
Thursday, 1 September 2022

Te Hui o Te Kaunihera ā-Rohe o Heretaunga

Hastings District Council

Hearings Committee Meeting

Kaupapataka

Attachments Vol 1

Kainga Ora - Homes and Communities - Grove Rd/Sussex St

Te Rā Hui:
Meeting date: **Thursday, 1 September 2022**

Te Wā:
Time: **9.30am**

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

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TE KAUNIHERA Ā-ROHE O HERETAUNGA

ITEM	SUBJECT	PAGE
2.	KAINGA ORA - HOMES AND COMMUNITIES - RESOURCE CONSENT APPLICATION FOR RESIDENTIAL DEVELOPMENT, 1012, 1014, 1018 GROVE ROAD AND 1015-1023 SUSSEX STREET, HASTINGS (RMA20210495)	
	<u>Document 2</u> Containing these attachments	
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**SECTION 95A AND 95B NOTIFICATION REPORT &
SECTION 104 ASSESSMENT REPORT**

Application Received: 06/10/2021	PID(S): 12361, 12362, 12363, 12364, 12366, 12377, 12379, 12380,	RMA20210495
Applicant:	Kainga Ora - Homes and Communities	
Address of Site:	1012, 1014 & 1018 Grove Road HASTINGS 4122 1015-1023 Sussex Street HASTINGS 4122	
Legal Description:	LOT 126 DP 9139 (RT HBH2/637) LOT 135 DP 9139 (RT HBH2/642) LOT 127 DP 9139 (RT HBH2/638) LOT 129 DP 9139 (RT HBH2/640) LOT 128 DP 9139 (RT HBH2/639) LOT 125 DP 9139 (RT HBH2/636) LOT 136 DP 9139 (RT HBH2/643) LOT 138 DP 9139 (RT HBH2/644)	
Area:	0.5614 Hectares in total	
Zoning:	Hastings General Residential Zone - Hastings District Plan (Operative in Part, March 2020)	
Proposal:	Construct 24 dwellings in the Hastings General Residential Zone, undertake associated earthworks, soil remediation, and subdivision	
District Plan Provisions:	Rules GR23, GR28, TP2 and SLD25 of the Hastings District Plan (Partially Operative - March 2020)	
Assessment of Status:	Non-Complying Activity (Overall)	
NESCS 2021 Status:	Restricted Discretionary Activity for 'subdividing land' and 'disturbing soil' on a 'piece of land' pursuant to Regulation 10 of the NESCS	
Report Prepared By:	Tom Hosford – Consultant Planner	

1.0 THE PROPOSAL

Kainga Ora – Homes and Communities (the applicant) seeks approval to redevelop the residential land located at 1012, 1014, 1018 Grove Road, and 1015-1023 Sussex Street Hastings to accommodate 24 new dwellings for social housing on the eight existing titles. Existing development in the form of dwellings and accessory buildings are proposed to be demolished in

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advance of the site redevelopment. This proposal seeks land use and subdivision consent concurrently.

Lot size and dwelling types

The applicant proposes to construct 16 two-bedroom dwellings, three three-bedroom dwellings, four four-bedroom dwellings and one five-bedroom dwelling which will be predominantly double-storey. The design and appearance of the dwellings are that of the standard Kainga Ora building typologies and have been selected as part of an internal Technical Advisory Group review process.

A combination of standalone dwellings and duplexes are proposed. All the proposed dwellings will be self-contained in terms of living facilities (kitchens, bathrooms and laundries), and approximately 30% of the dwellings will be of an accessible design. The configuration of the proposed dwellings is detailed as follows:

Lot number	Dwelling type	Lot/site size (net)	Building footprint	Impervious surfaces	% Buildings	% Impervious
1	Duplex 2 bed (double storey)	131m ²	53.2m ²	111.6m ²	41%	85%
2	Duplex 2 bed (double storey)	167m ²	53.2m ²	105.8m ²	32%	63%
3	Duplex 2 bed (double storey)	150m ²	53.2m ²	94.4m ²	35%	63%
4	Duplex 2 bed (double storey)	153m ²	53.2m ²	109.5m ²	35%	72%
5	Duplex 2 bed (double storey)	164m ²	53.2m ²	102.7m ²	32%	63%
6	Duplex 2 bed (double storey)	143m ²	53.2m ²	104.5m ²	37%	73%
7	Duplex 2 bed (double storey)	134m ²	53.2m ²	101.1m ²	40%	75%
8	Duplex 2 bed (double storey)	156m ²	53.2m ²	100.1m ²	34%	64%

