
Friday, 21 July 2023

Te Hui o Te Kaunihera ā-Rohe o Heretaunga

Hastings District Council

Commissioner Hearing

Kaupapataka

Attachments Volume 1

**LIMITED NOTIFIED RESOURCE CONSENT APPLICATION TO CONSTRUCT
AND OPERATE A CHURCH HALL AND CONSTRUCT A CARPARK AT 32
REYNOLDS ROAD, HAVELOCK NORTH - HASTINGS GOSPEL TRUST INC
(RMA20220170)**

Te Rā Hui:
Meeting date: **Friday, 21 July 2023**

Te Wā:
Time: **9.00am**

Te Wāhi:
Venue: **Council Chamber
Ground Floor
Civic Administration Building
Lyndon Road East
Hastings**

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HASTINGS DISTRICT COUNCIL
207 Lyndon Road East, Hastings 4122 | Private Bag 9002, Hastings 4156
Phone **06 871 5000** | www.hastingsdc.govt.nz
TE KAUNIHERA Ā-ROHE O HERETAUNGA

ITEM	SUBJECT	PAGE
2.	LIMITED NOTIFIED RESOURCE CONSENT APPLICATION TO CONSTRUCT AND OPERATE A CHURCH HALL AND CONSTRUCT A CARPARK AT 32 REYNOLDS ROAD, HAVELOCK NORTH – HASTINGS GOSPEL TRUST INC (RMA20220170)	

Document 2

Containing these attachments

Attachment 2	Initial Development Plans (Updated version of Plans is included in Attachment 13, in the Volume 2 document)	Pg 3
Attachment 3	Description of Proposal and Assessment of Environmental Effects	Pg 9
Attachment 4	Infrastructure Report LHT Design Ltd - Stormwater Report.pdf	Pg 59
Attachment 5	Supporting Documents - HB Hazard Report	Pg 69
Attachment 6	Performance Standards Assessment - 21 April 2022.pdf	Pg 79



PROPOSED HALL - 32 REYNOLDS ROAD, HAVELOCK NORTH

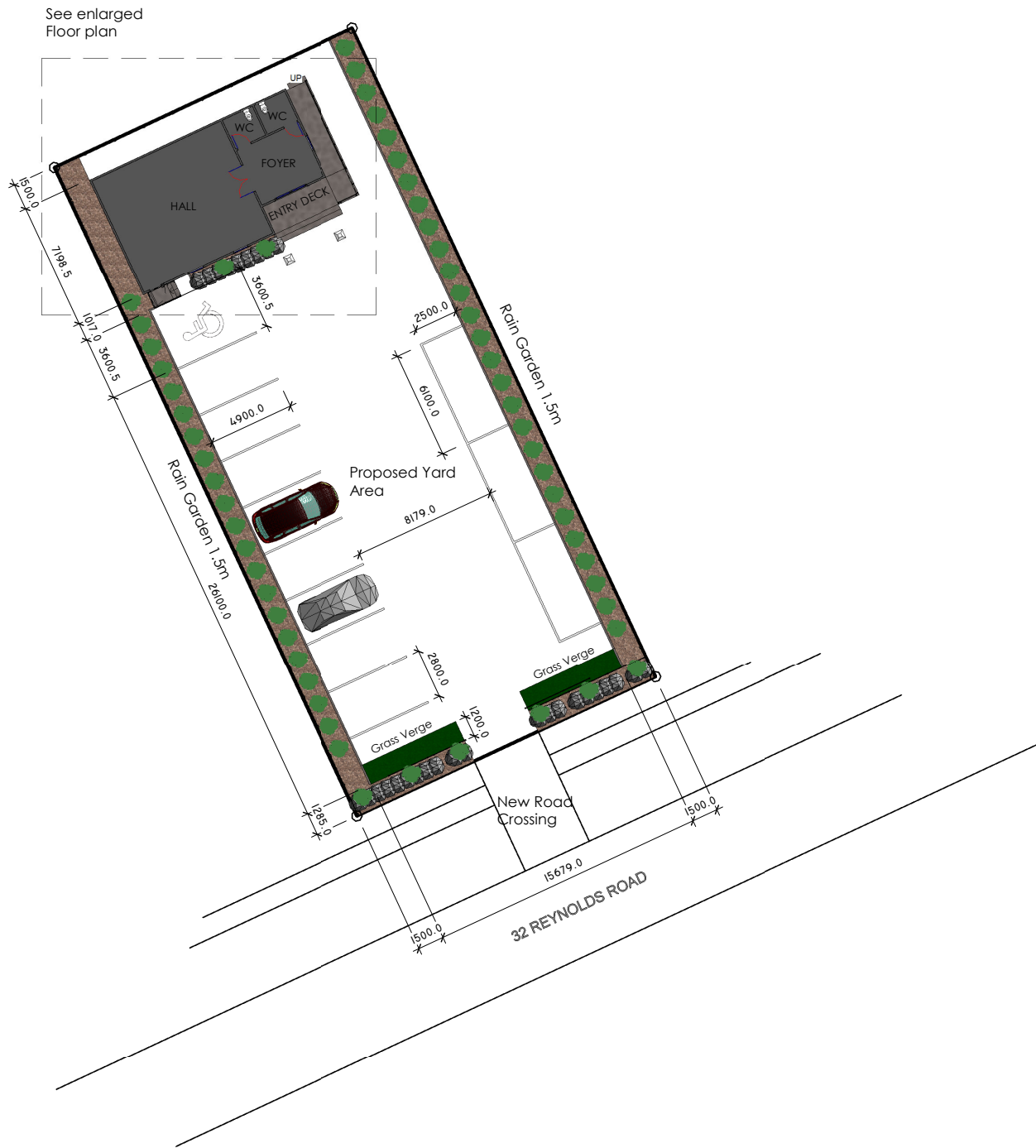
- A1 SITE PLAN
- A2 PROPOSED SITE PLAN / FLOOR PLAN
- A3 ARTISTS IMPRESSION 1
- A4 DIMENSIONED PLAN / ELEVATIONS



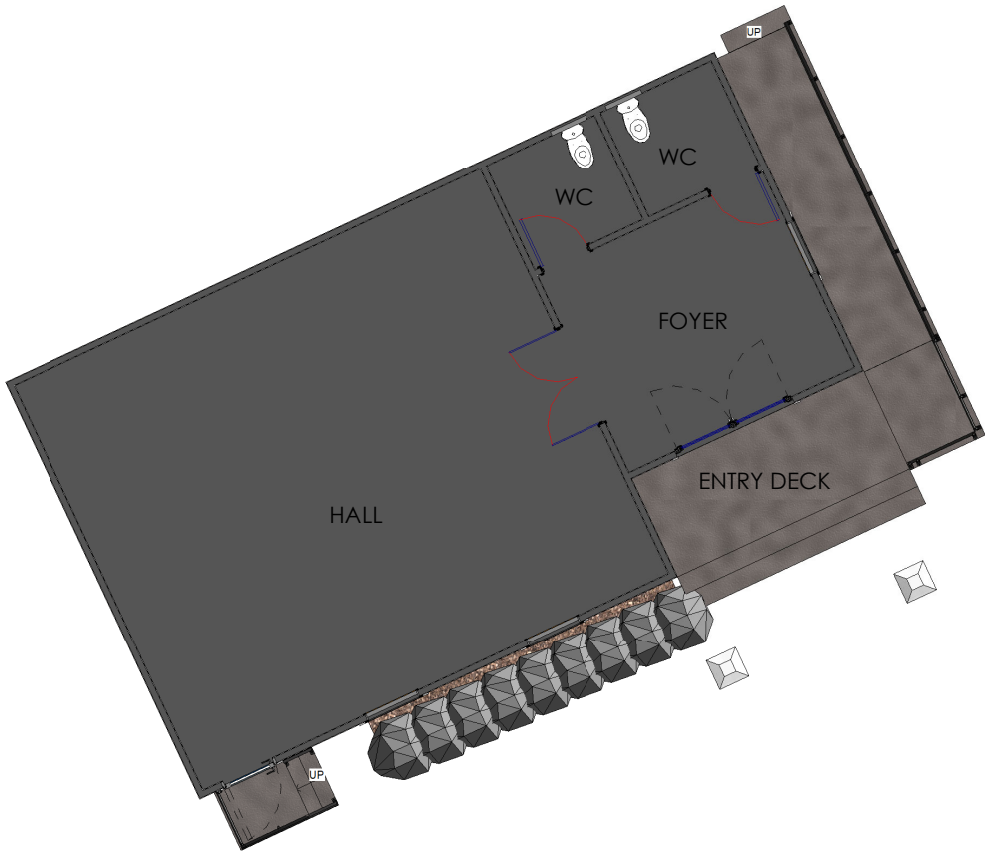
PRO-STRUCTURE Ltd | Ph: 06 870 8109 | Fax: 06 870 8108 | 204 Hastings Street (N)
PO Box 11065 Hastings 4158 | Email: richard@pro-structure.co.nz



ITEM 2



Proposed Site Plan
1:150 @ A1



Floor Plan
1:50 @ A1

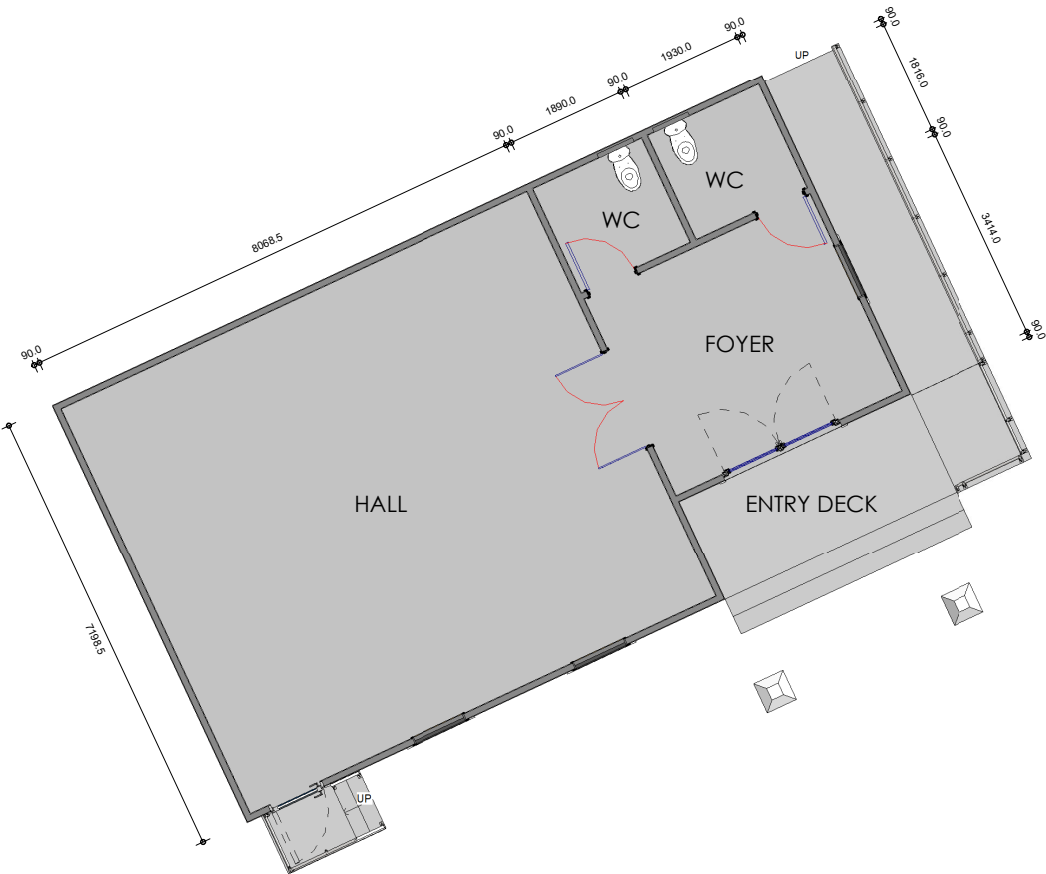
Item 2

<div><div>PRO-STRUCTURE</div><div>DESIGN & BUILD & CONSTRUCTION</div><div>Ph: 06 870 8109 Fax: 06 870 8108</div><div>204 Hastings Street (North), PO Box 11065, Hastings 4158</div><div>email: admin@pro-structure.co.nz - www.pro-structure.co.nz</div><div>email: boria@pro-structure.co.nz</div></div> <div><div>LICENSED BUILDING PRACTITIONER</div><div>www.dbh.govt.nz</div><div>LICENSING CONFORMANCE</div></div>	<div>PROPOSED HALL - 32 REYNOLDS ROAD</div> <div>HAVELOCK NORTH 4130</div> <div>Ken McIndoe Architectural Designer for Pro-Structure DESIGN 2 - LICENSED BUILDING PRACTITIONER - BP187650</div> <div>Notwithstanding what is shown on the plans and specifications, all building works shall comply with the NZ Building Code. Acceptable Solutions and / or approved alternative solutions. Do Not Scale from the drawing-verify on site or by written dimension or by calculation. If in doubt please ask.</div>	Proposed Site Plan / Floor Plan		SCALE: As shown at A1	Drawing: A2		
PRELIMINARY	© Copyright retained by Pro-Structure Limited	(These documents are not to be used for any purpose by others without the written consent of Pro-Structure Limited)		Revision:	12/04/2022 9:54:38 am	DRAWN: BF	CHECKED: RF



Item 2

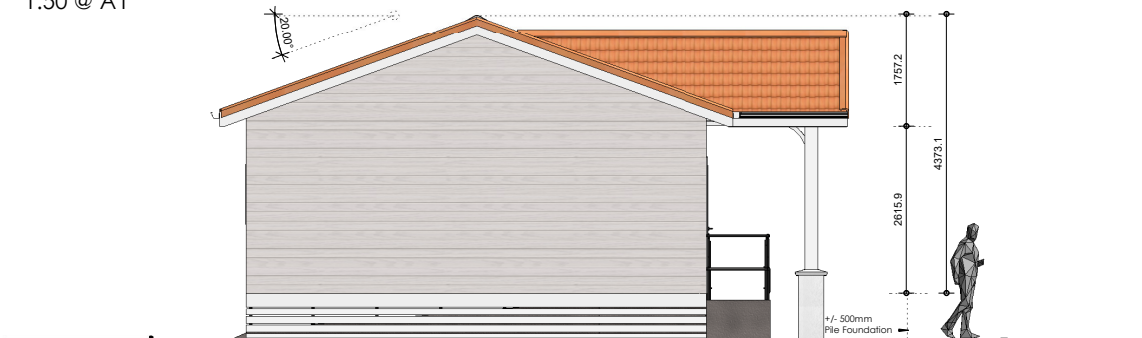
<div><div><div>PRO-STRUCTURE</div><div>DESIGN • BUILD • CONSTRUCTION</div></div><div>Ph: 06 870 8109 Fax: 06 870 8108 204 Hastings Street (North), PO Box 11065, Hastings 4158 email: admin@pro-structure.co.nz - www.pro-structure.co.nz email: boria@pro-structure.co.nz</div><div><div>LICENSED BUILDING PRACTITIONER</div><div></div></div></div>	PROPOSED HALL - 32 REYNOLDS ROAD HAVELOCK NORTH 4130		Artists Impression		SCALE: As shown at A1	Drawing: A3
	PRELIMINARY	© Copyright retained by Pro-Structure Limited	Ken McIndoe Architectural Designer for Pro-Structure DESIGN 2 - LICENSED BUILDING PRACTITIONER - BP167650 Notwithstanding what is shown on the plans and specifications, all building works shall comply with the NZ Building Code, Acceptable Solutions and / or approved alternative solutions. Do Not Scale from the drawing-verify on site or by written dimension or by calculation - If in doubt please ask. <small>(These documents are not to be used for any purpose by others without the written consent of Pro-Structure Limited)</small>	Revision:	12/04/2022 9:54:39 am	DRAWN: BF CHECKED: RF



