

Thursday, 18 July 2024

Te Hui o Te Kaunihera ā-Rohe o Heretaunga
Hastings District Council
Hearings Committee Meeting

Kaupapataka

Agenda (Part 1)

(Oderings Nurseries CHCH Limited - 55 and 57 Brookvale Road, H Nth)

Te Rā Hui:
Meeting date: **Thursday, 18 July 2024**

Te Wā:
Time: **9.30am**

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

Te Hoapā:
Contact: **Democracy and Governance Services
P: 06 871 5000 | E: democracy@hdc.govt.nz**

Te Āpiha Matua:
Responsible
Officer: **Group Manager: Planning & Regulatory Services - John
O'Shaughnessy**

Hearings Committee – Terms of Reference

Fields of Activity

The Hearings Committee is established to assist the Council by hearing and determining matters where a formal hearing is required in respect of a planning or regulatory function of the Council, including under the provisions of the:

- Resource Management Act 1991
- Building Act 2004
- Health Act 1956
- Dog Control Act 1996
- Litter Act 1979
- Hastings District Council Bylaws
- Local Government Act 1974
- Local Government Act 2002; and
- Hastings District Council Class 4 Gambling Venue Policy.

Membership - Up to 10 Hearings Commissioners (comprising up to 7 elected members of Council and at least 3 external appointed Independent Hearings Commissioners)

- Chair appointed by Council from the membership including external appointed members.
- Deputy Chair appointed by the Council from the membership including external appointed members.
- Under s. 39B of the Resource Management Act, the Chair must be accredited, and unless there are exceptional circumstances, appointees on hearings panels must have accreditation to make decisions on;
 - Applications for Resource Consents.
 - Notice of Requirements given under s. 168 or 189 of the Resource Management Act.
 - Requests under clause 21(1) of Schedule 1 of the Resource Management Act for a change to be made to a Plan.
 - Reviews of Resource Consents.
 - Applications to change or cancel Resource Consent Conditions.
 - Proposed Policy Statements and plans that have been notified.
 - Any hearing of an objection under s. 357C of the Resource Management Act.

Quorum

- a) For Hearings other than Council Initiated Plan Change hearings, a maximum of three members including the Chair (or Deputy Chair, in the Chair's absence) to meet for any one hearing, with the exception of b) below.
- b) That on a one-off basis, up to a maximum of five accredited members to meet to consider and decide on the Oderings Nurseries CHCH Limited resource consent application for medium density housing at 55-57 Brookvale Road, with this specific hearing composition being:
 - Two external Independent Commissioners (with one acting as the Chair for this hearing – being Mr Bill Wasley)
 - 3 accredited members of the Hearings Committee.
- c) For Council Initiated Plan Change hearings, all members may attend and take part in the decision-making process unless the Chair exercises the power of delegation to assign any function, power or duty of the Hearings Panel to any one or more Commissioners.
- d) For Hearings other than Council Initiated Plan Change hearings the quorum shall be two members.
- e) For Council Initiated Plan Change Hearings, the quorum shall be three members.

- f) Members to sit on any hearing other than a Council Initiated Plan Change Hearing shall be selected by agreement between the Chair (or Deputy Chair, in the Chair's absence) and the Group Manager: Planning and Regulatory Services.
- g) For the purpose of hearing any objection in respect of the matters detailed under the Dog Control Act 1996 the Hearings Committee will consist of any three members selected by the Chair.