Lot number	Dwelling type	Lot/site size (net)	Building footprint	Impervious surfaces	% Buildings	% Impervious
9	Standalone 2 bed (single storey)	243m ²	106.7m ²	176.8m ²	44%	73%
10	Standalone 2 bed (single storey)	261m ²	106.7m ²	190.8m ²	41%	73%
11	Standalone 3 + 1 bed (single storey)	360m ²	90.2m ²	227.3m ²	25%	63%
12	Duplex 2 bed (double storey)	155m ²	53.2m ²	100.1m ²	34%	65%
13	Duplex 2 bed (double storey)	140m ²	53.2m ²	102.2m ²	38%	73%
14	Duplex 2 bed (double storey)	139m ²	53.2m ²	102.2m ²	38%	74%
15	Duplex 2 bed (double storey)	139m ²	53.2m ²	102.9m ²	38%	74%
16	Duplex 2 bed (double storey)	139m ²	53.2m ²	102.9m ²	38%	74%
17	Duplex 2 bed (double storey)	162m ²	53.2m ²	103.5m ²	33%	64%
18	Standalone 3 bed (single storey)	305m ²	136.8m ²	247.7m ²	45%	81%
19	Standalone 3 + 1 bed (double storey)	264m ²	105.0m ²	210.0m ²	40%	80%
20	Standalone 3 bed (double storey)	220m ²	81.1m ²	149.0m ²	37%	68%
21	Standalone 3 + 1 bed (double storey)	285m ²	105.0m ²	213.7m ²	37%	75%
22	Standalone 3 bed (double storey)	223m ²	81.1m ²	178.6m ²	36%	80%
23	Standalone 3 + 1 bed (double storey)	283m ²	105.0m ²	212.0m ²	37%	75%
24	Standalone 4 + 1 bed (double storey)	305m ²	105.0m ²	224.1m ²	34%	73%
JOAL 1 - 3	N/A	693m ²	0m ²	657.7m ²	0%	94.9%
JOAL 4	N/A	100m ²	0m ²	91.2m ²	0%	91.2%
Total	-	5,614m²	1,767.0m²	4,251.6m² ¹	31%	76%²

Table 1 continued: lot and building configurations



Figure one: site development plan

Access

The dwellings to be constructed as units 9-18 will gain access via use of a Jointly Owned Access Lot (JOAL). This JOAL will be formed to a width of between 5-5.5m, which includes a 1.2m footpath. The JOAL has been designed to be one-way, whereby entry will be gained via Grove Road and vehicles will exit onto Sussex Street. The proposed footpath will be constructed in a different concrete colour to that of the carriageway and will be designed for vehicle loading. The dwellings to be constructed on lots 3 and 4 will gain access to Grove Road via a shared JOAL that runs parallel to the southern boundary of 1016 Grove Road. The remaining dwellings will gain access via their respective road frontages either through use of existing or new vehicle crossings. Any new vehicle crossing will be constructed in accordance with the HDC Engineering Code of Practice 2020.



Figure two: tracking curves (8m rigid truck)

Parking

Onsite parking will be provided to all the proposed dwellings. The two-bedroom dwellings will be provided with a single car park space, while the three-, four- and five-bedroom dwellings will be provided with two car park space. The site development plan indicates that the dwelling to be constructed on Lot 11 will be capable of providing four parking spaces.

Servicing and infrastructure

All the proposed units will be connected to the reticulated water supply, stormwater and wastewater disposal networks in either Grove Road or Sussex Street. Lots 9-18 will be serviced via a private network which will drain to Sussex Street. All other lots will gain direct connections to these services at the road frontage. Provision will also be made for the supply of electricity and telecommunications to each of the sites.

All of the proposed units will be provided with either a 1,000L or 2,000L attenuation tank to mitigate stormwater runoff as per the calculations contained in the Stantec Engineering Servicing Report attached as Appendix F.