Floor Plan
1:50 @ A1



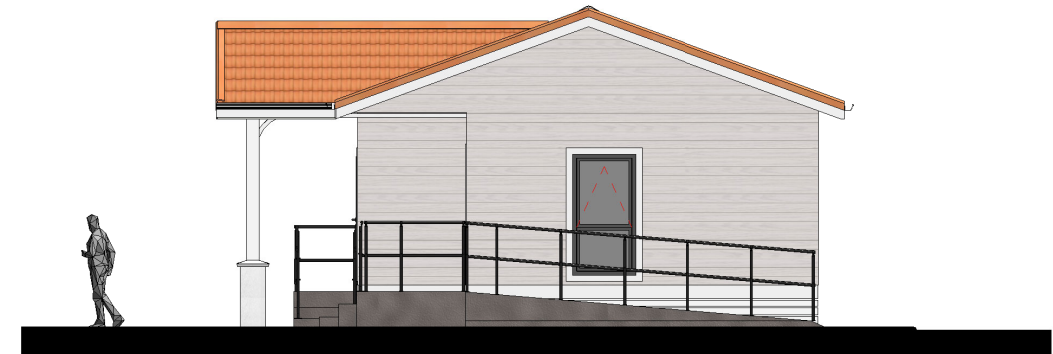
North Elevation
1:50 @ A1



West Elevation
1:50 @ A1



South Elevation
1:50 @ A1



East Elevation
1:50 @ A1

<p>PRO-STRUCTURE DESIGN & BUILD & CONSTRUCTION</p> <p>Ph: 06 870 8109 Fax: 06 870 8108 204 Hastings Street (North), PO Box 11065, Hastings 4158 email: admin@pro-structure.co.nz - www.pro-structure.co.nz email: boria@pro-structure.co.nz</p> <p>PRELIMINARY</p>	<p>PROPOSED HALL - 32 REYNOLDS ROAD HAVELOCK NORTH 4130</p> <p>Ken McIndoe Architectural Designer for Pro-Structure DESIGN 2 - LICENSED BUILDING PRACTITIONER - BP187650 Notwithstanding what is shown on the plans and specifications, all building works shall comply with the NZ Building Code. Acceptable Solutions and / or approved alternative solutions. Do Not Scale from the drawing-verify on site or by written dimension or by calculation- If in doubt please ask.</p> <p>© Copyright retained by Pro-Structure Limited (These documents are not to be used for any purpose by others without the written consent of Pro-Structure Limited)</p>	<p>Plan View / Elevations</p> <p>Revision:</p>	<p>SCALE: As shown at A1</p> <p>12/04/2022 9:54:42 am</p>	<p>Drawing: A4</p> <p>DRAWN: BF CHECKED: RF</p>
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MITCHELL
DAYSH

Hastings Gospel Hall Trust

**Building Development in Havelock
North Residential Environment, 32
Reynolds Road**

Resource Consent Application

21 April 2022

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Place of Assembly development in Havelock North Residential Character Zone, 32 Reynolds Road



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Place of Assembly development in Havelock North Residential Character Zone, 32
Reynolds Road

REPORT INFORMATION

Report Status	Final
Our Reference	MDL001967
Author	Ellen Robotham
Review By	Phil McKay
Version Number	1
Version Date	21 April 2022

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Place of Assembly development in Havelock North Residential Character Zone, 32
Reynolds Road





PART A

Resource Consent Application

FORM 9

APPLICATION FOR RESOURCE CONSENT

Sections 88 and 145, Resource Management Act 1991

To Hasting District Council

1. **Hastings Gospel Hall Trust Inc** applies for the following type of resource consent:

Land use consent as a Discretionary Activity under Rules HNCR21 and EM6.

2. The activity to which the application relates (the proposed activity) is as follows:

To erect a place of assembly, associated carpark, landscaping and stormwater infrastructure.

3. The site at which the proposed activity is to occur is as follows:

32 Reynolds Road, Havelock North. Legally described as Lot 8 DP10013 CT 189/78. The site is 0.0759ha in area.

4. There are no other activities that are part of the proposal to which this application relates.

5. I attach an assessment of the proposed activity's effect on the environment that—

- (a) includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and
- (b) addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

6. I attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

7. I attach an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including the information required by clause 2(2) of Schedule 4 of that Act.

Place of Assembly development in Havelock North Residential Character Zone, 32 Reynolds Road

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8. I attach the following further information required to be included in this application by the district plan, the regional plan, the Resource Management Act 1991, or any regulations made under that Act:

- Assessment of Environmental Effects
- Site, Building and Landscaping Plans
- Stormwater Assessment
- Assessment against District Plan Standards

Date: 21 April 2022



Signature:

(Person authorised to sign on behalf of applicant)

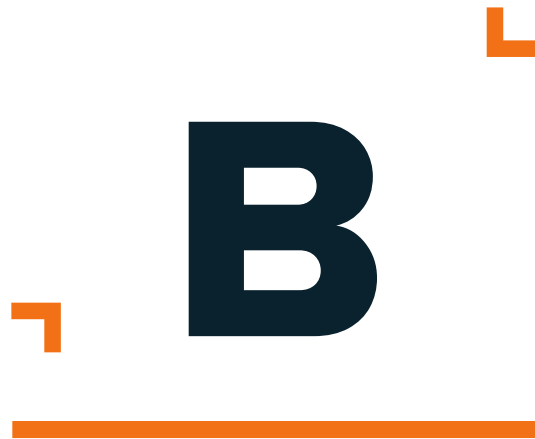
Address for Service: Mitchell Daysh Limited
PO Box 149
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Telephone: 021 457 322
Email: ellen.robatham@mitchelldaysh.co.nz
Contact person: Ellen Robotham

Place of Assembly development in Havelock North Residential Character Zone, 32
Reynolds Road

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PART B

Assessment of Environmental Effects

1. INTRODUCTION

1.1 SUMMARY

This Assessment of Environment Effects (“**AEE**”) is provided in accordance with the requirements of section 88 and the Fourth Schedule of the Resource Management Act 1991 (“**RMA**” or “**the Act**”).

It is in support of a resource consent application on behalf of Hastings Gospel Hall Trust (“**the Applicant**”), who seeks resource consent to erect one building as a place of assembly, and associated carpark and stormwater infrastructure (as per the building plans attached in **Appendix 1** and stormwater assessment attached in **Appendix 2**).

The site is legally described as Lot 8 Deposit Plan 10013 (“**the site**”) and located at 32 Reynolds Road.

The site is located in the Havelock North Residential Character Zone under the Hastings District Plan (“**the District Plan**”).

1.2 SITE DESCRIPTION

The site is zoned Havelock North Residential Character Zone, as are all surrounding properties as shown in Figure 1.

Place of Assembly development in Havelock North Residential Character Zone, 32 Reynolds Road


1



Figure 1: Site location outlined in black and white dotted line. Source: Hastings District Plan Maps

The site is rectangular in shape within an area of 0.0759ha. The site is relatively flat and currently contains one residential building and two (2) small garden or utility sheds.

The western side is bound by a transient space, being an accessway which serves two rear residential sites. The neighbouring residential building on the site to the rear of the property is largely shielded by an ancillary building on that site. An existing fence approximately 1.8m high and plantings on that site shield the residential building and outdoor living space on the neighbouring site to the east.

There is a low fence fronting the property and there are no mature trees or plantings along the front boundary. The existing berm tree appears to be in a poor state of health. The site has a smattering of various types of plants including a small number of mature trees, however, it is predominantly grassed as shown in Figures 2-4. Figure 5 includes a photograph of the surrounding sites and provides an example of Havelock North Residential Character Zone landscaping and visual amenity.



Figure 2: Existing buildings and plantings from the street as at 7 March 2022. Source: Ellen Robotham.

Place of Assembly development in Havelock North Residential Character Zone, 32 Reynolds Road

3 



Figure 3: Existing buildings and plantings along eastern boundary as at 7 March 2022.
Source: Ellen Robotham



Figure 4: Existing buildings and plantings at rear of property as at 7 March 2022. Source:
Ellen Robotham



Figure 5: Example of the surrounding streetscape and Havelock North Residential Character landscaping. Source: Ellen Robotham



Place of Assembly development in Havelock North Residential Character Zone, 32 Reynolds Road



Figure 7: Proposed landscaping

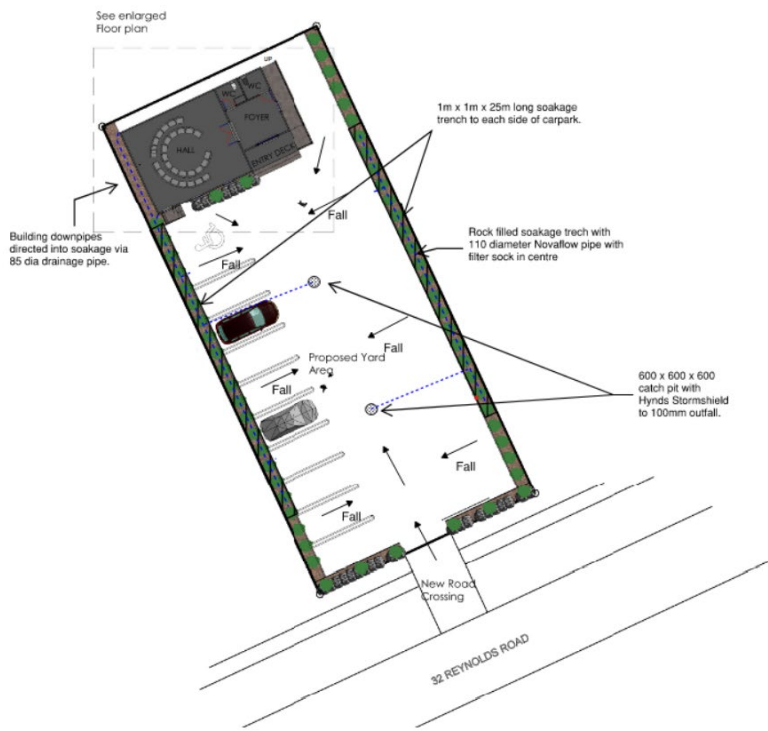


Figure 8: Proposed stormwater management plan

3. PLANNING ASSESSMENT

3.1 ZONING AND ACTIVITY STATUS

Under the Hastings District Plan, the site is located within the Havelock North Residential Character Zone. No additional features or overlays to the zoning nor archaeological sites are identified in the District Plan Maps over this property.

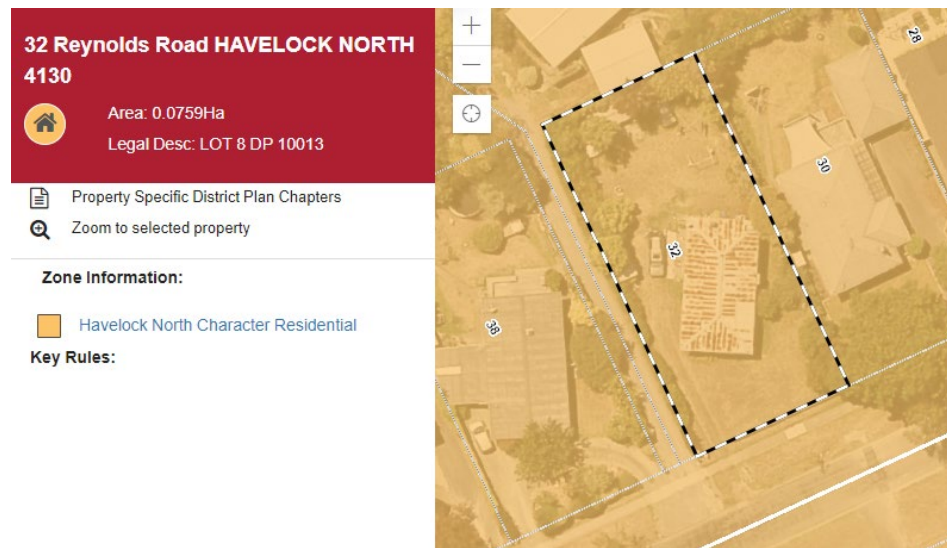


Figure 9: Site Zoning, Site outlined in black and white dotted line.

The proposed activity is a Place of Assembly, which is provided for as a Discretionary Activity within the Havelock North Residential Character Zone under Rule HNCR21.

An assessment of the activity against the relevant performance standards in the Havelock North Residential Character Zone is provided in **Appendix 4** attached. This assessment sets out several performance standards that the proposed application would breach. These include the general performance standards relating to height in relation to boundary (8.2.5C), peak stormwater runoff (8.2.5G), and providing for 25% or more of the site to be landscaped (8.2.5I).

Non-compliance with these standards would require assessment as a **Restricted Discretionary Activity** under Rule HNCR19:

Any Permitted or Controlled activity not meeting one or more of the General Performance Standards and Terms in Section 8.2.5 EXCEPT Residential Activities not complying with General Performance Standard 8.2.5A (Density).

The overall activity is however a Place of Assembly which are provided for as a **Discretionary Activity** under Rule HNCR21.

An assessment of the proposed activity is also required against Section 27.1 Earthworks, Mineral Aggregate and Hydrocarbon Extraction and is provided in **Appendix 4**. There is one performance standard that the proposed application would not meet, relating to the volume of permitted earthworks per site, per annum (27.1.6A).

Non-compliance with this standard would require assessment and a **Restricted Discretionary Activity** under Rule EM6:

Permitted Activities not meeting the General Performance Standards and Terms in Section 27.1.6.

The activity is therefore to be assessed as a **Discretionary Activity** as the most stringent activity status of the applicable rules.

3.2 STATUTORY CONSIDERATIONS

In regard to the consideration of resource consent applications, section 104 of the RMA states:

104 Consideration of applications

When considering an application for a resource consent and any submissions received, the consent authority must under section 104(1), subject to Part 2, have regard to—

- (a) any actual and potential effects on the environment of allowing the activity; and*
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
- (b) any relevant provisions of—*
 - (i) a national environmental standard;*
 - (ii) other regulations;*
 - (iii) national policy statement;*
 - (iv) a New Zealand coastal policy statement;*
 - (v) a regional policy statement or proposed regional policy statement;*
 - (vi) a plan or proposed plan; and*
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application...*

For determining applications for a Discretionary activity, section 104B of the RMA also applies:

Place of Assembly development in Havelock North Residential Character Zone, 32 Reynolds Road



After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—

(a) may grant or refuse the application; and

(b) if it grants the application, may impose conditions under section 108.

4. RMA SCHEDULE 4 – INFORMATION REQUIRED IN APPLICATION FOR RESOURCE CONSENT

4.1 CLAUSE 2 – INFORMATION REQUIRED IN ALL APPLICATIONS

The requirements of Clause 2 of Schedule 4 of the RMA are set out in italic font below, with a comment regarding the proposed activity in plain font under each sub-clause.

1. A description of the activity.

This is provided in Section 2 Proposed Activities above.

2. A description of the site at which the activity is to occur.

This is provided in Section 1.2 Site Description above.

3. The full name and address of each owner or occupier of the site.

The name and address of the owner is provided in Part A, paragraph 1 above.

4. A description of any other activities that are part of the proposal to which the application relates.

There are no other activities that form part of this application.

5. A description of any other resource consents required for the proposal to which the application relates.

No other resource consents are required as part of this proposal.

6. An assessment of the activity against the matters set out in Part 2.

This assessment is made under the corresponding sub-heading below.

7. An assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

This assessment is made under the corresponding sub-heading below.

4.2 ASSESSMENT AGAINST PART 2

A consent authority's consideration undertaken in accordance with Section 104 (Consideration of applications) of the RMA is subject to Part 2 of the Act.

As discussed below, the proposal is considered to:

- Have no more than minor adverse effects on the environment; and



- Be consistent with the intent of the relevant objectives and policies of the applicable planning instruments.

On the basis that the policy framework relevant to this application gives effect to Part 2, it is considered that the application is consistent with the purpose and principles of the RMA.

4.3 ASSESSMENT AGAINST DOCUMENTS REFERRED TO IN SECTION 104(1)(b)

As required by Schedule 4, Clause 2(1)(g) of the Act, the following is an assessment against any relevant provisions of a document referred to in section 104(1)(b). Section 104(1)(b) is set out under Section 3.2 above.

4.3.1 Regional Policy Statement (section 104(1)(b)(v))

The Hawke's Bay Regional Resource Management Plan 2006 ("RRMP") includes the Regional Policy Statement ("RPS") for the Hawke's Bay Region. That RPS includes a section titled 'Managing the Built Environment'. The following provisions of the RRMP are considered relevant:

Urban Activities Includes any one or combination of the following:

- a) residential activities at a density of more than one dwelling per 2500m² of site area;
- b) commercial and industrial business, retailing and other commercial activities;
- c) use of social infrastructure;
- d) papakainga or other marae-based housing;
- e) any other land use within urban limits.

Social Infrastructure Assets that accommodate social services such as health (hospitals), education (schools and universities), state housing, justice (police stations), places of assembly and community recreation (for example, halls, sport stadiums and parks).