Kaupapataka

Agenda

Ngā mema o te Komiti

Committee Members:

Hearing Panel Members:

Chair: Bill Wasley (Commissioner Chair - External appointee)

George Lyons (Commissioner - External appointee)

Councillors Marcus Buddo, Alwyn Corban and Wendy Schollum

Apiha Matua

Officer Responsible:

Group Manager: Planning and Regulatory Services - John O'Shaughnessy

Reporting Planner

Consultant Planner – Rowena Macdonald

Te Rōpū Manapori me te

Kāwanatanga

Democracy

Governance Services

Christine Hilton (Ext 5633)

Te Rārangi Take
Order of Business

1.0 *Apologies & Leave of Absence – Ngā Whakapāhatanga me te Wehenga ā-Hui*

2.0 *Oderings Nurseries CHCH Limited - Resource Consent application for
residential development of 55 and 57 Brookvale Road, Havelock North
(RMA20230145)*

**DOCUMENTS CIRCULATED FOR HEARING - COMPRISING A NUMBER OF SEPARATE
VOLUMES**

Document 1 The covering administrative report **Pg 1**

Attachment A Section 42A Reporting Officer's report **Pg 3**

The Application, Submissions and other documents can be viewed on the Council website.

Thursday, 18 July 2024

*Te Hui o Te Kaunihera ā-Rohe o Heretaunga***Hastings District Council: Hearings Committee Meeting***Te Rārangi Take*

Report to Hearings Committee

Nā:
From: Christine Hilton, Democracy and Governance Advisor

Te Take: Oderings Nurseries CHCH Limited - Resource Consent application
Subject: for residential development of 55 and 57 Brookvale Road,
Havelock North (RMA20230145)

1.0 Purpose and summary - *Te Kaupapa Me Te Whakarāpopototanga*

- 1.1 This is a covering report relating to a resource consent application made by Oderings Nurseries CHCH Limited for residential development of 55 and 57 Brookvale Road, Havelock North (RMA20230145).
- 1.2 The reporting planner's report is attached to this covering report and contains the details regarding this application.

2.0 Recommendations - *Ngā Tūtohunga*

That the covering report titled Oderings Nurseries CHCH Limited - Resource Consent application for residential development of 55 and 57 Brookvale Road, Havelock North (RMA20230145), the hearings report and associated attachments, dated 18 July 2024, be received.

Attachments:

A↓	Section 42A Reporting Officer's report	RMA20230145#0228	
B⇒	Application & Assessment of Environmental Effects	RMA20230145#0016	Volume 1
C⇒	Record of Title	RMA20230145#0004	Volume 1
D⇒	Scheme Plan	RMA20230145#0005	Volume 1
E⇒	Infrastructure Report	RMA20230145#0006	Volume 1
F⇒	Landscape & Visual Assessment	RMA20230145#0007	Volume 1
G⇒	Traffic Assessment	RMA20230145#0008	Volume 1

H Contaminated Land Assessment

RMA20230145#0009

A separate
document on
Council's website

RMA20230145



**REPORT ON PUBLICLY NOTIFIED APPLICATION FOR RESOURCE CONSENT
UNDER THE RESOURCE MANAGEMENT ACT 1991 (RMA)**

REPORT TO: APPOINTED HEARINGS PANEL

HEARING DATE: 18 & 19 July 2024

FROM: ROWENA MACDONALD
CONSULTANT PLANNER ON BEHALF OF HASTINGS DISTRICT COUNCIL AS
CONSENTING AUTHORITY

SUBJECT: A PUBLICLY NOTIFIED APPLICATION FOR LAND USE AND SUBDIVISION CONSENT TO
ESTABLISH 35 RESIDENTIAL DWELLINGS (EACH ON A SEPARATE FREEHOLD
RESIDENTIAL LOT); A PROPOSED NEW CARPARK TO SERVICE THE EXISTING GARDEN
CENTRE AND CONSENTED CAFÉ ON THE BALANCE LOT; CONSTRUCTION OF AN
ACCESS ROAD TO VEST FROM BROOKVALE ROAD, AND PRIVATE ACCESS ROADS
THROUGH THE DEVELOPMENT (COMMONLY OWNED ACCESS LOTS); A LOCAL
PURPOSE (DRAINAGE RESERVE) TO VEST; AND ALL ASSOCIATED EARTHWORKS
(@2,312M³)