Earthworks and soil remediation

A Detailed Site Investigation has been undertaken in accordance with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011. This investigation has revealed that a 150m² area at the rear of 1021 Sussex Street (Lot 126 DP 9139) requires remediation. A Remediation Action Plan and Site Management Plan have also been prepared which outlines the procedures for the remediation of approximately 45m³ of contaminated soil.

Attachment 2

Attachment 2

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Figure four: proposed scheme plan

MEMORANDUM OF EASEMENTS			
PURPOSE	IDENTIFIER	BURDENED LAND (SERVIENT TENEMENT)	BENEFITED LAND (DOMINANT TENEMENT)
RIGHT OF WAY	A	LOT 25	LOTS 9-18, 26 & 27
	B	LOT 26	LOTS 9-18, 25 & 27
	C	LOT 27	LOTS 9-18, 25 & 26
RIGHT TO DRAIN WATER	A	LOT 25	LOT 26
	B	LOT 26	LOTS 9-17 & 25
	C	LOT 27	LOTS 9-18, 25 & 26
RIGHT TO DRAIN SEWAGE & RIGHT TO CONVEY WATER	E	LOT 12	LOT 11
	B	LOT 26	LOTS 9-17
RIGHT TO CONVEY ELECTRICITY & RIGHT TO CONVEY TELECOMMUNICATIONS	C	LOT 27	LOTS 9-18 & 26
	A	LOT 25	LOTS 9-18, 26 & 27
RIGHT TO CONVEY TELECOMMUNICATIONS	B	LOT 26	LOTS 9-18, 25 & 27
	C	LOT 27	LOTS 9-18, 25 & 26
RIGHT OF WAY, RIGHT TO DRAIN WATER, RIGHT TO DRAIN SEWAGE, RIGHT TO CONVEY WATER, RIGHT TO CONVEY ELECTRICITY & RIGHT TO CONVEY TELECOMMUNICATIONS	D	LOT 28	LOTS 3 & 4
PARTY WALL	F	LOT 1	LOT 2
	G	LOT 2	LOT 1
	H	LOT 3	LOT 4
	I	LOT 4	LOT 3
	J	LOT 5	LOT 6
	K	LOT 6	LOT 5
	L	LOT 7	LOT 8
	M	LOT 8	LOT 7
	N	LOT 12	LOT 13
	O	LOT 13	LOT 12
	P	LOT 14	LOT 15
	Q	LOT 15	LOT 14
	R	LOT 16	LOT 17
	S	LOT 17	LOT 16

Figure five: memorandum of easements

The following amalgamation conditions are proposed:

That Lot 25 (legal access) be held as to ten undivided one-tenth shares by the owners of Lots 9, 10, 11, 13, 14, 15, 16, 17, 18 as tenants in common in the said shares and that individual records of title be issued in accordance therewith.

That Lot 26 (legal access) be held as to ten undivided one-tenth shares by the owners of Lots 9, 10, 11, 13, 14, 15, 16, 17, 18 as tenants in common in the said shares and that individual records of title be issued in accordance therewith.

That Lot 27 (legal access) be held as to ten undivided one-tenth shares by the owners of Lots 9, 10, 11, 13, 14, 15, 16, 17, 18 as tenants in common in the said shares and that individual records of title be issued in accordance therewith.

That Lot 28 (legal access) be held as to two undivided one-half shares by the owners of Lots 3 & 4 as tenants in common in the said shares and that individual records of title be issued in accordance therewith.

2.0 THE SITE AND SURROUNDING ENVIRONMENT

The subject sites are located in the residential suburb of Mayfair, near the south-eastern corner of urban Hastings. The eight adjacent titles which form the development site comprise a total area of 5,612m² and are bound by Grove Road to the southwest and Sussex Street to the northeast. The subject sites are centrally located and account for one third of the total land within this block due to the crescent shaped roading layout of Sussex Street.

In terms of the residential character of the area, the housing layout is characteristic of the 1950s-1960's state housing development schemes led by the Ministry of Works, whereby the dwellings are typically either of a gable or hipped roof single storey construction and clad in either brick or weatherboard and are positioned on the site to provide a generous front yard with grassed lawns. Adjacent residential properties, including the residential site that is internally located between 1014 and 1018 Grove Road are all of a similar development layout and scale.