As per the definitions above, places of assembly are an anticipated urban activity. These definitions are also relevant for understanding objectives and policies of the RRMP.

OBJ UD1 Establish compact, and strongly connected urban form throughout the Region, that:

- a) achieves quality built environments that:
 - i. provide for a range of housing choices and affordability,
 - ii. have a sense of character and identity,
 - iii. retain heritage values and values important to tangata whenua,
 - iv. are healthy, environmentally sustainable, functionally efficient, and economically and socially resilient, and
 - v. demonstrates consideration of the principles of urban design;

Place of Assembly development in Havelock North Residential Character Zone, 32 Reynolds Road

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- b) *avoids, remedies or mitigates reverse sensitivity effects in accordance with objectives and policies in Chapter 3.5 of this plan;*
- c) *avoids, remedies or mitigates reverse sensitivity effects on existing strategic and other physical infrastructure in accordance with objectives and policies in Chapter 3.5 and 3.13 of this plan;*
- d) *avoids unnecessary encroachment of urban activities on the versatile land of the Heretaunga Plains; and*
- e) *avoids or mitigates increasing the frequency or severity of risk to people and property from natural hazards*

The provision of places of assembly supports social resilience by providing places for communities to connect.

In terms of reverse sensitivity, the surrounding land use is residential, with most lots within close proximity to the site comprising of one main residential dwelling and accessory buildings. The proposed development will be generally screened from view due to the location of the building on the site, the proposed fencing and the proposed landscaping. The proposed development is anticipated to be within the character of the surrounding development within the Havelock North Residential Character Zone and will not be sensitive to effects from this existing residential development and nor is the proposed activity likely to adversely affect residential activities. Given this context, the proposed activities and the surrounding environment, the proposal will be able to avoid, remedy and mitigate any effects of reverse sensitivity.

In terms of natural hazards, the Regional Natural Hazards Portal report on the site (attached in **Appendix 3**), confirms that flood risk is low, liquefaction damage is unlikely and that earthquake amplification is moderate-low. Appropriate management will be provided with the application for building consent and can therefore be considered to be satisfactorily addressed through that process. Accordingly, it is considered that any risks from natural hazards will be able to be appropriately mitigated.

The proposed development does not result in any encroachment onto the versatile land of the Heretaunga Plains.

POL UD1 *In providing for urban activities in the Heretaunga Plains sub-region, territorial authorities must place priority on:*

- a) *the retention of the versatile land of the Heretaunga Plains for existing and foreseeable future primary production, and*
- b) *ensuring efficient utilisation of existing infrastructure, or*
- c) *ensuring efficient utilisation of planned infrastructure already committed to by a local authority, but not yet constructed.*

POL UD4.1 *Within the Heretaunga Plains sub-region, district plans shall identify urban limits for those urban areas and settlements within which urban activities*

Place of Assembly development in Havelock North Residential Character Zone, 32 Reynolds Road



can occur, sufficient to cater for anticipated population and household growth to 2045.

POL UD5 *Except as provided for in POL UD6.1 (provision for papakainga and marae-based development), district plans shall include policies and methods to avoid inappropriate urban activities beyond urban limits established in accordance with POL UD4.1 within the Heretaunga Plains sub-region.*

POL UD1 seeks to retain versatile land of the Heretaunga Plains for existing and foreseeable future primary production and to ensure existing infrastructure investment is efficiently utilised. POL UD4.1 and POL UD5 seek to establish urban limits to ensure that development consolidates within and around existing settlements to support a transition to a more compact urban settlement pattern in accordance with OBJ UD1.

The proposed location is within the Havelock North Residential Character Zone, which provides for places of assembly as an urban activity subject to resource consent. Locating the proposed place of assembly within a residential zone supports compact urban design, avoids urban sprawl and protects versatile land of the Heretaunga Plains for primary production.

It is considered that the activity is therefore located within an appropriate zone and is consistent with the relevant objectives and policies of the RPS.

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

In regard to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ("NESCS"), a check of Council records and a review of historical aerial imagery for the wider area has not found any evidence of HAIL activities on the subject property. The site has historically been used for residential activities. Accordingly, it is more likely than not, that the subject site has not been subject to any HAIL activities.

4.3.3 Other Documents Referenced in Section 104(1)(b)

The various National Policy Statements and other National Environmental Standards are not considered relevant to consider in regard to this application. The following assessment is therefore limited to the relevant provisions of the Hastings District Plan.

4.3.4 Hastings District Plan

It is considered the following sections of the District Plan are relevant to the assessment of this application:

- Urban Strategy
- Havelock North Character Residential Environment

Place of Assembly development in Havelock North Residential Character Zone, 32 Reynolds Road



- Earthworks, Mineral, Aggregate and Hydrocarbon Extraction District Wide Activity.

Accordingly, the provisions in these sections are assessed below.

As required by Schedule 4, Clause 2(2) the following assessment is against the objectives and policies of the District Plan and the relevant Assessment Criteria. The relevant objectives and policies, and where appropriate, rules, are assessed in the numerical order of plan section as follows, with the provisions listed in italic font and the assessment of them in plain font underneath.

4.3.4.1 Urban Strategy

It is considered that the following objectives and policies of the Urban Strategy are of relevance to this application.

OBJECTIVE UDO1 - To reduce the impact of urban development on the resources of the Heretaunga Plains in accordance with the recommendations of the adopted Heretaunga Plains Urban Development Strategy (HPUDS).

POLICY UDP1 - To achieve containment of urban activities and provide for residential greenfield growth in the areas identified as appropriate within the Hastings Urban Development Study document through to 2015 and in HPUDS for the period beyond 2015 and through to 2045.

Explanation

The provision for urban growth is provided for under both the Hastings Urban Development Study which outlines the growth areas for the City through to 2015 and thereafter by the Heretaunga Plains Urban Development Strategy. HPUDS recommends a policy of urban containment requiring greater levels of medium density housing within the existing urban boundaries. In order to ensure that containment occurs, HPUDS identifies growth areas and also areas where growth is not appropriate.

OBJECTIVE UDO2 - To ensure that new urban development is planned for and undertaken in a manner that is consistent with the matters outlined in the Hawke's Bay Regional Policy Statement.

POLICY UDP3 – Priority is to be placed on the retention of the versatile land of the Heretaunga Plains, the protection of the Heretaunga Plains Unconfined Aquifer from the adverse effects of urban development and the efficient utilisation of existing infrastructure.

Explanation

The Heretaunga Plains Urban Development Strategy (HPUDS) is embedded in the Hawke's Bay Regional Policy Statement. The retention of the versatile land of the Heretaunga Plains for primary production and the efficient use of the existing infrastructure are the main drivers in establishing the desired settlement pattern in HPUDS.

Objective UDO1 and Policy UDP1 seek to protect the versatile land of the Heretaunga Plains and give effect to HPUDS by containing urban activities with urban limits. Similarly,

Place of Assembly development in Havelock North Residential Character Zone, 32 Reynolds Road



Objective UDO2 and Policy UDP3 also seek to protect the versatile land of the Heretaunga Plains and give effect to the RPS. The proposal is appropriately located within a residential zone by the redevelopment of a residential site and therefore avoids unnecessary urban sprawl and retains the availability of versatile soils for primary production.

4.3.4.2 Havelock North Residential Environment

It is considered that the following objectives and policies of the Havelock North Residential Environment are of relevance to this application.

OBJECTIVE HNRO1 – New developments will be of a design, scale, layout and intensity that is consistent and compatible with the existing residential areas of Havelock North.

POLICY HNRP1 – Use zones to protect and recognise the different form of residential development as a result of changes in topography and landscape character.

Explanation

The use of zones will assist in maintaining and enhancing the special character and amenity of the two distinctive residential areas within Havelock North, namely the flatter land between the Karamu Stream and the foothills of Te Mata Peak, and the area of residential development in the Havelock Hills. The two zones are outlined below.

...

Havelock North Character Residential Zone

The area covered by this Zone is largely the area of the foothills of Te Mata Peak. This Zone demonstrates a subdivision pattern which is less regular when compared with that of the General Residential Zone. This is largely reflective of the change in topography and is also evident in the narrower roads which in many cases are landscaped. The roading pattern emphasises a number of key roads (such as Duart Road) which lead upwards and act as a spine for development to reach into the hills. In these areas, the landform tends to create a pattern of many properties backing onto gullies, vegetated areas or reserves.

Landscape Character : *This Zone is also characterised by trees and landscaping which are the dominant elements in defining the overall visual impression of the area. In many places the buildings disappear behind planting at the street edge and within the front yard of properties. Plantings or sloping berms to the edge of the carriageway blur the boundaries between private and public property and reinforce the dominance of landscaping, as well as visually reducing the width of the road reserve. The varied nature of the landscaping means that the streetscape is constantly changing as the observer's viewpoint changes, while the large number of exotic specimen trees means that the streetscape changes with the seasons.*

Architectural Character : *The development of the foothills of Te Mata Peak exhibits a very different architectural character to that of the flatter parts of Havelock North. This development resulted from the breakup of larger land holdings over a period of*

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time. There remain a number of substantial houses on these original sites that have been surrounded by newer development. The gradual subdivision of these sites into more urban sizes has meant that the architecture of these areas is mixed, with no large concentrations of one style representative of an era in building design. Topography means a change from the predominance of single-storey houses found elsewhere in Havelock North and Hastings urban areas. The use of multi-level buildings means that designers are able to build to the constraints of sites.

POLICY HNRP2 - Avoid the adverse effects of developments created by excessive building scale, overshadowing, building bulk, excessive site coverage, or invasion of neighbourhood privacy, on the character of the local neighbourhood.

Explanation

Consultation has confirmed that people's perception of the residential amenity in their neighbourhood is largely dependent upon adequate access to daylight, sunlight, private open space and outlook. These amenity characteristics will be adversely affected by buildings which are out of character or scale with the residential environs.

Objective HNRO1 and Policies HNRP1 and HNRP2 seek to protect the landscape character and amenity values of the Havelock North Residential Environment. The rules and assessment criteria of the zone give effect to this objective and policies. The proposed place of assembly is anticipated within the zone subject to assessment as a Discretionary Activity. Landscaping and architectural character are important aspects of the proposed place of assembly in achieving consistency with the above objective and policies.

The proposed building is one-story and 80m² which is comparative and generally smaller than the existing dwelling and neighbouring dwellings in terms of building bulk and site coverage. The proposed building and landscaping will not cause overshadowing or increase effects regarding neighbourhood privacy.

A landscaping plan is incorporated with the site plan for this application. While the proposed carpark will provide more sealed coverage than is typical for the character area, the landscaping proposed in this application will provide screening and softening as the plants grow. The proposed fencing and hedging will cause the building and carpark to disappear into the landscaping when viewed from off the site. This is common with the zone and neighbouring properties and will help maintain privacy for neighbouring properties as well as for the congregation of the church hall. In that regard, the proposed building will be in keeping with the landscape character of the Zone and can therefore be considered to be consistent with Objective HNRO1 and Policies HNRP1 and HNRP2.

OBJECTIVE HNRO2 – New non-residential activities will be of a scale and design that is compatible with the surrounding residential environment.

POLICY HNRP4 – Early childhood centres, care facilities, homes for the aged, places of assembly and health care centres will be provided for in residential areas where their effects in terms of design, traffic generation, noise, and scale do not compromise the character of the residential environment.

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Explanation – These activities provide a service to the community and are necessary in terms of social and community wellbeing. They are most appropriately located in a residential environment, rather than commercial or industrial zones. However, these activities have the potential to produce adverse effects for the surrounding neighbourhood if they are not developed with the character of the neighbourhood in mind. To protect identified character and residential amenity, these activities require assessment via the resource consent process with specific standards around scale, intensity and design.

Objective HNRO2 and Policy HNRP4 provide for non-residential activities, including places of assembly, to occur within the Havelock North Character Residential Zone given effects do not compromise the character of the residential environment.

As discussed above, the design of the building and landscaping is fitting for the character of the zone. The carpark will be largely obscured by fencing, hedging and specimen trees running along the front of the property.

The proposed hall would be used on Sunday morning no earlier than 6.00am for a communion service and Monday evenings no later than 8.00pm for prayer meetings. Both assemblies are for durations of approximately one hour. There are no youth groups, loud music or other events proposed. As a result, noise effects are considered to be minimal and occurring at hours appropriate to surrounding residential activities.

Family groups comprising approximately 9 – 12 vehicles on average and a maximum of 45 people are estimated to use the hall for each meeting. On-site car parking is proposed for 12 vehicles which will provide sufficient car parking to avoid parking-related congestion on the street. Given the limited number of proposed meeting times and small number of attendees, the activity is not likely to generate significant traffic movements.

The proposed activity is considered to be consistent with HNRO2 and HNRP4 in providing for a non-residential activity in a way that is compatible with the surrounding residential environment.

OBJECTIVE HNRO3 – To maintain and enhance residential amenity by ensuring adverse noise effects are avoided and mitigated.

POLICY HNRP5 – Ensure that residences are free from unreasonable and excessive noise.

Explanation – It is necessary to enforce performance standards in relation to 'nuisance' effects such as noise in the Residential Area. Residents expect a certain standard of peace and quiet and general pleasant amenity. The Resource Management Act provides specific obligations with regard to mitigation of nuisance effects and the most effective mechanism for the management of nuisance is through the enforcement of Performance Standards.

Objective HNRO3 and Policy HNRP5 ensure that noise does not adversely affect residential amenity.

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As discussed above, the proposed timing and types of activities the proposed building will be used for are unlikely to give rise to adverse noise effects. As such, the proposed activity will ensure neighbouring residences are free from unreasonable and excessive noise and is consistent with Objective HNRO3 and HNRP5.

OBJECTIVE HNRO5 – To protect people, property and infrastructure of the community from flooding and ponding effects associated with stormwater runoff

POLICY HNRP7 – Ensure that stormwater runoff that has the potential to create flooding or ponding effects will be attenuated on site.

Explanation – New development increases the area of a site that is covered by impervious surfaces and decreases soakage and infiltration of rainwater. This increases the rate of stormwater runoff. The Council's stormwater system is only designed to accommodate a certain rate of stormwater runoff and if this is exceeded, flooding may occur in local streams or on downstream properties. On site attenuation slows the rate of discharge to the Council stormwater system and therefore reduces the potential for flooding or ponding.

POLICY HNRP8 – Avoid residential or non-residential development which is unable to adequately mitigate the adverse effects of stormwater runoff.

Explanation – Flooding and ponding are unacceptable effects of new development. If these effects cannot be adequately mitigated then development should not proceed.

Objective HNRO5 and Policies HNRP7 and HNRP8 seek that stormwater runoff is appropriately managed. A stormwater report has been provided and demonstrates that the applicant intends to manage stormwater runoff from the site such that adverse effects will be no more than minor.

OBJECTIVE HNRO7 – To ensure that the amenity and special character of the Havelock North Character Residential Zone is maintained and the landscape character of the Zone is retained.

POLICY HNRP11 – Encourage the design and appearance of buildings and fencing in the Havelock North Character Residential Zone to be in keeping with the character of the existing streetscape.

Explanation – The identification of the Character Residential Zone enables the management of different areas within the Zone through zone-specific amenity standards. This will enable the existing streetscape character to be retained, in particular the open space feel and the landscaped nature of this area of the Residential Environment. Street trees in combination with plantings on private properties are fundamental to the character of this Zone. Development is generally low scale, with large front yards and low or no fencing in many cases. There is a need to ensure that the design of any new development is consistent with the surrounding area in terms of building and fencing appearance and compatibility when viewed individually and cumulatively within the urban landscape.

POLICY HNRP12 - Maintain and enhance an attractive landscape character for the Havelock North Character Residential Zone by ensuring that development is



compatible in scale to surrounding activities and structures and has generous on-site landscaping, screening and tree planting.

Explanation – The Havelock North Residential Environment is characterised by the balance between natural and built character. This is of importance to the Havelock North community. Throughout the Residential Area, the treed landscape, both in streets and private gardens, contribute to a predominance of vegetation over built form. Houses frequently nestle within this treed environment and are either glimpsed in part or screened from view completely. Where houses are more in view, gardens still play a part in defining the landscape setting. This unique character needs to be retained, whilst allowing for additional development where appropriate. This issue is of particular concern in the Havelock North Character Residential Zone, and as such standards for landscaping and building balance are higher in this Zone. This unique character is threatened by the felling of existing vegetation to make way for new development.