NOTE: **This report is not the decision on the application. This report sets out the advice and recommendation of the reporting planner. This report has yet to be considered by the hearing panel delegated by Hastings District Council to decide this resource consent application. The decision will be made by the hearing panel only after they have considered the application and heard from the applicant, submitters, and Council officers.**

1.0 APPLICATION DESCRIPTION

1.1 Application and Property Details

Application Number: RMA20230145

Applicant's Name: Oderings Nurseries ChCh Limited

Site Address: 55 & 57 Brookvale Road, Havelock North

Legal Description: Lot 2 DP311724 and Lot 1 DP8274, subject to easements (Record of Title 46325, owned by Oderings Nurseries ChCh Limited and referred to in this report as 'Oderings')¹

Total Site Area: 2.0270 hectares

Lodgement Date: 31 May 2023

Notification Date: 21 October 2023

Submission Period Closed: 20 November 2023

Number of Submissions Received: Total of 49 submissions, comprising:
2 in support; 36 in opposition; 3 in conditional support; 7 seek changes or confirmation about aspects of the development and do not state whether they seek the consent be declined or granted; and

¹ Note that the AEE accompanying the application incorrectly refers to Section 10 SO 330242 being part of the legal description of the site subject to this application – this was confirmed as in error in an email response from the applicant's agent (Joe Gray) dated 8 June 2023.

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1 late submission that is neutral, but generally supportive subject to confirming the development does not give rise to adverse cumulative effects.

1.2 Application Documents

The list of application documents and plans are set out in the recommendation forming part of this report.

1.3 Adequacy of Information

The information submitted with the application (following several further information requests) is now sufficiently comprehensive to enable the consideration of the following matters on an informed basis:

- The nature and scope of the proposed activity for which resource consent is sought;
- The extent and scale of the actual and potential effects on the environment;
- Those persons and/or customary rights holders who may be adversely affected; and
- The requirements of the relevant legislation.

Several requests for further information under section 92 of the Resource Management Act 1991 (RMA) were made in relation to this application for resource consent on the following date:

Date s92 Requests Made by Council	Date Responses Received from Applicant
8 June 2023 (email requesting confirmation of legal description)	Email response received 8 June 2023
27 June 2023 (email requesting confirmation of earthworks volume to be removed off-site and whether excavation in vicinity of surcharge loads)	Email response received 28 June 2023
22 June 2023 (comprehensive s92 request)	Initial response received 31 July 2023 Complete response received 4 October 2023 – outstanding carpark plans were supplied 12 October 2023
30 November 2023 (email requesting confirmation of use of new carpark)	Email response received 30 November 2023
6 December 2023 (email requesting confirmation of applicant's acceptance of DSI report recommendations)	Email response received 6 December 2023
21 December 2023 (email requesting confirmation whether any planting proposed in Guthrie Park)	Email response received 21 December 2023
9 January 2024 (email requesting copy of desktop review of archaeological sites and an update on applicant's engagement with mana whenua)	Email response received 9 January 2024
4 March 2024 (email forwarding Council's engineering comments and urban design review following applicant's s92 response)	Email response received 16 March 2024

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2.0 EXECUTIVE SUMMARY

Oderings Nurseries ChCh Limited (the Applicant) is proposing to continue to operate its garden centre at 55 Brookvale Road, Havelock North, but to redevelop the balance of the site (which historically operated as the Applicant's plant nursery) for medium density residential housing, including the various building and site development components set out as follows (and illustrated in Figures 1 – 4 in this report):

