

4 April 2024

Philip McKay
Mitchell Daysh Limited
PO Box 2040
Hastings 4156

Dear Philip

**Application for Resource Consent: 147 Napier Road HAVELOCK NORTH 4130,
RMA20240068**

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.

National Policy Statement for Highly Productive Land (NPS-HPL)

1. Please update the existing landvision report to include an assessment against Section 3.8, 3.9 and 3.10 of the NPS-HPL.

Advice Note

Please note that Sections 3.8-3.10 of the NPS-HPL do not provide any consenting pathway on the basis that the existing classification is 'incorrect'. Instead, further assessment on remediation or alternative production options / strategies as required under these sections are necessary to demonstrate that the development is appropriate for the site.

Based on the initial assessment of the information available, Council's initial view is that an assessment against Section 3.10 is required.

Council may commission a peer review of the updated report.

Council also notes that considerations under the NPS-HPL are related but not the same as an assessment on the effect of 'versatile land' as defined by the District Plan, which encompasses more than soil quality. The applicant may also wish to further review this assessment in the updated AEE.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

2. Section 9 of the Detailed Site Investigation recommends a condition requiring a Remedial Action Plan (RAP), including validation procedures, to be prepared and implemented prior to site works. However, the recommendation also notes that the RAP can only be prepared if additional sampling and testing are undertaken once the existing buildings are on site are removed.

Please provide further explanations on whether the demolition works would result any significant risk to human health, and how such risks, if any, could be managed through conditions of consent.

Flooding assessment

3. The existing flood model from the Hawke's Bay Regional Council does not include climate change and is completed on the outdated ground model, and levels are in HB Vertical Datum. Please provide an updated version of the flood model.
4. Please provide a cross-section of Karamu stream showing flood level in relation to the building platforms.
5. Please show the extent of the flooding in comparison to the site and building platforms.

Transport

6. The Traffic Impact Assessment (TIA) describes the old road alignment as a 'service lane'. This section is better described as a layby that became surplus when Romanes Drive was constructed. The area is retained as road due to the major infrastructure services contained within the alignment.

Currently, the layby area provides for a motor home dump station and a water tanker filling hydrant. The TIA has not considered how the proposed development will affect these activities, including:

- The location of the main access point in close proximity to these facilities;
- Additional demand on parking spaces within the layby;
- Potential safety risks, particularly in relation to pedestrian access.

Please update the TIA to include an assessment on how the proposal will affect the existing users of this layby section.

7. Council considers that access by means of a single road intersection nearer to the northern end of the site may be preferable to the proposed layout as this would be likely to provide safer and more efficient interaction with Napier Road and it should help isolate the residential traffic from the existing users of the layby.

Please consider a rearrangement of the development layout in consultation with your traffic advisors. The updated TIA should take any layout revisions into account.

8. Council has concerns that the internal access layout may not be able to safely and effectively accommodate the proposed development due to:
 - a. The narrow width of the one-way access way, particularly with respect to refuse collection
 - b. The indication in the TIA that the tracking required for a medium rigid truck conflicts with parking spaces in the proposed turning head
 - c. The indented parking bays which will likely be associated with individual properties rather than being seen as available to all residents and their visitors

Please address these matters in the updated TIA and in any revision of the subdivision layout.

9. In conjunction with and in addition to the above requests please provide a further assessment of how safe pedestrian access between the site and adjoining roads and amenities can be achieved.

Please address these matters in the updated TIA and in any revision of the subdivision layout.

10. The TIA has only assessed weekday morning peak traffic. This does not account for possible local anomalies.

Please update the TIA to include plausible afternoon scenarios, potentially but not limited to:

- Congestion at the intersection of Napier Road and Karanema Drive;
- Saturday sports activities at Guthrie Park or Romanes Park.

Advice note

Council can only accept an access way as a public road if it is designed and constructed in accordance with the District Plan and the Engineering Code of Practice. It is highly unlikely that Council would accept the internal access as a public road. Consequently, all services within the access way will likely to remain as private services.

Council may commission a peer review of the updated TIA.

Urban Design

11. Please provide an urban design assessment detailing how the proposed development is designed to meet the criteria outlined in the Hastings Residential Intensification Design Guide 2020.

Advice note

Due to the scale and the location of the proposed activity, Council may commission a peer review of the urban design assessment.

In accordance with section 92A of the Act 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.

Please note that Section 95C(2) of the Resource Management Act 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.

Council's deposit fee for public notification is **\$16,000.00**.

A decision on your application has been placed on hold awaiting your response to this request, in accordance with Section 88B of the Act. Where possible however, the application will continue to be processed as allowed by the information already supplied.

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

Yours sincerely



Liam Wang
Senior Environmental Planner – Consents
liamw@hdc.govt.nz