Sussex Street is a relatively narrow road corridor, containing an 8.4m wide carriageway and 1.5m footpaths on both sides, whereas Grove Road is of a wider dimension to support its arterial transportation function. Local amenities in the area include Splash Planet and Windsor Park directly west of Grove Road, Karamu High School to the south, Te Atawhai early childhood century and Te Wharekura primary school to the east (ex-Riverslea School).



Figure six: aerial image of the sites (2019). Note: The dwelling located at 1018 Grove Road has been removed following fire damage.



Figure seven: site visit photo showing 1010 Grove Road (brick with turquoise roof), 1012 and 1014 Grove Road.



Figure eight: site visit photo showing 1016 Grove Road (grey dwelling with front yard plantings), 1018 Grove Road (vacant site that is subject to this application), and 1020 Grove Road.



Figure nine: site visit photo showing 1015 Sussex Street (containing the nikau palm tree), 1017 Sussex Street (empty section), and 1019 Sussex Street (gable roofed dwelling).



Figure ten: application sites located at 1023, 1021 and 1019 Sussex Street (left to right).

3.0 REASONS FOR CONSENT AND ACTIVITY STATUS

3.1 National Environmental Standards

3.1.1 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS)

This NES requires consideration at the time of change in landuse, subdivision or earthworks on a piece of land upon which an activity on the Hazardous Activities and Industrial List (HAIL) has/is or is more likely than not been undertaken.

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES) is triggered as the proposal involves subdivision and disturbing soil.

Regulation 8(3) states that disturbing the soil of the piece of land is a permitted activity while the following requirements are met:

- (a) controls to minimise the exposure of humans to mobilised contaminants must—
 - (i) be in place when the activity begins:
 - (ii) be effective while the activity is done:
 - (iii) be effective until the soil is reinstated to an erosion-resistant state:
- (b) the soil must be reinstated to an erosion-resistant state within 1 month after the serving of the purpose for which the activity was done:
- (c) the volume of the disturbance of the soil of the piece of land must be no more than 25 m³ per 500 m²:
- (d) soil must not be taken away in the course of the activity, except that,—
 - (i) for the purpose of laboratory analysis, any amount of soil may be taken away as samples:

- (ii) for all other purposes combined, a maximum of 5 m³ per 500 m² of soil may be taken away per year:
- (e) soil taken away in the course of the activity must be disposed of at a facility authorised to receive soil of that kind:
- (f) the duration of the activity must be no longer than 2 months:
- (g) the integrity of a structure designed to contain contaminated soil or other contaminated materials must not be compromised.

Regulation 8(4) states that changing the use of the piece of land is a Permitted activity while the following requirements are met:

- (a) a preliminary site investigation of the land or piece of land must exist:
- (b) the report on the preliminary site investigation must state that it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land:
- (c) the report must be accompanied by a relevant site plan to which the report is referenced:
- (d) the consent authority must have the report and the plan.

Sites which do not meet the permitted standards above, become a **Controlled Activity** pursuant to either Regulation 9(1) or 9(3), provided that they meet the following Regulations:

- (9)(1) If a requirement described in any of regulation 8(1) to (3) is not met, the activity is a controlled activity while the following requirements are met:
 - (a) a detailed site investigation of the piece of land must exist:
 - (b) the report on the detailed site investigation must state that the soil contamination does not exceed the applicable standard in regulation 7:
 - (c) the consent authority must have the report:
 - (d) conditions arising from the application of subclause (2), if there are any, must be complied with
- (9)(3) If a requirement described in regulation 8(4) is not met, the activity is a controlled activity while the following requirements are met:
 - (a) a detailed site investigation of the piece of land must exist:
 - (b) the report on the detailed site investigation must state that the soil contamination does not exceed the applicable standard in regulation 7:
 - (c) the consent authority must have the report:
 - (d) conditions arising from the application of subclause (4), if there are any, must be complied with.