- i) construction of 35 residential dwellings, including:
 - a. 5 x two-storey fully detached dwellings;
 - b. 3 x two-storey terrace style dwellings;
 - c. 4 x two-storey dwellings in two duplex structures;
 - d. 18 x two-storey zero-lot dwellings;
 - e. 4 x single-storey zero-lot dwellings; and
 - f. 1 x single-storey bespoke dwelling (facing Brookvale Road);
- ii) construction of a replacement carpark (40 parks including 2 accessible parks) to service the existing garden centre and consented café;
- iii) approx. 2,312m³ of earthworks to facilitate the development, including public road access and private accessways, and work (approx. 160m³ of which is to be removed off-site);
- iv) associated landscaping;
- v) to subdivide around the proposed residential dwellings creating:
 - a. 35 x freehold residential lots;
 - b. a balance commercial lot (containing the existing garden centre and consented café in the south-eastern corner of the site, and the proposed carpark);
 - c. road to vest (access from Brookvale Road, branching off at a roundabout to the garden centre/café, with on-street carparking provided along the short stretch of new public road);
 - d. 3 x commonly-owned access lots (including provision for 8 on-street carparks);
 - e. associated easements (including to allow public pedestrian access to the adjoining reserve (Guthrie Park)); and
 - f. a local purpose (drainage) reserve to vest (with easements for right of way and right to drain water to the Karituwhenua Stream).

The application was publicly notified under section 95A of the RMA on 21 October 2023.

A total of 48 submissions were received on or before 20 November 2023. Of these, 36 are opposed; 2 are in support; 3 are in conditional support; and 7 seek changes or confirmation about aspects of the development and do not state whether they seek the consent be declined or granted.

There was also one submission received late on 23 November 2023, that is neutral subject to confirming that the development will not generate any upstream effects in terms of stormwater, nor take up existing or proposed capacity relied on by development currently underway or in the future within an adopted Structure Plan (water, wastewater, stormwater, roading). I understand the Chair of the Hearings Panel granted a waiver in respect of this late submission and it is included in my assessment.

I have assessed that, subject to imposing suitable conditions of consent, most adverse effects of the proposed activity on the environment can be appropriately avoided, remedied, or mitigated to be no more than minor, however, the following matters remain unresolved in terms of their adverse environmental effects, which I consider have the potential to be more than minor:

- adverse effects on the privacy, amenity and visual amenity for 53 Brookvale Road;
- unresolved matters in relation to integration of the proposed development with the public realm e.g. consideration of alternative edge lane layout and, if the current layout is retained, whether all issues with the current built form and design quality, as well as fencing and landscaping,

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identified in the Urban Design Review have been sufficiently addressed to balance 'public' and 'private' amenity objectives, and maintain and enhance the quality, safety, and visual amenity of surrounding public spaces;

- consideration of the installation of a kea crossing on Brookvale Road, installation of a concrete footpath along the full frontage of the development, and other measures addressing tree planting in proximity to streetlights, to ensure traffic generated by the proposed development can be safely absorbed and to mitigate any adverse effects of the proposed development on traffic and pedestrian safety;
- unresolved matters in relation to the proposed stormwater management strategy to confirm that stormwater is able to be suitably and appropriately managed on-site without downstream effects on neighbouring land;
- unresolved matters in relation to the lack of consideration of downstream boundary conditions in culvert calculations, the upstream catchment and overland flow path from Woodlands Drive and subsequent effects on Guthrie Park, in developing the flood model used for the Karituwhenua Stream, as well as internal overland flow paths and any retaining required in determining appropriate finished floor levels.

I also note the Council's preference regarding avoiding the location of public infrastructure in private roads, in terms of ensuring ongoing accessibility for Council for maintenance and servicing purposes. This is a matter that would also benefit from further consideration prior to the hearing, as it may have implications for other matters above.

There would be some positive social and economic benefits associated with the proposed development in terms of a visual improvement on the current state of the site, and in terms of provision of additional housing.

I have concluded that the proposal is contrary to the relevant objectives and policies of the Hastings District Plan. The proposal therefore may not be able to pass either of the 'gateway' tests under section 104D of the RMA and therefore may not be able to be considered for granting.

After considering the requirements of sections 104, 104B, & 104D of the RMA, given the potential for adverse effects to be more than minor, I reserve making a recommendation until I have heard evidence that the Applicant and submitters may wish to present at the hearing in relation to the above unresolved matters.