Objective HNRO7 and Policies HNRP11 and HNRP12 seek to ensure that building and landscaping design and scale is compatible with the Havelock North Residential Character. The proposed building and landscaping (**Appendix 1**) show that the building is intended to be set back from the road and have a hedged front in keeping with neighbouring residential properties and the existing landscaping. The effect of the proposed front hedging and planting of deciduous trees will ensure that the proposed building will be largely screened from view in a way whereby from the road, the proposed building appears nestled amongst a vegetated environment as are the neighbouring residential dwellings (see Figure 5). The proposed design, appearance and scale of the proposal is compatible with the Havelock North Residential Character Zone and is therefore consistent with Objective HNRO7 and Policies HNRP11 and HNRP12.

The proposed development is therefore consistent with the relevant objectives and policies of the Havelock North Residential Character Zone.

4.3.4.3 Havelock North Residential Character Zone Assessment Criteria – Places of Assembly

The matters to which discretion is restricted for a restricted discretionary activity application in Assessment Criteria 8.2.8E are set out below.

1) Outcomes of the Standards & Terms

The ability of the activity to achieve the particular stated outcome of the General or Specific Performance Standard(s) and terms which the activity fails to meet.

The proposal fails to meet Standard 8.2.5C regarding Height in Relation to Boundary, 8.2.5G regarding stormwater, and 8.2.5I regarding landscaping.

The outcome for each of these standards and the proposals ability to meet it is set out below.

8.2.5C Height in Relation to Boundary Outcome

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The AMENITY of Residential Activities in all zones will be protected by preventing overly tall and obtrusive Structures or Buildings close to Boundaries. This will provide a minimum level of access to daylight within the living ENVIRONMENT.

The gable of the proposed building exceeds the height in relation to boundary requirements along the western boundary. It is noted that the land use bordering this part of the proposal is a transient space, being an accessway serving two rear sites, and therefore unlikely to be adversely affected by any potential shading. Furthermore, the proposed building is single story with a proposed height of 4.37 metres +/- 500mm for pile foundations which is similar to the surrounding residential buildings and well below the 8m building height requirement of the zone (standard 8.2.5B).

8.2.5G Stormwater Outcome

The potential for negative environmental Effects from stormwater runoff associated with the land USE will be avoided, remedied or mitigated.

A stormwater management plan has been provided and is attached as Appendix 2. It demonstrates how the use of rain gardens, soakage trenches and catch pits would be utilised to ensure negative environmental effects of stormwater runoff would be avoided, remedied and mitigated by the detention and treatment of that stormwater.

8.2.5I Landscaping Outcome

Streetscape AMENITY will be retained by ensuring Buildings do not dominate the street frontage and plantings shall complement other trees and greenery in the neighbourhood.

The established Landscaped Character of the Zone will be maintained to a level to sufficiently screen Buildings and Structures consistent with the surrounding residential neighbourhood.

A proposed landscaping plan is incorporated into the plans attached as Appendix 1. It demonstrates how hedging, grass areas, deciduous trees and shrubbery would be planted to screen the carpark and building in a manner that compliments the landscaping of neighbouring sites and maintains the Havelock North Residential Character.

It is considered that the proposal would provide a higher level of screening and consistency with the landscaped character of the zone than the existing land use. An increased number of trees and shrubs would be planted towards the front of the property which is more cohesive with neighbouring landscaping as observed in Figure 5.

2) Design and Appearance

- (a) Whether the development will integrate with the surrounding area.
Particular regard is given to the following:*
- the density of buildings in the vicinity*

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- how well the proposed building(s) relate to existing buildings, including building width, height, mass and position on the site

- whether the activity will occur within existing buildings

(b) Height, bulk, form and scale

The extent to which the design of proposed building(s) will manage the height, bulk, form and mass of the building(s) to integrate with the character of the surrounding area.

(c) Connection to the street

Whether buildings 'front' onto the street, including main pedestrian entrances to buildings to promote safer and active street frontage.

It is considered that the proposal fits well within the surrounding area. The single story building is of a scale, form and height comparable to neighbouring sites. It has a architectural detail in the form of the entrance, gables and window design that distinguish the building as a church hall, without being imposing in the residential environment. It is also set towards the back of the site as is cohesive with the Havelock North Residential Character Zone and proposed planting and fencing are cohesive with surrounding residential activities and landscaping, and will retain the amenity of neighbours and the streetscape.

3) Amenity

Whether the amenity of the residential environment will be adversely affected by the scale and / or intensity of the activity. The following matters will be considered:

(a) The number of patrons and / or staff on the site at any one time

(b) Whether the hours of operation are appropriate to maintain the residential amenity of the area. In particular, when and activity will operate outside usual office hours (8am-5pm).

(c) The proximity of the activity to adjacent residential activities and anticipated number of transportation movements (including pedestrians and vehicle traffic)

(d) Whether the proposed activity is located in an area where there is already one or more non-residential activities in close proximity and the effect on residential amenity.

The proposed use is for 1-hour meetings on a Sunday morning (no earlier than 6.00am) and Monday evening (no later than 8.00pm) comprising of family groups totalling approximately 45 people. There are no loud events or youth group meetings proposed. As such, the proposed hours and twice weekly level of usage is not considered to adversely affect the amenity of the residential environment.

Onsite parking is provided to ensure amenity of the streetscape and pedestrian access is maintained by reducing pressure for on street parking. Given the limited frequency and



duration of use, it is considered that the traffic movements would not be of a scale causing adverse amenity effects.

No other non-residential activities are known on the street. It is not considered that the proposal will contribute to any cumulative adverse effect on residential amenity.

4) Landscaping

Whether a landscaping plan is provided with the application demonstrating how:

- (a) Landscaping enhances the visual appearance of the development, including around parking areas, utility areas and site boundaries.*
- (b) Landscaping 'softens' the appearance of larger buildings and /or particular elevations of buildings;*
- (c) Existing trees and mature landscaping will be retained where practicable.*

A landscaping plan is provided as part of the site and building plans which demonstrates how the Havelock North Residential Character Zone will be retained. The few existing mature trees on the site are not located where they are practicable to retain, however, it is considered that proposed landscaping would enhance the visual appearance of the site by introducing Cyprus trees along both side boundaries and a 2m landscaping strip to the front of the property, which includes specimen deciduous trees – Liquidamber or similar. This would soften the appearance of buildings, fences and hardstand areas in a manner which is complementary to neighbouring sites and will contribute positively to the landscaped character of the neighbourhood.

5) Traffic Generation and Access

The extent to which the development provides safe and adequate access to both vehicles and pedestrians in the vicinity of the activity. Particular regard is given to the following:

- (a) Whether the location and design of vehicle access to and from the site is safe for all road users.*
- (b) Whether the number of vehicle movements generated by the activity will adversely affect the functioning of the road network and/or the safety of pedestrians, cyclists and vehicles using the network.*
- (c) The extent to which car parking is provided on site and whether any shortfall will have to be accommodated on the street.*

The proposal would move the existing access to the centre of the road frontage and enable safe access to the proposed on-site carparking area, which includes a combination of 90° and parallel parking on either side of the site.

Approximately 9 vehicles on average, and a maximum of 12 vehicles, are estimated to travel to the site to transport attendees for each of the two proposed meetings each week. As such, the proposed usage is estimated to generate an average of 2-3 vehicle



movements per day over any 7-day period. Sufficient onsite parking is proposed to ensure amenity of the streetscape and pedestrian and vehicular safety is maintained and that the road is not congested with vehicles parked off the site during times of use.

As such, it is considered that the proposal will maintain the safety of pedestrians and road users and the functioning of the road network.

6) Car Parking and hardstanding

- (a) Whether any on-site car parking provided will enable a safe area for the setting down or picking up of persons using the facility.*
- (b) Whether hardstanding areas are kept to a minimum to allow for better amenity to be created from landscaping and/or incorporate low impact urban design stormwater solutions.*

Proposed carparking and hardstand areas provide sufficient space for the proposed building usage as mentioned above. The proposed stormwater plan is cohesive with the proposed landscaping plan including 1.5m wide stormwater swales down either side of the carpark as a low impact approach and is considered to appropriately manage actual and potential stormwater effects while retaining landscaping amenity. While the hard standing car park area will be larger than for typical sites in this zone, it is considered that an appropriate balance is achieved by minimising the need for on-street parking and ensuring the carpark is softened by the landscaping of its edges.

7) Infrastructural Servicing

Whether the site is subject to infrastructural constraints relating to water supply, disposal of wastewater or stormwater. The following matters will be considered:

- (a) Whether the resource consent application demonstrates how many infrastructural constraints can be remedied or mitigated so that the activity can be adequately serviced.*
- (b) Integrates the use of *low impact stormwater design methods (or alternate stormwater management methods where necessary).*

(Refer to the HDC Subdivision and Infrastructure Development in Hastings District - Best Practice Design Guide 2011).*

A stormwater plan is provided which demonstrates how potential negative environmental effects from stormwater runoff will be avoided, remedied and mitigated so that Havelock North Residential Character Zone outcomes will be provided for.

The proposed stormwater management is considered to adequately control on site stormwater based on a low impact approach, and to ensure that the reticulated network would not be overloaded.

8) Noise



Whether noise arising from the activity, including the congregation of people and movement and parking of vehicles, will have adverse effects on the amenity of the surrounding residential area and whether solutions to mitigate noise are proposed.

The proposal relates to gathering of family groups, twice a week for durations of approximately 1 hour each. No loud events or youth group meetings are proposed. As such, any noise effects of the proposed use are considered to be cohesive to the residential zone and no more than minor.

9) Utility areas

Whether the layout of utilities associated with the activity are considerate of adjoining residential activities. The following matters will be considered:

- Location of units/buildings/parking areas
- On-site communal facilities
- Clothes drying areas
- Play areas
- Screening of rubbish collection areas from the street and / or adjoining properties.

The building is proposed to be set towards the back of the section, as is fitting for the Havelock North Residential Character. Communal facilities are provided for within the proposed building. The proposed landscaping provides a visual buffer and privacy from the street as well as neighbouring sites to retain amenity.

Clothes drying areas, play areas and rubbish collection areas are not proposed nor required by the proposed activity.

10) Natural Hazards

- (a) *Whether the activity is or will be located within an identified natural hazard area as defined in Section 15.1 of the District Plan (Natural Hazards) or shown on District Plan Maps and Appendices 57-58.*
- (b) *Where the activity is located within an identified natural hazard area the activity shall be assessed against the Restricted Discretionary Assessment Criteria listed under Section 15.1.6.1 of the District Plan.*

A Hawke's Bay Hazard Portal Report is attached as Appendix 3. The site is not located in a flood, coastal, fire, land instability or tsunami hazard area. It is considered that any earthquake (liquefaction damage or earthquake amplification) hazard is low and will be appropriately mitigated or minimised by the building consent process.



4.3.4.4 Havelock North Residential Character Zone Assessment Criteria – Restricted Discretionary and Discretionary Activities

The matters to which discretion is restricted for a restricted discretionary activity application for an activity not complying with the general standards and terms in Section 8.2.5 are set out below for those matters relevant to the standards not complied with.

(a) General Assessment Criteria

An assessment of the effects of the activity shall be made considering the ability of the activity to achieve the particular stated outcome of the general or specific performance standard(s) and terms which it fails to meet.

See discussion above under Section 4.3.4.3 of this report.

(b) Height in relation to boundary

- (i) The extent to which neighbouring properties retain adequate daylight and sunlight access.*
- (ii) The extent to which the proposed building will obtain reasonable access to daylight and sunlight.*
- (iii) Whether the height and location of the building is adequately screened so as not to compromise privacy.*
- (iv) The extent to which existing greenery and trees are retained along boundaries where the infringement occurs.*
- (v) The degree to which the building height, location and scale harmonises with and/or enhances the amenity values of the neighbourhood and its character.*

The proposed building exceeds the height in relation to boundary requirements along the western boundary with the top of the roof gable protruding through the recession plane. It is noted that the land use bordering this part of the proposal is a transient space, being an accessway to two rear sites. It is considered that the proposed location and height and the narrow bulk of the protruding feature of the building would not affect daylight and sunlight access or impinge upon the privacy and amenity of building and outdoor living spaces of neighbouring activities.

Furthermore, the proposed building is single story with a proposed height of 4.87 metres, which harmonises with the surrounding residential buildings and is well below the 8m maximum building height requirement of the zone (standard 8.2.5B).

(c) Landscaping

- (i) The extent to which existing vegetation is retained.*
- (ii) The extent to which new tree plantings are proposed, and whether this adequately softens the effect of built form. This may include an*



assessment of the species selection and whether replacement plantings adequately replace the loss of existing trees.

- (iii) The configuration of the site and whether enforcement of the Standard would place an unreasonable burden on neighbouring properties due to shading or leaf drop.*
- (iv) A landscaping plan is submitted with the application, showing how the character and amenity of the neighbourhood will continue to be maintained.*

A landscaping plan is provided which demonstrates how plantings will soften the effect of the proposed building, carpark and fencing.

The existing planting is largely comprised of shrubs and a small number of mature trees set towards the rear of the property, where the new building is proposed and where therefore unable to be retained.

Proposed plants are to consist of a Cyprus conifer species, Liquidamber or similar deciduous trees, and ground cover shrubs. The proposed planting would improve the site's cohesiveness with neighbouring sites and improve the amenity of the street scape by including specimen trees, being the Liquidambers, at the front of the property.

(d) Stormwater Management

The following matters shall be considered in assessing proposals that do not meet the stormwater attenuation standard 8.2.5H

- (i) Proposals that do not meet the terms of 8.2.5H shall demonstrate how stormwater can be adequately controlled on site to ensure the reticulated network is not overloaded.*
- (ii) The extent to which the development proposal exceeds the stormwater runoff limits of the Standard 8.2.5H and the impacts of this increase in runoff on the existing stormwater network in the particular catchment area.*
- (iii) Where the existing stormwater discharges from a site were lawfully in excess of the limits set out in standard 8.2.5H as at the date the plan was amended by decisions on submissions, the impacts on the existing stormwater network, in the particular catchment area, of any increase to the current existing discharge level shall be considered against whether there is a practicable opportunity to reduce the level of discharges from the site below existing levels.*
- (iv) Where an activity cannot practicably meet the stormwater runoff limits of the standard, consideration shall be given to any proposals for an alternative stormwater solution to upgrade the existing network.*

A stormwater report and plan prepared by LHT Design Ltd is provided which demonstrates how potential negative environmental effects from stormwater runoff will be avoided,



remedied and mitigated so that Havelock North Residential Character Zone outcomes will be provided for.

The stormwater design is based on building and car park run off being directed to 1m wide x 1m deep rock filled soakage swales extending for 25m down either side of the car park. This is to be supplemented by 600 x 600 x 600mm catch pits with Hynds Stormshield to 100mm outfall for overflow capacity from heavy rain events.

The proposed stormwater management is considered to adequately control on site stormwater and ensure that the reticulated network would not be overloaded.

4.3.4.5 Earthworks, Mineral Aggregate and Hydrocarbon Extraction Assessment Criteria – Restricted Discretionary and Discretionary Activities

The relevant matters to which discretion is restricted for a restricted discretionary activity application for a permitted activity not complying with the general standards and terms in Section 27.1.6 are set out below.

27.1.7A LAND DISTURBANCE AND VEGETATION CLEARANCE

(a) The effects of land disturbance and vegetation clearance will be assessed in terms of their effects on:

- (i) The life-supporting capacity of soils.*
- (ii) Soil erosion and stability.*
- (iii) Soil Runoff and Sedimentation.*
- (iv) Natural landforms and contours.*
- (v) Flora and fauna.*
- (vi) Significant cultural, ecological and historic heritage sites (including archaeological sites).*
- (vii) Composition and characteristics of any fill used.*

(b) In making an assessment, regard will be had to the following:

- (i) The extent of removal of vegetation, topsoil and subsoils at any one time.*
- (ii) Methods to separate soil horizons during stripping.*
- (iii) Measures to safeguard the life supporting capacity of stockpiled soils.*
- (iv) The potential or increased risk of hazards from the activity, including potential risk to people or the community.*
- (v) Sediment control measures, including measures to prevent sediment run-off into Council's reticulated network.*
- (vi) Rehabilitation of site (including backfilling, re-spreading of subsoil and topsoil, contouring, repasturing and revegetation).*
- (vii) Land capability and potential end uses of the site.*



(viii) Information on any relocation of fill on or offsite.