The applicant has provided a detailed site investigation (DSI) of the piece of land as part of this resource consent application (prepared by Geosciences, dated 28 November 2019). Section 11 of the DSI outlines the analytical results of the soil sampling in relation to the residential soil contamination standard, and the tabulated results are reproduced as follows:

Sample	Arsenic	Cadmium	Chromium	Copper	Lead	Nickel	Zinc	DDT
SS1	7	0.14	21.8	18.8	74.9	16.7	87.7	NA
SS2	7.7	0.2	21.8	16	41.3	16.0	99.3	0.09
SS3	10	0.14	24	18.9	37.8	17.0	90.7	ND
SS4	6.9	0.21	18	18.2	61.5	13.7	101	NA
SS5	6.3	0.14	19.9	16.1	37.6	15.4	83.3	NA
SS6	7.0	0.16	20.3	15.8	15.8	16.9	116	ND
SS7	7.1	0.16	25.3	28.8	28.8	14.7	91.5	ND
SS8	13.6	0.55	27.1	32.8	324	15.9	216	NA
SS9	6.2	0.15	20	15.2	15.2	15.4	83.2	NA
SS10	7.7	1.25	23.4	49.1	49.1	16.7	198	ND
SS11	6	0.15	19.5	16.3	46	14.3	89.4	NA
SS12	10	0.4	24.6	30.2	191	16	189	ND
SS13	6.4	0.18	20.6	18.0	43.3	15.6	94	NA
SS14	10	0.2	22.0	22.3	35.7	15.6	99.2	ND
SS15	7.9	0.18	21.6	16.6	65.6	15.2	116	ND
SS16	12.9	0.23	24.9	42.2	95.2	16.4	119	NA
NES SCS ²	20	3	460	>10,000	210	NV	NV	70
Eco-SGV ³	60	17	390	270	1300	NV	240	4.8
Background ⁴	9	0.7	24	32	27	17	105	ND

Figure eleven: soil sample results

Soil sample #8 returned a concentration of lead exceeding the residential (10% produce) soil contamination standard which will require remediation. Considering the above findings, the author of the DSI has concluded that a remediation action plan that describes the procedures that will be in place while the remediation works are undertaken.

Sites where a Detailed Site Investigation exists stating that the contaminants **exceed** the applicable standard in Regulation 7 are required to be considered as a **Restricted Discretionary Activity** pursuant to Regulation 10.

Therefore, the application will be assessed as a **Restricted Discretionary Activity** under the NESCS.



Figure twelve: soil sample locations.

3.1.2 National Environmental Standard for Sources of Human Drinking Water (2007)

The subject sites are not located within proximity to any public drinking water source. Therefore, this NES is not applicable in this instance.

3.1.3 National Environmental Standard for Freshwater (2020)

Attachment 2

Item 2

Attachment 2



Attachment 2

Attachment 2

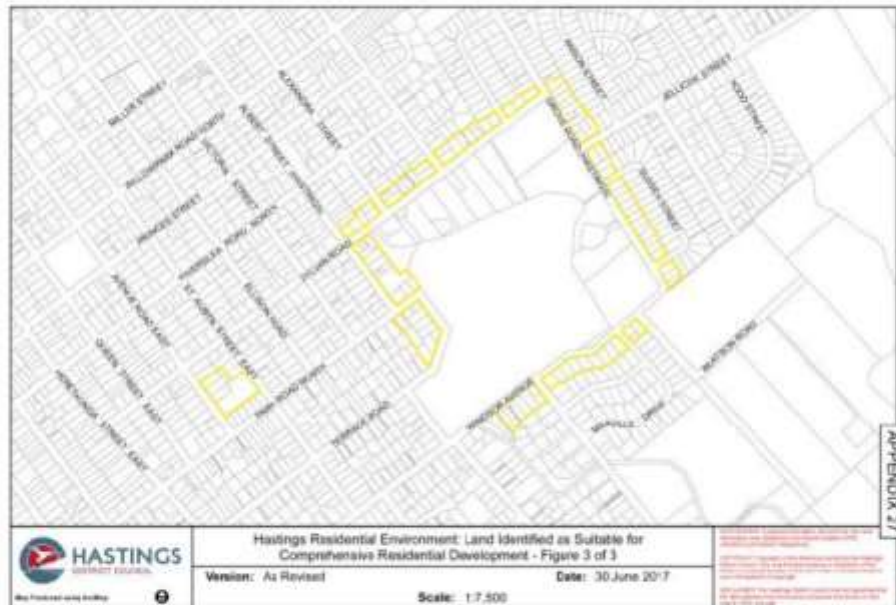


Figure fourteen: Land identified as suitable for comprehensive residential development

3.2.1 Land Use – Hastings Residential Environment

Density vs Comprehensive Residential Development

The proposed development is for 24 residential dwellings at a density of 42.7 residential buildings per hectare of land. Therefore, the land-use activity does not fall within the definition of 'comprehensive residential development' in the District Plan, being:

"...development that comprises 3 or more residential buildings at a density of 20-40 residential buildings per hectare of land and incorporates an overall integrated design of buildings, infrastructure and landscaping".

