever if such advertising device or matter is visible from any public place and shall include any window signs, balloon or blimp, board, hoarding or similar structure which supports the device but excludes signs relating to road names, traffic control and route direction (located within the road reserve).

The application is silent on any signage, noting that there are two commercial tenancies proposed within the development, one of which is contained within the inner area of the ground floor of the main building on the site.

To satisfy this further information request, the applicant shall confirm that signage:

- is not proposed on the site, such that in the future any signage proposed for the site will be assessed separately to this process on a case-by-case basis, or
- is proposed and provide the details of any such signage such that an assessment in respect of Section 28.1 of the District Plan can be made.

4. Visibility Splay

Rules 7.3.5N and 7.3.6I address traffic sightlines through reference to Section 26.1 of the District Plan. The development utilises the existing vehicle access point onto Queen Street West on the northern boundary of the site.

Prior discussions with Council leading to the lodgement of this application for resource consent identified the need to address the pedestrian visibility splay (ref Appendix 73 of the District Plan) in respect of the access to/from the site in relation to the Queen Street West vehicle access point.

To satisfy this further information request, the application is to be amended to address pedestrian visibility in relation to the Queen Street West vehicle access point, with specific reference to Appendix 73 of the District Plan.

5. Loading

Rules 7.3.5N and 7.3.6I address transport and parking through reference to Section 26.1 of the District Plan. Rule 26.1.6C relates to the provision of loading spaces. Compliance with Rule 26.1.6C is noted in Table 1 (pg. 36) of the application AEE.

Loading space/s are required to be provided such that these are suitable/efficient to accommodate any loading which is likely to arise from the use of the building or activity carried out, with a separate loading space to be provided for each occupier of the site if there is more than one, except where a service lane is designated or provided.

The application states that the car parking on the exterior northern wall-line of the main building on the site, as it is not a requirement of the District Plan, can also function for the purposes of loading, noting that a parking assessment has been provided with the application (Appendix G).

The proposal does not seem to account for these car parks being in use, given they are likely to service both commercial tenancies, and that the aisle width provided behind the car parks is in the main legal right-of-way (refer CFRs for the site) such that this cannot cause disruption to others that have rights to rely on the use of the right-of-way, being the occupants of several commercial tenancies fronting Heretaunga Street West.

Plans provided with the application do not show the ability for larger vehicles to load/off-load or to manoeuvre such as to enter/exit the site in a forward motion should vehicles occupy some or all of the on-site spaces due to the location of the exterior and interior commercial tenancies and the rubbish store locations for these and the units. In addition, there are cantilevered balconies from the first and second floors associated with the residential units that overhang into the car parking space which reduces the available width of a larger vehicle to park in this space.

To satisfy this further information request, the applicant shall provide:

- amended, dimensioned, plans showing on-site loading space/s and the manoeuvring for the same within the site, noting and to address the above matters raised; and
- a transportation assessment on the loading space/manoeuvring provided that takes into consideration the parking assessment already provided with the application for resource consent.

6. Parking

Rules 7.3.5N and 7.3.6I address transport and parking through reference to Section 26.1 of the District Plan. Rule 26.1.6D relates to the provision of on-site parking. While the District Plan no longer requires car parking on-site, where it is provided not less than two accessible parking spaces shall be provided where the total number of car parks provided on-site are between 21 and 50, as is the case with the proposed development.

The compliance assessment table (Table 1, pg. 36) states that 32 car parks are to be provided on-site, 18 within the building line and 14 along the exterior wall. The plans provided with the application show 13 car parks along the exterior wall, 18 within the building line and six car parks to the rear of the building.

The site plans (ref: PA03) note a door opening out near the car park 19 for the units which is not annotated but appears to be a car park. A vehicle parked in the car park will be hit by the door.

In addressing accessible car parks on-site, the compliance assessment table refers to one of the 18 internal parks and one of the 14 exterior parks being accessible car parks. The Plans provided with the application show only one accessible car park on-site adjacent to the café/commercial tenancy on the exterior.

To satisfy this further information request, the applicant shall:

- amend the application AEE and/or plans so that the car parking (general and accessible) in each (AEE and plans) accurately talk to one another and the parking assessment provided with the application (Appendix G); and
- amend the application plans to show the car park and aisle dimensions, and manoeuvring (tracking curves) on-site with respect to the same.

7. Residential Activity

Rule 7.3.6I (1) requires residential units to have a minimum net floor area for 1 and 2 bedroom units, being 50 and 70m², respectively.

By scaling from the plans and statements made within the application AEE it appears that these minimum floor areas are achieved. However, it would be preferable to have the dimensions and minimum net area shown on the plan set supporting the application.

To satisfy this further information request, the applicant shall amend the application plan set to provide the dimensions and net floor area of the residential units.

NEXT STEPS

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

1. Provide the information; or
2. Inform the Council in a written notice that you agree to provide the information; or specify a reasonable timeframe for providing the information for agreement of Council, or;
3. Inform the Council in a written notice that you refuse to provide the information.

While section 95C(2) of the RMA requires Council to publicly notify your application if:

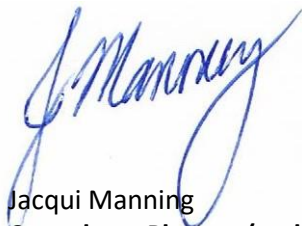
- i) the information is not received within either 15 days, or;
- ii) the information is not received within any agreed timeframe, or;
- iii) if you decline to provide the information,

it is noted that as the applicant has requested that the application be publicly notified, and that such notification does not occur until Saturday, 8th October 2022.

Where possible, the application will continue to be processed as allowed by the information already supplied, including public notification.

Please contact me if you have any questions regarding the above information request or the further processing of the application.

Yours sincerely



Jacqui Manning
Consultant Planner (on behalf of Hastings District Council)
jacqui@rmgroup.co.nz

Authorised under delegated authority by:



Kelly Smith
Environmental Planner (Consents)
Hastings District Council