(ix) Siting, construction and maintenance of internal access roads.

(x) Effect on flow paths and floodways.

(xi) Measures to avoid the disturbance of archaeological sites (noting that any disturbance of an archaeological site will require separate approval under the Heritage New Zealand Pouhere Taonga Act 2014.

The proposal relates to a generally flat section in the residential zone which has been previously used for residential purposes. The proposed earthworks are likely to exceed permitted volumes due to the levelling of the hardstand area, however, they are not anticipated to be deep or extend beyond the boundaries of the site.

Life-supporting capacity of the soils within the site are considered to be low given the nature of existing land use and context of the existing site within a residential zone. There are no significant cultural, ecological or historic heritage sites on the site, and large quantities of fill are not anticipated. The site is not within a flood zone so earthworks are not considered likely to affect flow paths or floodways. Furthermore, any effects would be temporary in nature and only for the duration of construction. Rehabilitation and landscaping of the site is as proposed by the site plan attached as Appendix 1 and sediment and stormwater control measures will be addressed by the earthworks contractor.

Therefore, effects on the matters listed above are considered to be no more than minor.

27.1.7B VISUAL IMPACT

(a) The visual effects of the activity will be assessed in terms of its potential effect on:

(i) The residential or recreational (including tourism) use of land in the vicinity of the activity.

(ii) The existing character of the locality and amenity values.

(iii) Whether the land is covered by Outstanding or Significant Landscape Areas will be assessed under the Assessment Criteria 27.1.7F.

(b) In making that assessment regard shall be had to:

(i) Planting, screening and other amenity treatment to minimise visual impact.

(ii) Site location including locality, topography, geographical features, adjoining land uses.

(iii) Height of soil stockpiles and cuttings.

(iv) Rehabilitation of the site, including contouring, landscaping and re-vegetation.

(v) Duration, rate and extent of extraction.

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(vi) Lighting - intensity, direction and positioning of lighting in relation to the effects of glare on the surrounding environment and adjacent land uses.

The earthworks would be temporary in nature, and earthworks during construction in a residential area is not uncommon. As above, rehabilitation and landscaping of the site is as proposed by the site plan attached as Appendix 1.

As mentioned in the site description at Section 1.2, there are existing buildings, fences and plantings on neighbouring sites which would provide screening. As such, it is not considered that earthworks would adversely affect the neighbouring residential activities. The site is not located in an Outstanding Natural Landscape and there are no recreational activities known in the vicinity. The proposal is considered to have no more than minor visual effects.

27.1.7C EFFECTS ON OTHER LAND USES AND ADJOINING PROPERTIES

The extent to which the activity will interfere with, or adversely affect, the current use of the land on which the activity is sited, or adjoining land uses. Consideration will be given to any potential effects of the proposed activity on adjoining properties and land uses, such as effects on surface drainage patterns, dust nuisance, or adverse effects on adjoining buildings. Permanent effects will be given more weight than temporary effects. Consideration will also be given to methods to avoid adverse effects on land use activities which are allowed in the Zone where the activity is located, such as the distance of activities from boundaries, and methods to avoid disturbance to adjoining properties, including livestock, particularly during birthing, and dust on fruit, particularly during harvesting season.

As mentioned above, any potential adverse effects would be temporary in nature and only for the duration of construction. Sediment and dust control would be managed by earthworks contractors, such that potential adverse effects on neighbouring residential sites would be avoided, remedied or mitigated.

27.1.7D NOISE

In assessing the impact of noise, regard shall be had to the noise sensitivity of the receiving environment, including adjacent land uses, where it is proposed to undertake the activity. Consideration will also be given to hours of operation of the activity.

Earthworks are associated with construction activities and as are proposed to occur in accordance with the District Plan requirements under Standard 25.1.6I – Construction Noise.

27.1.7E EFFECTS ON SPECIFIC DISTRICT WIDE ACTIVITIES AND LOCATIONS

The extent to which the activity will interfere with, or adversely affect:

(a) Access to and along watercourses and waterbodies.

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(b) Recreation, Conservation or Natural Areas (see District Plan Section 13.1 Open Space Environments).

The proposed activity and site are not relevant to these matters.

4.4 ASSESSMENT OF ENVIRONMENTAL EFFECTS

As required by Schedule 4, Clause 2(3) of the RMA, the following is an assessment of the effects on the environment of the proposed activity. Firstly, Clause 2(3)(a) requires that this assessment includes the information required by Clause 6, which is responded to under the following sub-headings.

4.4.1 Information Required in Assessment of Environmental Effects (Clause 6)

Clause 6(1)(a) is:

“if it is likely that the activity will result in any significant adverse effects on the environment, a description of possible alternative locations or methods for undertaking the activity.”

As this assessment demonstrates, the proposed activity will not result in any significant adverse effects on the environment.

As there are no significant adverse effects on the environment, it is not necessary to consider alternative locations or methods.

Clause 6(1)(b) is:

“an assessment of the actual or potential effects on the environment of the activity.”

To the extent that an assessment of actual or potential effects has not already been covered above in the assessment of relevant District Plan provisions, it is provided under the Clause 7 sub-heading below which covers ‘*matters that must be addressed by assessment of environmental effects*’.

Clause 6(1)(c) is:

“if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use:”

The proposed activities do not involve the use of hazardous substances or installations.

Clause 6(1)(d) is:

‘if the activity includes the discharge of any contaminant, a description of—

- i. the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and*
- ii. any possible alternative methods of discharge, including discharge into any other receiving environment:’*

Place of Assembly development in Havelock North Residential Character Zone, 32 Reynolds Road



There will be no discharge of contaminants from the proposed activity other than standard effluent discharges to the reticulated wastewater system.

Clause 6(1)(e) requires:

“a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect.”

Table 1 below sets out the proposed mitigation measures.

Table 1: Proposed Mitigation Measures

Potential Effect	Mitigation	Comment
Visual amenity of built form	Low scale building, finished with architectural detail in a manner fitting with surrounding residential activities, with landscaping to provide screening and soften the visual effect of the built environment as proposed.	This is proposed in the application and can be covered by the standard condition of consent requiring development to proceed in accordance with the application.
Landscape	Landscaping is proposed to provide screening and to soften the building and carpark area in a manner that is cohesive to the landscaped character of the Havelock North Residential Character Zone is to be implemented. In particular the proposed frontage planting will positively contribute to the character of the streetscape compared to the existing site.	Again, the proposed landscape layout forms part of the application and can be covered by the standard condition of consent requiring development to proceed in accordance with the application.; and with a requirement for the planting to be completed within 6 months of the buildings being completed to ensure that there is opportunity for planting to be established with the planting season.
Building Stability	The Building Consent process will ensure that site servicing and geotechnical stability is of an appropriate standard.	These matters need not be covered in resource consent conditions.
Earthworks	Sediment control and dust suppression measures will be implemented by construction contractors. Standard earthworks conditions requiring such measures to be put in place are therefore suggested.	Standard earthworks mitigation conditions will ensure that there are no adverse effects associated with the site establishment phase of the project.

Clause 6(1)(f) requires:

Identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted.

Place of Assembly development in Havelock North Residential Character Zone, 32 Reynolds Road

33



There has been no specific consultation undertaken in the preparation of this application. As discussed above, the effects of this proposal are considered no more than minor.

The following assessment seeks to establish whether there will be minor or more than minor adverse effects on any person as a result of this application in terms of section 95E of the RMA.

4.4.1.1 34 & 36 Reynolds Road

As can be seen in Figure 1 above, the western boundary where there is a height in relation to boundary infringement, is adjacent to a transient space, being the vehicle access way to 34 & 36 Reynolds Road. It is not considered that there will be any adverse effects on the owners or occupiers of those properties from the minor shading of the accessway that may occur as a result of the proposed building. This is particularly as there would currently be some shading from the trees on that boundary which will be removed as part of this proposal. The proposed church hall building will be over 40m from the house on 36 Reynolds Road and as such any effects on the owners and occupiers of that property will be less than minor. The dwelling on 34 Reynolds Road will be closer as it is only setback 5m from the rear boundary of 32 Reynolds Road. The standalone garage on this property is however situated on this common boundary and forms a visual barrier screening much of 32 Reynolds Road which lies to the south and away from the outdoor living space of this property. It is therefore considered that any adverse effects on the owners and occupiers of 36 Reynolds Road will be less than minor.

4.4.1.2 30 & 38 Reynolds Road

Adjoining the site to the north-east is 30 Reynolds Road. While the proposed church hall building will be partially visible over the north western boundary fence of this property, it is only some 88m² in area and fully compliant with the District Plan height and height in relation to boundary standards as they apply to the boundary of 30 Reynolds Road. The bulk and location of the building is therefore within the permitted baseline of the District Plan. In terms of the proposed activity only involving two gatherings in the building per week, the potential adverse effects on 30 Reynolds Road are considered to be less than what would occur from a residential dwelling occupied by a large family or several flatmates on a continuous basis. Accordingly, it is considered that any adverse effects on the owners and occupiers of 30 Reynolds Road would be less than minor.

For similar reasons the same would apply to the owners and occupiers of 38 Reynolds Road which is located on the other side of the driveway to the rear sites over the south western boundary.



4.4.1.3 43 & 45 Reynolds Road

These properties are located opposite the site. It is not considered that the owners and occupiers of these properties would be adversely affected by the proposed activity given the proposed activity only involving two gatherings a week with limited numbers of people and adequate on site carparking. These properties will benefit positively from the improved landscaping proposed on the frontage of the site compared to the existing situation. Accordingly, it is considered that any adverse effects on the owners and occupiers of 43 & 45 Reynolds Road would be less than minor.

As such it is considered that the effects are less than minor in the context of s95E of the RMA. Accordingly, the application does not require limited notification under section 95B of the RMA.

Clauses 6(1)(g) and (h) relating to 'monitoring of activities with significant effects' and 'protected customary rights' are not relevant to this application.

4.4.2 Matters that Must be Addressed (Clause 7)

Clause 7(1) of Schedule 4 sets out that the following matters that must be addressed in the assessment of the effects of activities on the environment:

- a) *any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:*
- b) *any physical effect on the locality, including any landscape and visual effects:*
- c) *any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:*
- d) *any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:*
- e) *any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:*
- f) *any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.*

With regards to (a) above, the proposed use as a place of assembly is anticipated by the District Plan subject to resource consent. As discussed above, it is considered to have less than minor adverse effects on neighbouring residential activities. It is considered that the proposal would provide social benefits by creating a location where members of a community may gather together.

In respect of (b) above, the relevant District Plan objectives, policies and assessment criteria relate primarily to landscape and visual effects and the proposal has been assessed positively against these. As such, it is considered that the proposed building and



hardstand car park area will not have any adverse landscape or visual effects, largely due to the proposed landscaping planting and fencing around the perimeter of the site.

Regarding (c) above, the proposed development is in keeping with the scale and character of existing activities in the zone, which is predominantly residential activities. The removal of the existing dwelling and development of the site for the establishment of a building and carparking area will not result in any adverse effects on significant ecosystems or habitats.

The proposal is neutral in terms of (d) above as the site does not contain any specific resources of special value.

In terms of (e) above, there will be no discharges of contaminants into the environment. There is not anticipated to be any more noise arising from the activities undertaken at the site than what is permitted by the District Plan, as the proposed activity is not inherently noisy.

The use of hazardous substances under (f) above is not considered relevant to this assessment.

The proposed activities will not give rise to any other effects on the environment that have not already been discussed and assessed above under Sections 3.4 (District Plan) and 3.5 (Assessment of Effects) of this application.

5. CONCLUSION

The proposed development is for a building and carparking area to create a place of assembly. The proposed buildings and associated landscape design are considered to be consistent with and not contrary to the relevant objectives and policies of the District Plan and will have no more than a minor effect on the environment. Further to this the proposed development has been demonstrated as appropriately addressing the relevant District Plan assessment criteria.

Given the above, consent is able to be granted to this application under sections 104, and 104B of the RMA.





APPENDIX 1

Site Plan



APPENDIX 2

LHT Design - Stormwater Design
Assessment



APPENDIX 3

Hawke's Bay Hazard Portal Hazard Report



APPENDIX 4

Assessment Against District Plan Standards



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**REPORT FOR PROSTRUCTURE LTD
32 REYNOLDS ROAD, HAVELOCK NORTH – STORMWATER DESIGN**

Project Number: 13674

Document Control

Version	Date	Status	Prepared
A	22/03/2022	Consent	GDS

Written by:		Guy De Salis Project Manager
Reviewed by:		Bronwyn Swanson Project Manager
Approved for Issue by:		Guy De Salis Project Manager

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1 INTRODUCTION

LHTDesign has been engaged by Prostructure Ltd to provide documentation in support of a resource consent application for the proposed construction of a hall development at 32 Reynolds Road, Havelock North..

2 EXECUTIVE SUMMARY

The site as per the Prostructure proposal will be light use, similar to residential. The storm water design for the new development is all stormwater collected via the roof and hardstand area is directed into onsite soakage. To prevent carpark run off being transferred directly to soakage the catch pits with Hynds Stormsheilds installed to the outfall.

Due to the inability to get two rows of parking it is suggested the perimeter garden is increased to 1.5m each side. Above the soakage trench will be planted to minimize the stormwater generated and provide visual amenity.

At the time of this report a geotechnical investigation had not been undertaken. When comprehensive site testing is undertaken the Geotech engineer should comment on soakage capacity. As a result this report has conservatively estimated soakage at 5mm/hr. To provide overflow capacity for heavy rain events the design has considered both 1/10 year event and 1/50 year event and provided some additional ponding capacity in the centre of the carpark.

Proposed new hall development stormwater components:

Gutters – 125mm box gutter

Downpipes – 2 x 74mm diameter downpipes

Catchpits – 600 x 600 x 600 catchpits with Hynds Stormsheilds to the outfall. Catch pits will be directed into 100mm drainage piping to the soakage trench and directed into the novaflow pipe.

The down pipe will be directed into a 85mm site drain at a fall of 1:90 and directed into the soakage trench. Stormwater from the roof will be kept separated from carpark run off

3 CATCHMENT AREA

Niwa HIRDS V4 – RCP 6.0 – 2031-2050

Rainfall intensities (mm/hr) :: RCP6.0 for the period 2031-2050

ARI	AEP	10m	20m	30m	1h
1.58	0.633	32.1	23.4	19.5	14.3
2	0.500	36.2	26.4	22.0	16.0
5	0.200	51.5	37.2	30.7	22.2
10	0.100	63.9	45.8	37.7	27.0
20	0.050	77.6	55.2	45.3	32.2
30	0.033	86.2	61.1	50.0	35.5
40	0.025	92.5	65.4	53.5	37.8
50	0.020	97.7	68.9	56.3	39.7
60	0.017	102	71.8	58.6	41.3
80	0.013	109	76.5	62.3	43.8
100	0.010	115	80.3	65.3	45.8
250	0.004	138	96.3	77.9	54.2

3.1 SITE CATCHMENT

From E1/Vm1 – 9.0.5	<p>$R_c = 10CIA$</p> <p>where</p> <p>C = run-off coefficient (see Table 1).</p> <p>I = rainfall intensity (mm/hr).</p> <p>A = area (hectares) of catchment</p>
Roof and Hardstand Area	$= 635m^2 = 0.0635$ hectares
$R_c = 10CIA$	$= 10 \times 0.90 \times 27.0 \times 0.0635$
1/10 Year R_c	= 15.4m³
$R_c = 10CIA$	$= 10 \times 0.90 \times 39.7 \times 0.0635$
1/50 Year R_c	= 23.3m³

3.2 DISPOSAL TO SOAK PIT

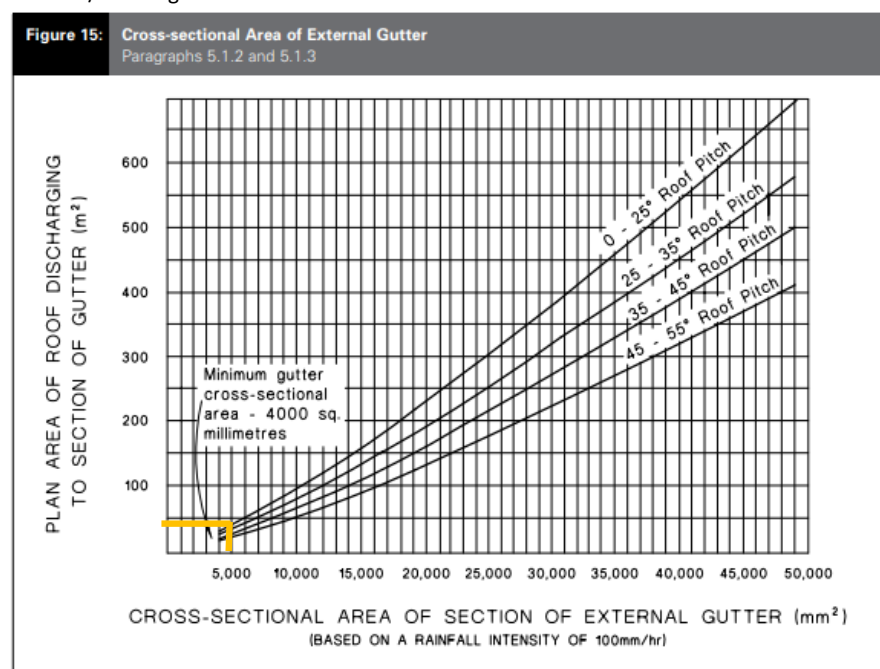
32 Reynolds Road	Area= 635m²
Vsoak = AspSr/1000 Asp = area at base of soak pit Sr = Soakage Rate	AspSr/1000 Soakage rate assumed at 5mm/hour based on HBRC Waterway Guidelines Stormwater Management Table 5.1 – Clay Loam soil
Proposed soakage pit	25.0m x 1.0m x 1.0m deep x 2 = 50m ³
Vsoak = AspSr/1000	25.0 x 1.0 = 25.0m ² x 5.0/1000 = 0.125m ³ x 2 (trench each side) = 0.25m ³
Vstor = volume of soak pit x 38%	25.0 x 1.0 x 1.0 = 25.0 x 0.38 = 9.5m³ 9.5 x 2.0 = 19m³
Vstor + Vsoak	19.0+0.25 = 19.25m ³
	19.25m³ > 17.9m³
Ponding capacity	8.4m ³ of ponding area @ 1:200 fall across a carpark of 14m x 30m. Average depth of 20mm.
	19.25m ³ + 8.4m ³ = 27.65m ³ > 23.3m ³ providing sufficient capacity for a 1/50 year event over an hour.