I note however, that if the adverse effects of the activity on the environment are able to be addressed such that they are no more than minor and the hearing panel is of a mind to grant consent, based on my assessment in relation to precedent effects and plan integrity I am satisfied that the site singly and uniquely differs from any other site in the Plains Production Zone and therefore, the proposal would not have the potential to set a precedent, and granting consent would not directly challenge the integrity of the District Plan nor undermine public confidence in its consistent administration.

3.0 REPORTING PLANNER

3.1 Qualifications and Experience

My full name is Rowena Clare Macdonald. I am a Principal Planner and Director of Sage Planning (HB) Limited, a planning consultancy comprising four Directors established in 2015. I hold a Bachelor of Resource and Environmental Planning (with Honours) from Massey University, and am a full member of the New Zealand Planning Institute. I have been a practicing planner for 29 years. Prior to establishing Sage Planning, I was a Principal Planner for Opus International Consultants Limited.

My experience as a Planner includes resource consent preparation, and resource consent processing and decision making on resource consents under delegated authority. I also have experience in district plan preparation and general policy work. I have also prepared and presented evidence to council and Environment Court hearings for councils and other clients.

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3.2 Code of Conduct

I confirm that I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023 around requirements and duties and expectations in relation to expert evidence, and that I have complied with it when preparing this report. Other than when I state that I am relying on the advice of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

4.0 THE PROPOSAL

4.1 Background

The background to this application is outlined on pg 6 of the Assessment of Environmental Effects (AEE) accompanying the application, as detailed below:

'In 2022 Oderings Nurseries ChCh Limited ('the applicant') sought to advance a resource consent application for a residential development at 55 & 57 Brookvale Road, Havelock North ('the site') via the Covid-19 fast track consenting pathway. The Ministry for the Environment declined to process the application, preferring for the application to pass through the normal resource consent process. Due to the anomalous rural zoning of the site, a plan change application was then considered, however to progress the development in a timely manner, the applicant decided to lodge a resource consent application while potentially lodging a 'clean up' plan change application in the future.

The applicant seeks resource consent to establish 35 dwellings at the site as well as undertake the necessary enabling works to undertake this development. Resource consent is also sought to subdivide around these dwellings creating 35 freehold lots as well as commonly owned access lots.'

4.2 Proposal

Oderings Nurseries ChCh Limited (the Applicant) is proposing to redevelop the site at 55 Brookvale Road, Havelock North, as outlined on pgs 12 & 13 of the AEE accompanying the application as detailed below:

'The part of the site that is proposed to be redeveloped was formerly occupied by a plant nursey which has been relocated to a site at Gimblett Road, Hastings. As such most of the site is currently unoccupied and the applicant proposes to redevelop the available land with 35 new residential dwellings in a range of typologies including:

- *Five two-storey fully detached dwellings;*
- *Three two-storey terrace style dwellings;*
- *Four two-storey dwellings in two duplex structures;*
- *Eighteen two-storey zero-lot dwellings;*
- *Four single-storey zero-lot dwellings; and,*
- *One bespoke solution (single storey facing Brookvale Drive).*

After construction, it is proposed to subdivide around these dwellings creating 35 residential lots, as well as commonly owned access lots and a separate lot for the garden centre and car park.

The balance of the site will be retained for the continued operation of the existing garden centre and a new café. This garden centre and café do not form part of the proposal (other than the car park) and consent for garden centre has been obtained separately, with the garden centre having existing use rights. However, the new carpark that will be constructed to service the garden centre and new café is proposed to be used as after-hours carparking for visitors to the proposed residential development. As such, this additional use is considered part of the proposal.'

I note that in the Applicant's response (dated 4 October 2023) to matter 2(d) in Council's request for further information, the Applicant has advised that the need for over-flow parking from the proposed residential development is no longer considered necessary, and *'Therefore, it is not necessary that the*

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garden centre/café parking be available to residents and their visitors’. The Applicant has since confirmed that this aspect no longer forms part of their proposal².