4 DOWNPIPE & GUTTER DESIGN

4.1 GUTTER SIZING

Sizing to equivalent E1/AS1		
Maximum Roof areas	= 40.5m2 (81/2 areas either side of the ridge)	
Roof area serving downpipe = 40.5m² x 2		
Figure 15 NZBC E1/AS1 pg. 43		
Maximum area per down pipe	40.5m2	
	Converted to cross sectional area using E1/AS1 Figure 16	
	= 5000mm² (15mm Freeboard)	
Proposed Gutter: 125 Box Gutter – 7,500mm2 cross sectional area, with 15mm freeboard.		

NZBC E1/AS1 - Figure 15



4.2 DOWNPIPE SIZING

From Table 5 E1/AS1		
Maximum plan area serving each downpipe	40.5m2	Total required: 2 downpipes .
From table 5 E1/AS1	Minimum 63mm internal Ø downpipes required. Suggested to increase down pipe size to 74mm and install a leaf diverter or gutter guard.	

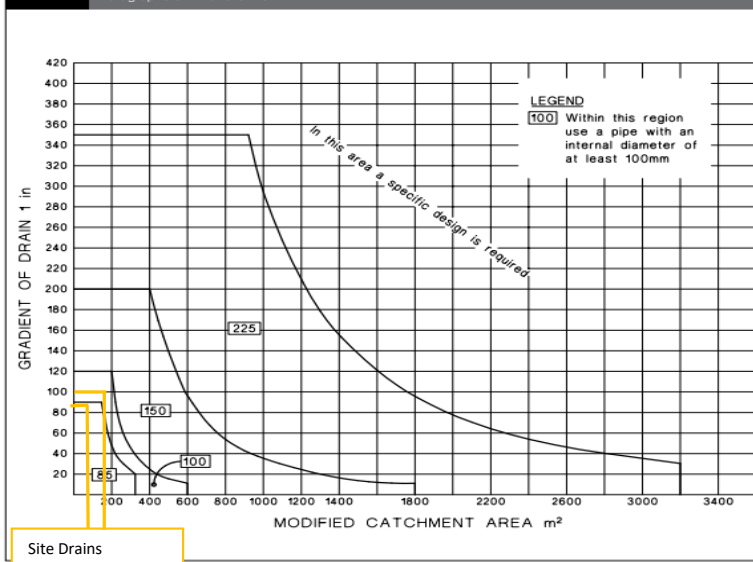
Table 5: Downpipe Sizes for Given Roof Pitch and Area Paragraph 4.2.1				
Downpipe size (mm) (minimum internal sizes)	Roof pitch			
	0-25°	25-35°	35-45°	45-55°
Plan area of roof served by the downpipe (m ²)				
63 mm diameter	60	50	40	35
74 mm diameter	85	70	60	50
100 mm diameter	155	130	110	90
150 mm diameter	350	290	250	200
65 x 50 rectangular	60	50	40	35
100 x 50 rectangular	100	80	70	60
75 x 75 rectangular	110	90	80	65
100 x 75 rectangular	150	120	105	90

5 SIZING OF SURFACE WATER DRAINS

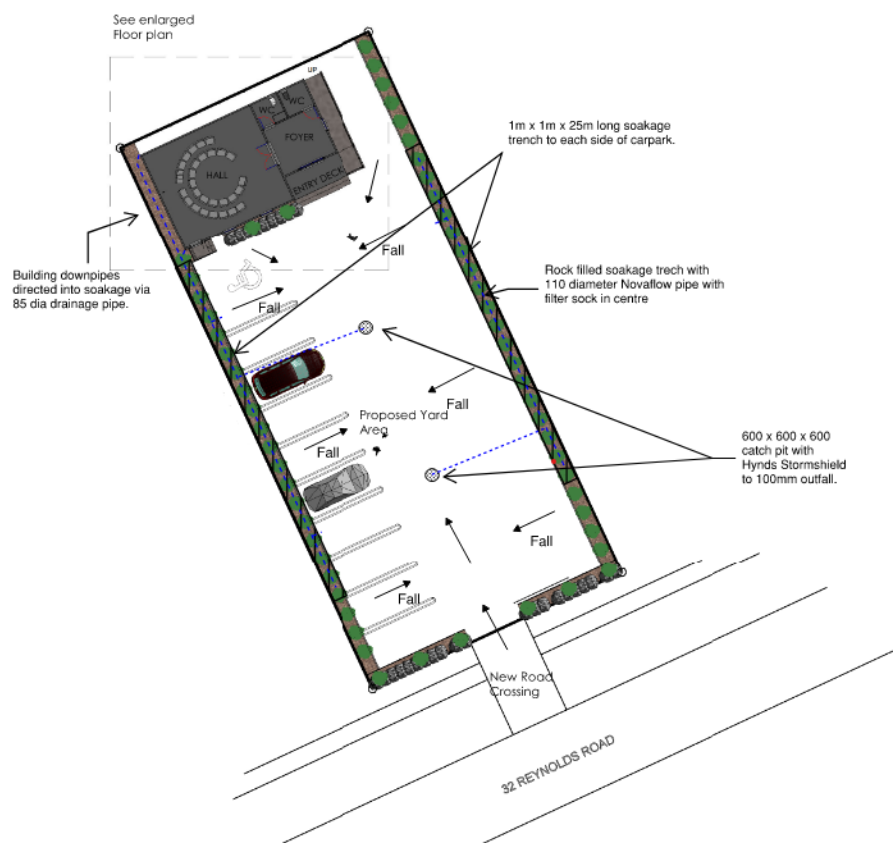
5.1 SIZING OF DRAINS

Hall	= 81m²
Modified catchment area = 0.01AI	= 0.01 x 81 x 39.7
A = Area	
I = Rainfall intensity	
Modified catchment area	= 32.2m ²
Carpark	= 550²
Modified catchment area = 0.01AI	= 0.01 x 550 x 39.7
A = Area	
I = Rainfall intensity	
Modified catchment area	= 163.4m ²
From Figure 3 – E1/AS1	<p>Modified catchment areas of 32.2m² correlates to an 85mm drain at 1:90 fall.</p> <p>Modified catchment area of 163.4m² correlates to a 100mm drain at 1:100 fall.</p> <p>Drain will collect both downpipes and carry stormwater to soakage trench. Water from downpipes will be kept separated from carpark run off.</p>

Figure 3: Sizing of Surface Water Drains
Paragraphs 3.2.2 and 3.2.3



6 PROPOSED LAYOUT AND DESIGN




Item 2 Limited Notified Resource Consent Application to Construct and Operate a Church Hall and Construct a Carpark at 32 Reynolds Road, Havelock North – Hastings Gospel Trust Inc (RMA20220170)

Supporting Documents - HB Hazard Report

Natural Hazards Report

Attachment 5

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**32 Reynolds Road, Hastings District
Lot 8 DP 10013
1046068300**

This report summarises the known hazards intersecting this property, based on research reports commissioned to assess regional risk – these are summarised below. The hazard assessment methodologies, information compilation and presentation techniques used for these assessments include certain qualifications and limitations on the use, noting:

- The hazard information provided is based on the best information available at the time of the studies and was supplied under specific contract arrangements including financial and time constraints.
- The hazard information may be liable to change or review if new information is made available.
- Councils and other organisations may hold more detailed hazard information than provided here. This Natural Hazard Property Report is not a substitute for a Land Information Memorandum (LIM).
- The precision and accuracy of the data varies, therefore it is important that you obtain expert advice to help to interpret the information.

The hazard maps in this report are based on the following referenced research reports. Online HBRC Natural Hazards Report Database contains a register of the hazard research reports and publications from either the Council or external organisations and this database may contain other pertinent information related to this area. Go to www.hbrc.govt.nz and search #hazards: The referenced reports are:

- Earthquake Fault lines
 - Earthquake hazards in Hawke's Bay Initial assessment
 - Earthquake hazard analysis - Stage 1. Recurrence of large earthquakes determined from geological and seismological studies in the Hawke's Bay area
 - Active Fault Mapping and Fault Avoidance Zones for Central Hawkes Bay District: 2013 Update Active Fault Mapping and Fault Avoidance Zones for Hastings District and environs
 - Fault Avoidance Zone Mapping for Wairoa District, Napier City and surrounds
- Earthquake Liquefaction
 - Assessment of liquefaction risk in the Hawke's Bay: Volume 1: The liquefaction hazard model
 - Assessment of liquefaction risk in the Hawke's Bay: Appendices for Volume 1
- Earthquake Amplification
 - Hawke's Bay Regional Council earthquake hazard analysis program, Stage III : evaluation of ground shaking amplification potential Volume 1
 - Hawke's Bay Regional Council earthquake hazard analysis program, Stage III : evaluation of ground shaking amplification potential Volume 2: Appendices
- Tsunami Inundation Extents
 - Hawkes Bay Tsunami Inundation by Attenuation Rule
 - Review of Tsunami Hazard in New Zealand
- Flooding Extents
 - Wairoa River Flood Hazard Study
 - TeNgaru Catchment Flood Hazard Study
 - Waipatiki Catchment Flood Hazard Analysis
 - Kopuawhara Opoutama Flood Hazard Analysis
- Coastal Hazard
 - Regional Coastal Environmental Plan
 - Clifton to Tangoio Coastal Hazards Strategy 2120 - Coastal Hazard Assessment
 - Clifton to Tangoio Coastal Hazards Strategy 2120 - Coastal Risk Assessment
 - Other Coastal Hazard Reports
 - Cliff Hazard Zone Delineation
- Landslide Risk
 - Roll out of Erosion Models for Regional Councils: Landcare Research Limited


HB Hazards Report - Hawkes Bay Regional Council

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- Earthquake-Induced Landslide Forecast and Hazard Assessment, Hawke's Bay Region.
- Earthquake-Induced Landslide Forecast and Hazard Assessment, Bluff Hill, Napier.
- 8. Quaternary Geology
 - Hawke's Bay Regional Council earthquake hazard analysis program, Stage III : evaluation of ground shaking amplification potential Volume 2: Appendices
- 9. Wairoa River Bank Stability Zones
 - Wairoa River Bank Stability Assessment

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3. The hazard information provided does not imply any actual level of damage to any particular structure, utility service or other infrastructure.
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LIQUEFACTION

Low (cream) means there might be 'none to minor' liquefaction for 500 year earthquake shaking (typically larger than magnitude 6), medium (orange) means there might be 'minor' to moderate damage, and 'high' (brown) might be moderate to severe damage.

In Wairoa District, Central Hawke's Bay District and the wider Hastings District (outside the Heretaunga Plains) due to the limited data available to assess vulnerabilities, buffer zones have been added to liquefaction hazard areas. The width of this buffer zone is 500 m (+/- 250 m) and allows for the differences between the accuracy of lines on a geological map at a scale of 1:250 000 (+/- 250m) and the greater accuracy of property boundaries on cadastral maps to be reconciled. If a property is located wholly or partially within the buffer zone this indicates that there is uncertainty about the level of liquefaction hazard. Site specific assessments (ranging from visual inspection through to ground investigations) will be needed to determine the level of liquefaction hazard. If a buffer zone boundary line falls across a property it should initially be treated as being part of the higher hazard class when interpreting the map.

Liquefaction occurs when waterlogged sediments are agitated by an earthquake. As a result, the soil behaves like a liquid, has an inability to support weight and can flow down very gentle slopes. This condition is usually temporary, but buildings can sink and underground pipes may rise to the surface. When the shaking stops, groundwater is squeezed out of the ground causing flooding, leaving areas covered in mud.

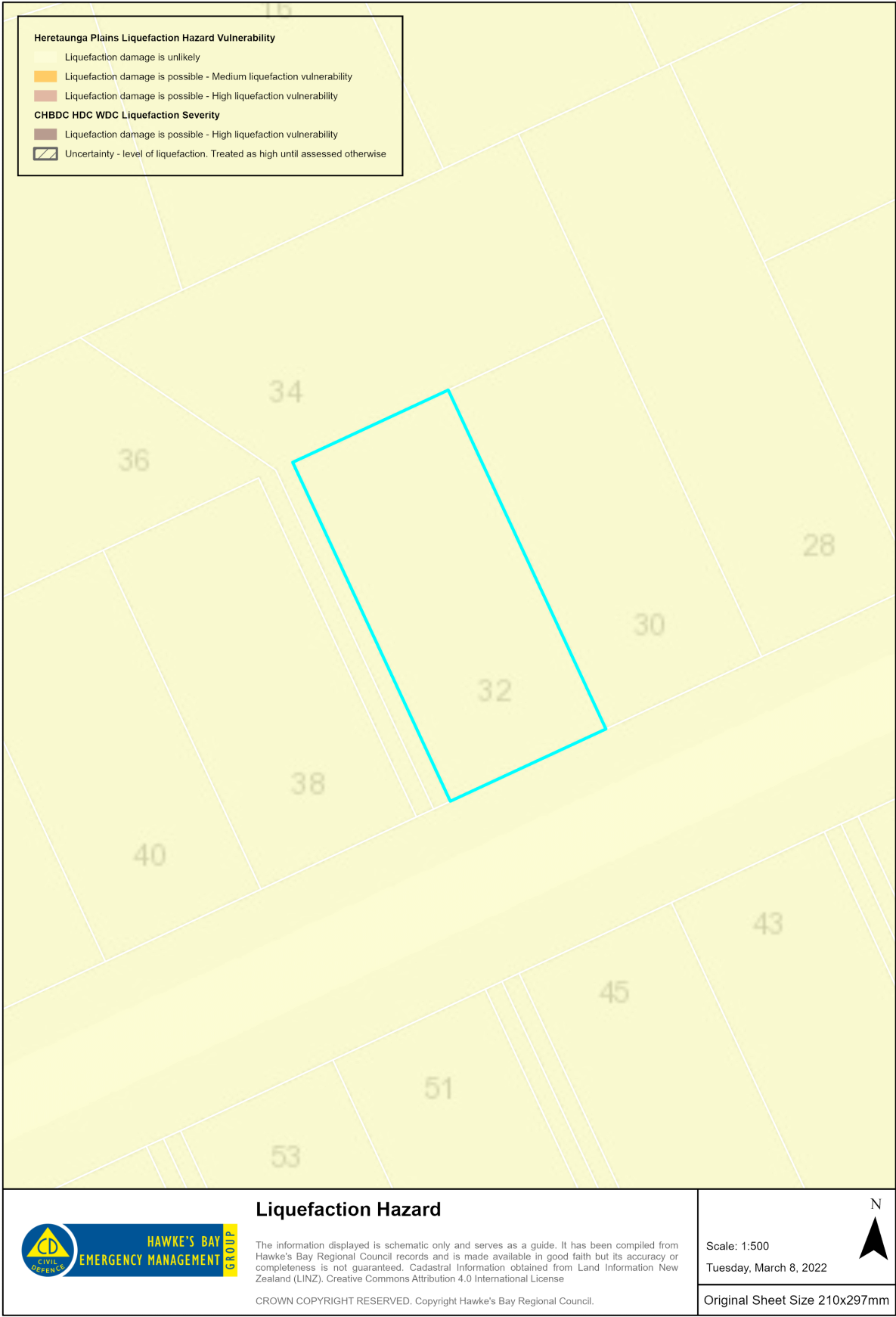
Liquefaction effects have been reported in the Hawke's Bay region during four historical earthquakes since 1840 at Modified Mercalli (MM) shaking intensities between MM7 and MM10, including in 1931. Low-lying areas in the region, especially these near the coast, and reclaimed land are particularly susceptible.

What can you do?

If building, it is recommended you reference the Ministry of Business, Innovation & Employment (MBIE) and the Ministry for the Environment document "Planning and engineering guidance for potentially liquefaction-prone land" and if necessary obtain expert advice from a qualified and experienced geotechnical engineer.

Important to note that having land included in a particular zone does not unequivocally mean that the land is "good", "medium" or "bad." The maps indicate what is a strong possibility across those areas. The best areas (cream) have a very low probability of having a liquefaction problem, but there may still be some localised places where the hazard exists. The only sure way of showing whether a specific site has low or high vulnerability is a site specific geotechnical investigation.

On a property already developed, there are options to mitigate the risk of liquefaction, but the easiest way to mitigate liquefaction risk is to ensure your insurance sum-insured is sufficient to rebuild with heavier duty foundations in the event of total loss (noting this could be fire or flood - not just earthquake).




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AMPLIFICATION

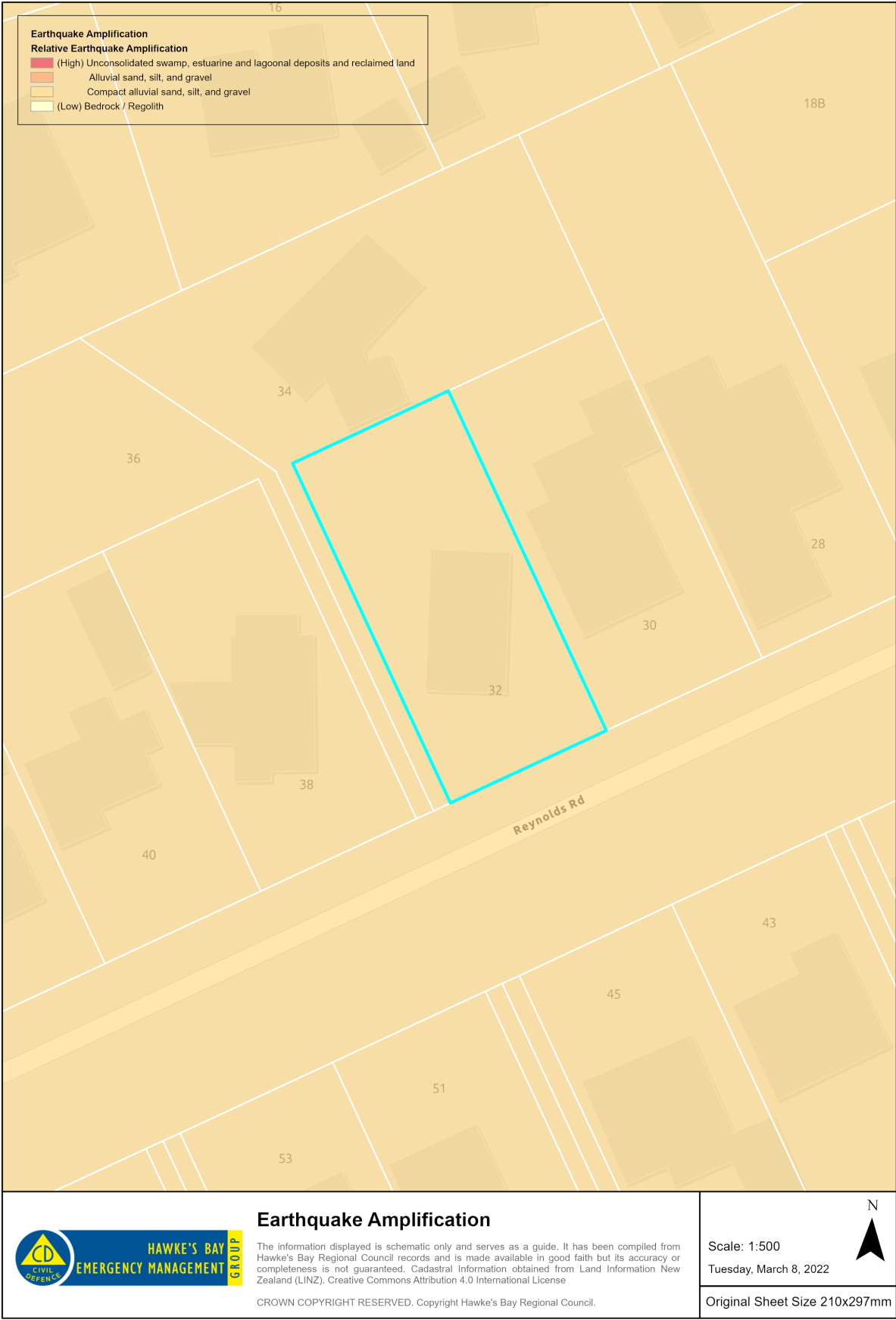
This amplification map shows areas susceptible to ground shaking in an earthquake. Most of the damage during an earthquake is caused by ground shaking. Seismic waves, travelling through the earth at different speeds and amplitudes because of a fault rupture, cause the ground to vibrate and shake in an earthquake. The intensity of ground shaking at any location is affected by the magnitude of the earthquake, proximity to the source of the earthquake, and the geological material underneath that location. Larger earthquakes generally produce greater shaking and shaking is usually more intense nearer the source of the earthquake.

Different frequencies of shaking also affect buildings differently - in general, low frequency motions affect taller buildings more, while high frequencies affect shorter buildings. The type of material underlying the site can have a great effect on the nature and intensity of the shaking. Sites underlain by hard, stiff material such as bedrock or old compacted sediments usually experience much less shaking than sites located on young, loosely consolidated sediment, which tends to amplify shaking.

What can you do?

Most people in Hawke's Bay will survive a large earthquake with some loss, but some people will be severely affected. If you are developing land in a susceptible area, it is recommended owners/developers obtain expert advice from a qualified and experienced geotechnical engineer before progressing plans.

On a property already developed, the easiest way to mitigate earthquake risk is to ensure your insurance sum-insured is sufficient to rebuild with heavier duty foundations in the event of total loss (noting this could be fire or flood - not just earthquake).




Item 2 Limited Notified Resource Consent Application to Construct and Operate a Church Hall and Construct a Carpark at 32 Reynolds Road, Havelock North – Hastings Gospel Trust Inc (RMA20220170)

Supporting Documents - HB Hazard Report

Natural Hazards Report

Attachment 5

	<p>The information displayed is schematic only and serves as a guide. It has been compiled from Hawke's Bay Regional Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System (CRS).</p> <p>CROWN COPYRIGHT RESERVED. © Copyright Hawke's Bay Regional Council.</p>	<p>08/03/2022</p>
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FLOODING

The map shows general details about flooding patterns and areas at risk. There are 3 coloured zones; Blue (flood risk areas), cream (low risk areas) and cross-hatch blue (areas not included in the flood study and which may or may not be susceptible to flooding).

The maps have been produced using computer models using verification with actual events where possible. Flood extents shown in the maps are not meant to show specific flooding details on each property.

Flood modelling is based on 100-year return period events (1% annual exceedance probability) for river flood risk areas, and 50 year return period events (2% annual exceedance probability) for floodplain flood risk areas.

The effects of climate change have not been included in this flood modelling.

These maps should not be relied upon as the sole basis for making any decision in relation to potential flood risk. Contact the Hawke's Bay Regional Council Engineering Department if further information is required with regards to a specific property.

Urban pipe networks and flooding on the street network in the urban areas have not been considered in the flood modelling. Urban areas show flood risk areas that are the result of the capacity of open drains being exceeded.

In some flood risk areas, houses and other structures may be elevated above the ground, and would be considered not floodable. These cases are not identified in this flood modelling.

Flooding vs. Ponding

Major flooding happens when the capacity of a stream or drain is exceeded. Small scale, localised ponding may occur in areas where water cannot get to the stream through the normal paths of overland flow when the streams are not in flood. The flood hazard study does not consider this type of localised ponding in detail.

Learn more about our flood risks <https://www.hbemergency.govt.nz/hazards/storms-and-floods/>

What can you do?

If you are thinking about buying a property which is subject to flooding:

1. Get a Land Information Memorandum (LIM) report from the city or district council.
2. Find out about the history of the area. Ask local people who have lived in the area for a long time about events in the past.
3. Check out your potential purchase during a storm.
4. Be aware a resource consent may be required for any new building or additions or extensions to existing buildings on the property.

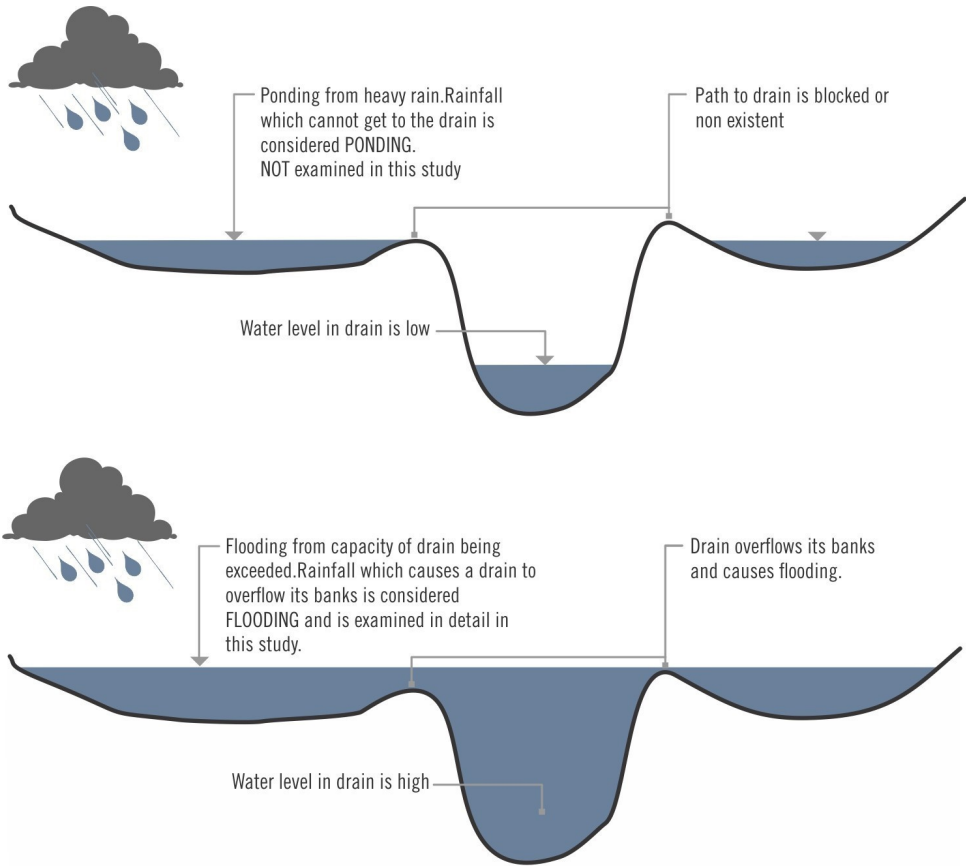
If you already own a property at risk from flooding, then:

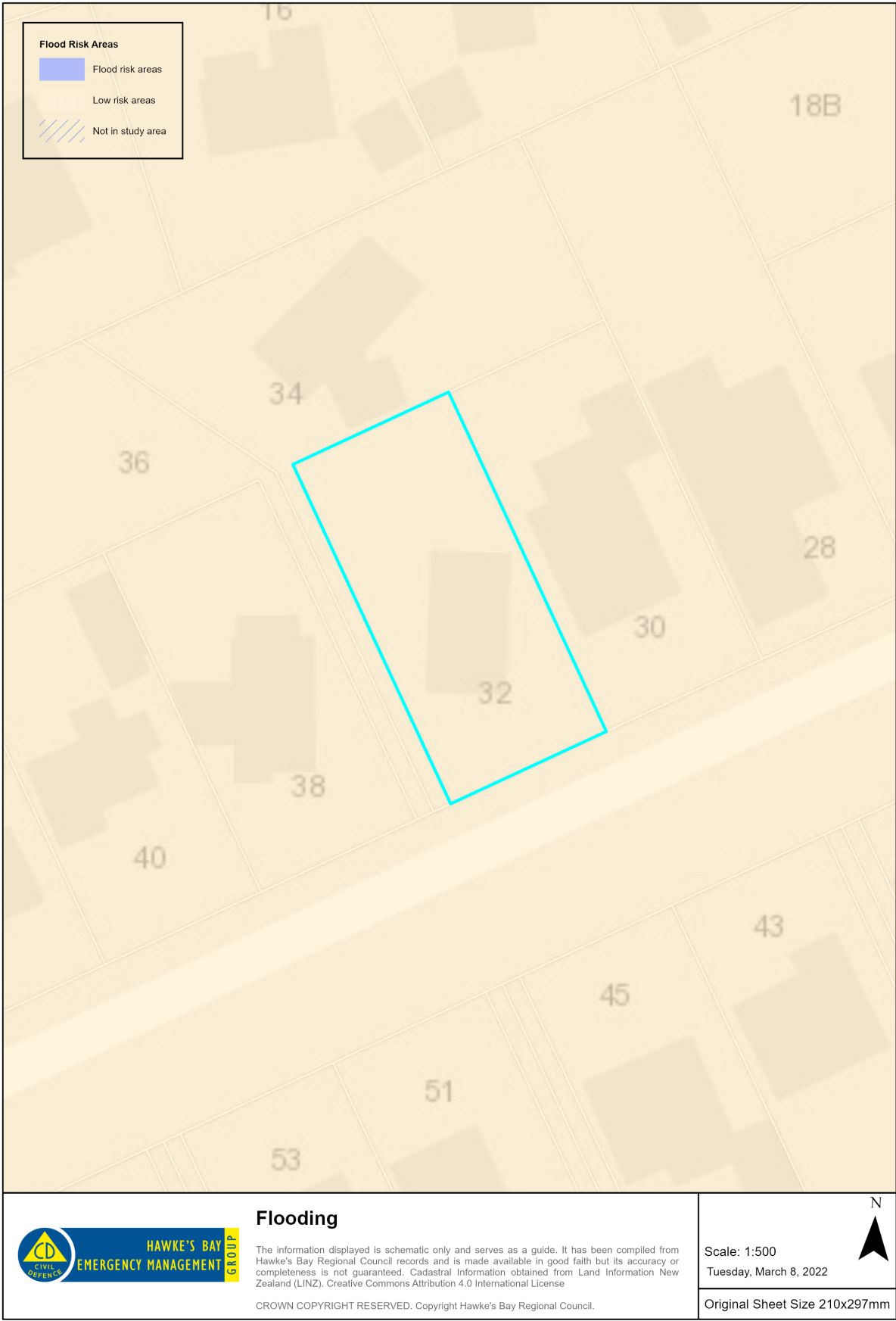
1. Organise a household emergency plan and be prepared to evacuate quickly if necessary.
2. Check the weather forecast regularly as severe weather watches and warning are issued by the MetService and are available via email alerts.
3. If a flood is imminent, lift valuable household items and chemicals as high above the floor as possible. Consider using sandbags to protect your home.