From a review of the application documentation, the various building and site development components are set out as follows, and illustrated in Figures 1 – 4 below:

- i) construction of 35 residential dwellings, comprising four housing typologies – Type A, B & C are two storey dwellings, and Type D are single storey dwellings;
- ii) construction of a replacement carpark (40 parks including 2 accessible parks) to service the existing garden centre and consented café;
- iii) approx. 2,312m³ of earthworks to facilitate the development, including construction of public road access and private accessways (approx. 160m³ of which is to be removed off-site);
- iv) associated landscaping;
- v) subdivision around the proposed residential dwellings creating:
 - a. 35 freehold residential lots;
 - b. a balance commercial lot (containing the existing garden centre and consented café in the south-eastern corner of the site, and the proposed carpark);
 - c. road to vest (access from Brookvale Road, branching off at a roundabout to the garden centre/café, with on-street carparking provided along the short stretch of new public road);
 - d. three commonly-owned access lots (including provision for 8 on-street carparks);
 - e. associated easements (including to allow public pedestrian access to the adjoining reserve (Guthrie Park)); and
 - f. a local purpose (drainage) reserve to vest (with easements for right of way and right to drain water to the Karituwhenua Stream).

Figure 1 – Proposed Landscape Masterplan and Housing Typology



² Email confirmation received from Joe Gray, Saddleback Planning (the Applicant’s agent) dated 30 November 2023.

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Figure 2 – Scheme Plan of Proposed Subdivision – Overall Layout

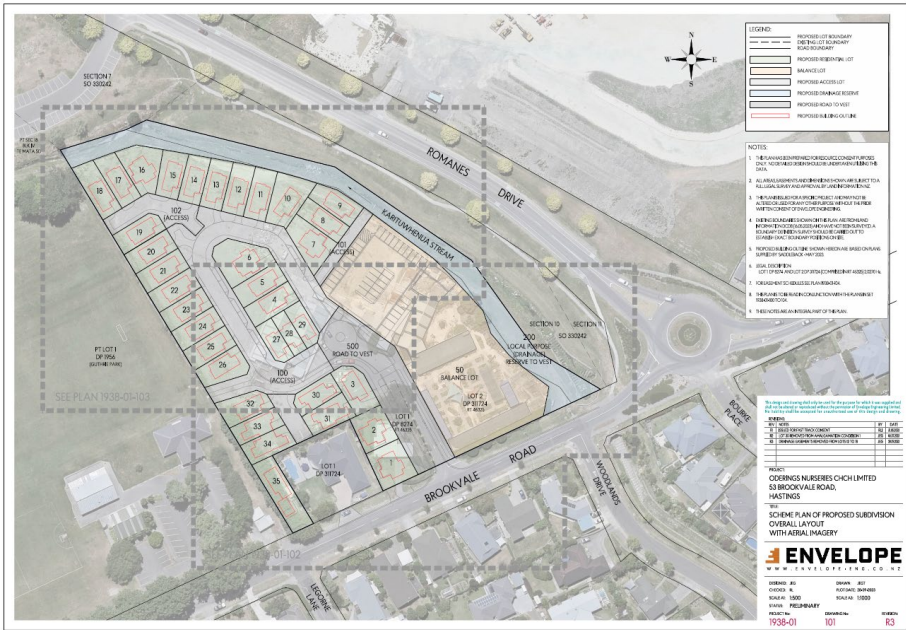


Figure 3 – Renders of the Proposed Development (views to & from proposed pedestrian access to Guthrie Park)



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Figure 4 – 3D Perspectives of Proposed Development



4.2.1 Access, Parking & Manoeuvring

Access (vehicular and pedestrian) and parking for the proposed development is outlined in the Transportation Assessment Report (attached in the AEE accompanying the application) as detailed below, and as illustrated in Figures 5 & 6 below:

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'Access and Parking

Two lots (Lot 1 and Lot 35) are proposed to have direct property access to Brookvale Road. All other lots and the existing garden centre will be accessed via the existing entry road which will be reconfigured.