The information displayed is schematic only and serves as a guide. It has been compiled from Hawke's Bay Regional Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System (CRS).
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08/03/2022





APPENDIX 4 – DISTRICT PLAN STANDARDS ASSESSMENT

Table 1

Ref	Standard / Criteria	Comment	Position
Section 8.2.5 – Havelock North Residential Environment - General Performance Standards and Terms			
8.2.5B Building Height	a. All Zones The maximum height for all buildings shall be 8 metres.	The proposed building is one-story and will be less than 8m high (maximum height is 4.8m to the ridge of the roof).	Complies
8.2.5C Height in Relation to Boundary	a. All Zones (Except Comprehensive Residential Development on sites identified in Appendix 29) On any side or rear boundary of a site, buildings shall be contained within a building envelope constructed by recession planes from points 2.75m above the boundary. The angle of such recession planes shall be determined for each site by use of the Recession Plane Indicator in Appendix 60.	The western edge of the building is setback 1.5m from the boundary and the tallest point of the building is approximately 4.8m, and exceeds the building envelope as determined using the Recession Plan Indicator.	Does not comply
8.2.5D Building Setbacks	b. Havelock North Character Residential and Toop Street Special Character Area i. Front boundary: All other sites with a net site area of 700m ² or greater: 5 metres ii. Other boundaries: 1.5 metres	The building is proposed to be set towards the back of the property (approximately 32m from the front boundary), complying with the 5 metre building setback. The proposed building will be at least 1.5 metres from all other boundaries.	Complies
8.2.5F Building Coverage	b. Havelock North Character Residential Zone	The proposed buildings is 88m ² which is approximately 12% of the site.	Complies

- Sites with public street frontage with a net site area of 700m² or greater
- Maximum Building Coverage (% of net site area) 35%

8.2.5G Stormwater	<p>All zones</p> <p>The peak stormwater runoff from the site shall not exceed the following standards:</p> <table><tr><td>Average Recurrence Interval (ARI)</td><td>Runoff Coefficient</td></tr><tr><td>5 year</td><td>0.5</td></tr><tr><td>50 year</td><td>0.6</td></tr></table> <p>The peak stormwater runoff shall be calculated in accordance with the Rational Method. These methods are described in the New Zealand Building Code, Approved Document E1 - Surface Water.</p>	Average Recurrence Interval (ARI)	Runoff Coefficient	5 year	0.5	50 year	0.6	<p>Due to the proposed carparking and manoeuvring spaces, the application does not meet the standards for runoff coefficient.</p> <p>A stormwater report is provided which demonstrates how potential negative environmental effects from stormwater runoff will be avoided, remedied and mitigated so that Havelock North Residential Character Zone outcomes will be provided for.</p>	Does not comply
Average Recurrence Interval (ARI)	Runoff Coefficient								
5 year	0.5								
50 year	0.6								
8.2.5I(1) Landscaping	<p>Havelock North Character Residential Zone (Including the Toop Street Special Character Area)</p> <p>a. Within the front boundary building setback required in 8.2.5D (b) (excluding areas required for vehicle access) a 2 metre wide planting strip shall be provided along the front boundary which shall include at least 1 mature and healthy tree. Existing trees and plantings can be used to meet this requirement;</p> <p>b. Within the site, not less than 25% of the net site area shall be landscaped, which may include areas planted in trees, grass or shrubs. This shall include the equivalent of at least 1 tree for</p>	<p>a. Is complied with as a 2.485m wide planting strip will be provided along the frontage.</p> <p>b. Due to the proposed car parking and manoeuvring spaces, the application does not provide for 25% or more of the site to be landscaped.</p> <p>A site plan which includes proposed landscaping has been provided. The landscaping plan seeks to demonstrate how the proposed activities will retain Havelock North Residential Character Zone amenity and landscape outcomes such that buildings do not dominate the street frontage and that buildings are</p>	Does not comply with (b).						

	<p>every 200m²*Note 1 of net site area. These trees may be grouped or spread across the site. Except that:</p> <p>i. The 25% landscaping requirement in (b) may be dispensed with where existing plantings of a depth of 1 metre are retained on any other boundary;</p> <p>ii. Existing trees and plantings can be used to meet this requirement.</p>	<p>sufficiently screened in a manner consistent with the surrounding residential neighbourhood. This include specimen trees along the front boundary.</p> <p>The applicant proposes to move site access to the centre of the road frontage and move the existing berm planting to compliment proposed landscaping and ensure a cohesive streetscape.</p>	
8.2.5K Fencing	<p>2. Havelock North Character Zone</p> <p>a. Fences within the front boundary setback (front yard) of a site shall have a maximum height above the existing ground level of 1.2 metres.</p> <p>b. Except that fences may be constructed up to 1.8 metres in height if a minimum of the top 600mm of the fence is able to be seen through in the manner of a picket, trellis, wire mesh or steel pool fence construction.</p> <p>c. Fences on all other boundaries shall have a maximum height of 1.8m.</p>	<p>The fencing will consist of 1.8m high steel frame open swimming pool type fencing along the front boundary; and 1.8m high closed steel frame fencing along the side and rear boundaries.</p>	<p>Complies</p> <p><i>Note: as a result of complying with this standard, proposed fencing will not comply with Standard 26.1.6.D.5(v)(iv).</i></p>
8.2.5L Traffic Generation	<p>All Zones</p> <p>Motor vehicle movements generated by activities on sites on access roads as defined in the Road Hierarchy Maps in Appendix 69, shall not exceed the following threshold limits:</p> <p>Vehicle Class/Type - Maximum Number of Movements Per Day or Averaged Per Day Over any 7 Day Period</p> <p>HCV-II: Nil</p>	<p>45 people comprising family groups are estimated to use the proposed building. This is considered to equate to an average of 2-3 traffic movements per day across any 7-day period.</p>	<p>Generally Complies (as set out below in Table 3 the standard requiring carparking to be screened with solid fences will be breached.</p>

HCV-I: 1

All others: 30

8.2.5M Traffic Sightlines, Parking, Access, and Loading	Activities shall comply with the provisions of Section 26.1 of the District Plan on Transport and Parking	See analysis in table below.	Complies
8.2.5N Noise	Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise.	See analysis in table below.	Complies
8.2.5O Light and Glare	All external lighting shall be shaded or directed away from any adjoining residential dwellings or roads, and shall be less than 8 lux spill measured at a height of 1.5 metres above the ground at the boundary of the site.	No external lighting is proposed.	Complies

Table 2

Ref	Standard / Criteria	Comment	Position										
Section 25.1.6 – Noise General Performance Standards And Terms													
25.1.6C Residential Zones	<p>The following noise conditions shall apply to all land uses within all Residential Zones (including noise from fixed plants such as air conditioning units and other similar devices but excluding noise from emergency service facilities), other than those exempted in Rule 25.1.6B:</p> <p>(a) The following noise limits shall not be exceeded at any point beyond the site boundary:</p> <table><tr><th><u>Control Hours</u></th><th><u>Noise Level</u></th></tr><tr><td>0700 to 1900 hours</td><td>50 dB L_{Aeq} (15 min)</td></tr><tr><td>1900 to 2200 hours</td><td>45 dB L_{Aeq} (15 min)</td></tr><tr><td>2200 to 0700 hours the following day</td><td>40 dB L_{Aeq} (15 min)</td></tr><tr><td>2200 to 0700 hours the following day</td><td>70 dB L_{AFmax}</td></tr></table>	<u>Control Hours</u>	<u>Noise Level</u>	0700 to 1900 hours	50 dB L _{Aeq} (15 min)	1900 to 2200 hours	45 dB L _{Aeq} (15 min)	2200 to 0700 hours the following day	40 dB L _{Aeq} (15 min)	2200 to 0700 hours the following day	70 dB L _{AFmax}	The proposed use of the proposed building and site is not expected to exceed the limits specified.	Complies.
<u>Control Hours</u>	<u>Noise Level</u>												
0700 to 1900 hours	50 dB L _{Aeq} (15 min)												
1900 to 2200 hours	45 dB L _{Aeq} (15 min)												
2200 to 0700 hours the following day	40 dB L _{Aeq} (15 min)												
2200 to 0700 hours the following day	70 dB L _{AFmax}												



Table 3

Ref	Standard / Criteria	Comment	Position
Section 26.1.6 – Transport and Parking General Performance Standards And Terms			
26.1.6A (1) Access	<p>(a) Every owner or occupier shall provide a legal, safe and effective vehicular access to any activity undertaken on a site, and required parking or loading areas from an existing, formed legal road, to enable vehicles to enter the site, except where the site has Designated Retail Frontage (see Appendix 30) or where the site is within the Flaxmere Commercial Zone.</p> <p>(b) There shall be a maximum of one vehicle crossing per property within the Residential Zone. Where a property is bordered by 2 or more the vehicle access to the property shall be from the lower category road. The category of the road will be determined by its Road Hierarchy status in Appendix 69 or traffic volumes when hierarchy status is equal.</p> <p>(c) The minimum legal widths for private access are contained in Table 26.1.6.1-1 below. Private access to properties shall allow the safe passage from the edge of the road to the legal boundary of the lot for a single site or household unit. For two or more sites or household units or for any Right of Way, formation of the access to the activity undertaken on the site is required in compliance with Table 26.1.6.1-1.</p>	The applicant proposes to retain a single access point off Reynolds Road which is to be approximately 3m wide.	Complies
26.1.6A (2) Distance of Vehicle Accesses from Road Intersections	<p>(a) Residential, Industrial and Commercial Zones</p> <p>The distance that a vehicle access to any property may be sited from any Access Road intersection as defined in the Rooding Hierarchy in Appendix 69, shall be a minimum of 15m or the extent</p>	<p>The site is approximately 140m from the nearest Access Road intersection.</p> <p>The existing access is not formed and sits to the east of the section. The proposal would move the access to the centre of</p>	Complies

Ref	Standard / Criteria	Comment	Position
	of the property boundary whichever is the least.	the road frontage, over 1.5m from the boundary.	
	Where there are two adjacent accesses, vehicle crossings shall be offset from the legal property boundary (side boundary) by 1.5 metres.	There are no State Highway intersections with Reynolds Road	
	Vehicle access to any property shall not be sited within 30 metres of an intersection of a State Highway.		
26.1.6C(1) Loading – All Activities except Residential Activities	(a) Provision of Loading Spaces (i) Every owner or occupier who proposes to construct or substantially alter, reconstruct or add to a building on any site, or change the activity carried out on the site shall provide a Loading Space. The Loading Space shall provide for the suitable or efficient accommodation of any loading or fuelling of vehicles which are likely to arise from the use of any building or activity carried out on the site, except where a service lane is designated or provided, or where the site has Designated Retail Frontage (see Appendix 30). Separate Loading Spaces shall be provided for each occupier of the site if there are more than one. The Loading Space shall be additional to the parking required in Table 26.1.6.1-4.	Loading or fuelling is not an anticipated activity of the proposed building use. Therefore, no loading spaces are required in order to provide suitable or efficient loading or fuelling of vehicles.	Complies
26.1.6D Parking	1. Provision of On-Site Parking <i>The District Plan no longer contains provisions that require on-site vehicle parking, with exception to those included in the general and specific performance standards of this section of the Plan.</i>	Up to 12 on-site hardstand carparks are proposed which will be sufficient for the estimated number of people using the proposed building.	Complies
	3. Parking Spaces for People with Disabilities	Up to 12 on-site hardstand carparks are proposed. 1 of	Complies

Ref	Standard / Criteria	Comment	Position				
	<p>A minimum of accessible car parking spaces shall be provided according to the below table.</p> <table><tr><td>Total Number of Car Parks</td><td>Number of Accessible Spaces</td></tr><tr><td>1-20</td><td>Not less than 1</td></tr></table>	Total Number of Car Parks	Number of Accessible Spaces	1-20	Not less than 1	these is an accessible car parking space.	
Total Number of Car Parks	Number of Accessible Spaces						
1-20	Not less than 1						
<hr/>							
	<p>5. Design and Construction of Parking Areas</p> <p>(a) Vehicle Dimensions</p> <p>All parking spaces and access and manoeuvring areas, including ramps shall be of a sufficient size and suitable layout to accommodate a passenger vehicle" as defined in the "Austroads Design Vehicles and Turning Path Templates Guide" AP-G34-13, Austroads, 2013 - refer to Appendix 72 for the dimensions of this vehicle.</p> <p>...</p> <p>(c) General Design and Construction Details</p> <p>All public and required parking areas, and any outdoor display areas (such as car, caravan or boat sales yards) shall comply with the following general requirements:</p> <p>...</p> <p>(ii) Parking areas shall be designed and constructed to ensure that stormwater runoff from the parking area does not adversely affect adjoining properties.</p> <p>(iii) Parking areas, together with access and turning space, shall be designed to ensure that vehicles negotiate the parking area at a safe speed and are not required to reverse either on to or off a street, provided that this requirement shall not apply in any Residential Zone where a single accessway serves not</p>	<p>Proposed car parks and manoeuvring spaces have been designed according to the specified vehicle dimensions.</p> <p>See stormwater plan provided and comments above under 8.2.5G.</p> <p>Sufficient parking spaces and manoeuvring space are provided such that vehicles would not be required to reverse on or off the</p>	<p>Complies</p> <p>Complies</p> <p>Complies</p>				

Ref	Standard / Criteria	Comment	Position
	more than two residential buildings. Vehicles using the parking area shall only enter or leave the site by the accessway.	street. There is only one proposed accessway.	Complies with side fences.
	(iv) Where a public or non-residential parking area is within or adjoins a Residential Zone, a 1.8 metre high, fully enclosed screen shall be erected or a landscape strip of a minimum width of 5 metres adjoining the boundary or the Residential Zone shall be provided. These requirements may be reduced or waived with the consent of the adjoining neighbour.	A 1.8m pool style fence is proposed as per the proposed landscaping along the front boundary and 1.8m high closed fences are proposed along the side and rear boundaries. Although the proposed front fence is not fully enclosed, the proposed planting would provide sufficient screening in a manner that provides for Havelock North Character Residential Zone outcomes, as discussed above under 8.2.5K. Also, the wording of this standard refers to adjoining neighbours, it is therefore assumed that it does not apply to front fences.	<i>Assumed to be not required on the front boundary otherwise standard 8.2.5K, could not be complied with.</i>
	...		

Table 4

Ref	Standard / Criteria	Comment	Position
Section 27.1– Earthworks General Performance Standards And Terms			
27.1.6A Extent of Earthworks	1. For the purpose of assessing the total volume of earthworks allowed as a Permitted Activity for sites in these sub zones, the volume shall be calculated by multiplying the volume threshold (listed in 27.1.6A) by the total area of the subject site in	A maximum of 50m ³ earthworks is permitted on the site per annum. Given the proposed hardstand area of approximately 550m ² , it is unlikely that the required earthworks will meet the permitted volume.	Does not comply

Ref	Standard / Criteria	Comment	Position
	hectares, over any 12 month period. Havelock North Residential Zones: maximum of 50m ³ per site.		
27.1.6B Vegetation	1. Where vegetation clearance occurs (except where it is associated with the operation, maintenance or upgrading of lawfully established roads, tracks and drainage channels), disturbed areas shall be repastured or revegetated as soon as practicable within 18 months of the activity ceasing....	Some vegetation clearance is proposed to allow for the development. The applicant has submitted a site plan which includes proposed landscaping to accompany this application. All plating on the site will be completed within 18 months of the site development being completed and is intended to be completed in a much quicker timeframe than this. In this respect, the character and amenity of the Havelock North Residential Character Zone will be retained.	Complies
27.1.6C Slope	Earthworks shall not be undertaken on land with a slope of greater than 22° above horizontal.	The site is flat in nature so none of the proposed works will occur on land with a slope greater than 22° above horizontal.	Complies
27.1.6E Noise	Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise.	Construction work noise limit will apply. Work will be undertaken in compliance with these limits.	Complies
27.1.6F Flood Protection Works	2. No Significant change is to occur to existing flood overflow paths.	No significant earthworks are proposed that would cause changes to existing flood overflow paths.	Complies
27.1.6G Location of Fill	Except when associated with fill faces on rural farm tracks, any fill of over: (a) 100m ³ volume; or (b) 0.5 metres total depth shall only be permitted if a site plan is provided to Hastings	No significant areas of fill are proposed.	Complies

Ref	Standard / Criteria	Comment	Position
	District Council showing the location and extent of the fill.		
27.1.6H Sediment Control	Sediment run-off into a Council reticulated network shall not cause any conspicuous change in colour or visual clarity of water after reasonable mixing.	Earthworks contractor will put in place sediment controls.	Complies