The garden centre will have a central parking area with 40 parking spaces, including two accessible spaces. This carpark and the residential lots will be accessed via the existing access road, which is proposed to have a roundabout at the carpark access. The loop road beyond the roundabout is proposed to be private and provide access to housing only.

Walking routes are provided throughout the site to provide access to the individual lots and the garden centre, and link with the existing paths on Romanes Drive and in Guthrie Park. The planned routes and path types are shown as Figure 12. The paths shown in dark green are intended to be public whilst the shared space generally north of the roundabout is proposed to be private.



Figure 12 – Walking Routes (Prepared by Saddleback)

A footpath is also proposed along half of the site frontage, from the western boundary to the access road.

Road Cross Sections

The existing access is proposed to be formed as an 18m wide corridor, with a 7m wide carriageway and paths on both sides.

The private loop road is proposed to operate as a shared space with a single carriageway width of 6m. Additional width is provided in some areas to provide a total of eight parallel indented on-street parking spaces around the loop.

A 4.5m and 7m wide shared access driveway typology is proposed to serve lots 14-19 and lots 30-34 respectively. This cross-section will accommodate vehicle, pedestrian and cycle access, it also provides for vehicle manoeuvring space in a shared environment.

A similar cross-section with 3m wide accessway, widening to 5m where to allow for passing manoeuvres, is proposed to serve the three lots (Lots 7-9) near the garden centre car park.

Loading and Servicing

The site has been designed to accommodate:

- An 11.5m large rigid truck circulating around the residential area. This represents a furniture removal/delivery truck, which will occasionally visit the site. It is noted that a rubbish collection vehicle, which will regularly visit the site, is typically smaller;
- An 8m medium rigid truck, 11.5m large rigid truck and B-train have all been tracked entering and exiting the garden centre loading area;

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- A B99 vehicle turning around at the roundabout; and
- A B85 vehicle accessing individual residential lots.

The swept paths of these vehicles are included as Attachment 1 in the AEE. Based on these plans, all areas have been appropriately designed to accommodate the expected vehicles.³

In the Applicant’s response to matter 2(b) in Council’s request for further information, the Applicant has advised that the garden centre car parks ‘...will be constructed in accordance with the Hastings District Council Engineering Code of Practice (2020)’.

In the Applicant’s response to matter 4(i) in Council’s request for further information, the Applicant has also advised that they propose ‘...to install a new kerb and channel between proposed Lot 35 and the main entrance to reduce stormwater runoff from Brookvale Road into the neighbouring property at number 53’.

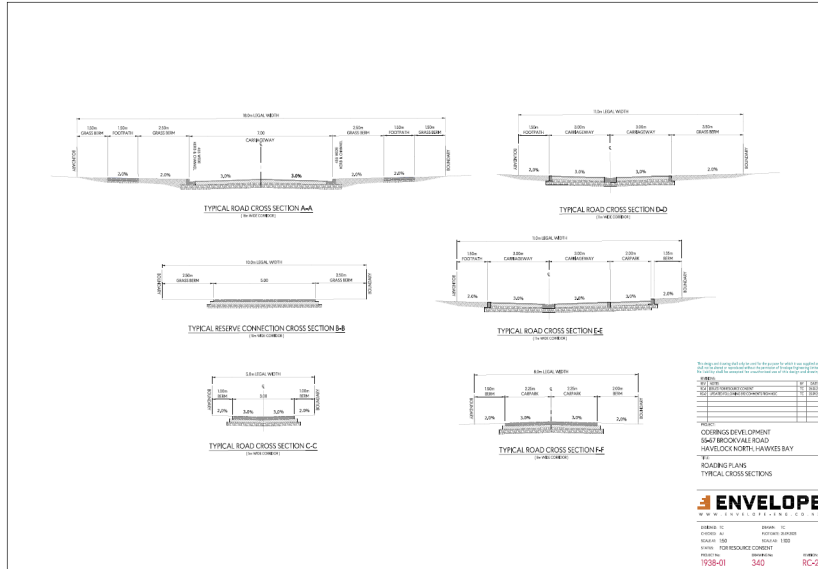
Figure 5 – Overall Roading Layout



³ Pages 11-13 of the TAR.

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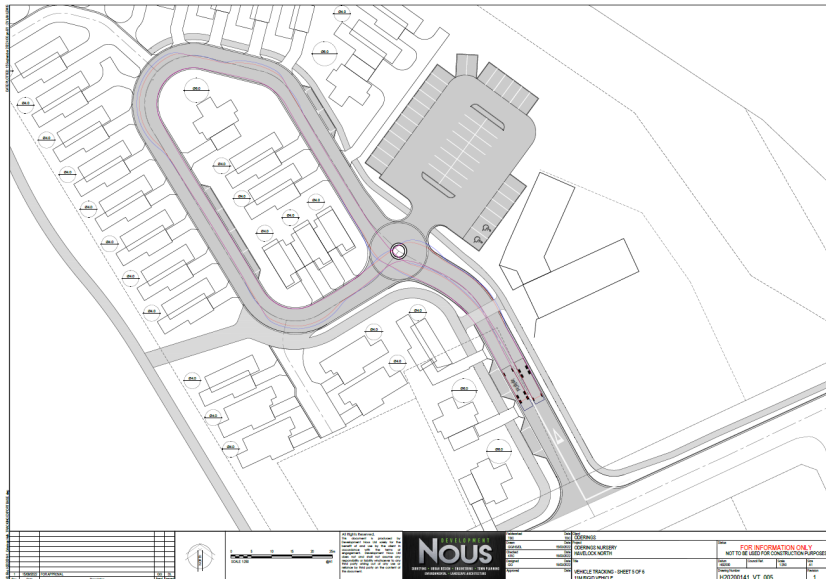
Figure 6 – Typical Cross Sections



In the Applicant's response to matter 4(d) & (h) in Council's request for further information, the Applicant has provided updated tracking curves for vehicles accessing the development that *'...demonstrate that the access arrangement can support vehicle tracking from a large rigid truck (11.5m long). This is more than enough for pumping appliances (8m long) and aerial appliances (12.6m long) as they have rear steering' and 'demonstrate that Council rubbish trucks can also service the site if agreement can be reached'.*

The largest heavy vehicles accessing the development is anticipated to be a standard 11m Rigid vehicle, with a standard 8m Rigid vehicle accessing the proposed garden centre carpark. The tracking curves for these are shown in Figure 7.

Figure 7 – Heavy Vehicle Tracking Curves



In the Applicant's response (dated 4 October 2023) to matter 4(f) in Council's request for further information, the Applicant has provided a Stormwater Management Report by Envelope Engineering (date issued, 29 September 2023) to be read in conjunction with the revised Civil Design Infrastructure Report (date issued, 29 September 2023).

'STORMWATER TREATMENT

New raingardens are proposed in landscaping areas for stormwater treatment of the northern access lot as well as the new 43-lot carpark at the eastern side of the development. The rain gardens will capture and treat runoff generated using an engineered filter media. Overflows will be provided for stormwater discharge during heavy rainfall events.

A new underground proprietary device is proposed at the northern end of the looped shared accessway. The intention of the device is to treat the stormwater that is collected from new hardstand areas within the development such as roads, paths, driveways etc. A device such as a Hynds Up-Flo Filter (or similar approved) is proposed. Refer to Appendix 3 of the AEE for details of the Hynds Up-Flo Filter.

All new dwellings shall have non-contaminant yielding roofing to prevent any pollutants from new roofing to entering the new stormwater network.

The proposed rain gardens and underground proprietary devices have been indicatively sized at this stage based on Hawkes Bay Regional design guidance and detailed drawings and specifications of the proposed stormwater treatment devices will be provided at the detailed design stage.