While at face value this proposal presents in the same vein as a Comprehensive Residential Development, given the integrated design of buildings, infrastructure and landscaping, the proposal does not meet the above definition due to exceeding the maximum allowable density by 2.7 dwellings per hectare.

Hastings Residential Environment Performance Standards and Terms

The following outlines the infringements/areas of non-compliance based on my own assessment:

- Standard 7.2.5A(1)(a) Density: 1 residential building per 350m² net site area –
 - o The proposed development results in an average density of one dwelling per 200.875m² net site area (when all JOAL's are excluded), and a minimum site size of 125m² proposed for lot 3.

- Standard 7.2.5D Height in Relation to Boundary: recession plane indicator angle from 2.75m above boundary –
 - o The proposed development results in height in relation to boundary infringements internally at the boundary of Lots 6 with Lot 7, Lot 21 with Lot 22, Lot 17 and JOAL 3, and Lot 12 and JOAL 1. All external boundaries comply.
- Standard 7.2.5I Outdoor Living Space: (minimum area of 50m², including one area capable of containing a 6m in diameter circle that is directly accessible from the principal residential building) –
 - o Lots 1, 3, 4, 6 and 7 will be provided with 30m² of outdoor living space with a 4m diameter.
- Standard 7.2.5N Transport and Parking: Activities shall comply with the provisions of Section 26.1 of the District Plan –
 - o The legal width of JOAL's 1-3 ranges between 5-5.5m, in lieu of the required 6m for 7+ household units (see standard 26.1.6.1-1); and
 - o The vehicle crossings for Lot 8, JOAL 1, and the adjoining property (1010 Grove Road), and Lot 1, JOAL 4 and the adjoining property (1016 Grove Road) are not offset by more than 1.5m in width (as required by standard 26.1.6A(2)(a)); and
 - o The two-bedroom dwellings will be serviced by only one car parking space instead of one space plus an additional standing bay (as required by standard 26.1.7A(1)(a)).

Rule GR23 of the Hastings Residential Environment provides for Any Permitted or Controlled activity not meeting one or more of the General Performance Standards and Terms in Section 7.2.5 and/or Specific Performance Standards and Terms in Section 7.2.6 as a **Restricted Discretionary Activity**.

To avoid duplication, the components of the proposal which do not comply with the General or Specific Performance Standards and Terms of the Transport and Parking Section of the Hastings District Plan (Section 26.1) are provided for as a **Restricted Discretionary Activity** pursuant to **Rule TP2**.

In terms of density, **Rule GR28** of the Hastings Residential Environment provides for Residential Activities not meeting General Performance Standard and Term 7.2.5A (Density) as a **Discretionary Activity**.

3.2.2 Earthworks and Mining District Wide Activity

The proposed activity involves a subdivision and does not therefore need to comply with the standards in section 27.1 of the District Plan by virtue of the following rule (27.1.5):

- When assessed under Rule table 27.1.5, earthworks will be considered a Permitted Activity and not have to comply with the Performance Standards and Terms in Section 27.1.6, provided they are:
 - (a) Earthworks assessed with any Subdivision Consent and Designations.

As an assessment against the earthworks provisions of the district plan has been provided in the application, I consider that the abovementioned rule applies.

3.2.3 Subdivision

Subdivision in the Hastings General Residential Zone is a **Controlled Activity**, subject to fulfilling all the relevant subdivision site performance standards and terms.

The minimum net site area for subdivision in the Hastings General Residential Zone is 350m². The 250m² minimum for Comprehensive Residential Development only applies within sites identified within Appendix 27. As the smallest proposed site, Lot 7, only has a net site area of 137m² the minimum net site area specified in standard 30.1.6 can not be complied with and the subdivision falls to be assessed as a **Non-Complying Activity** under **Rule SLD25**.

3.3 Overall Status of the application

Given the above, the activity status against which this application should be assessed is the most stringent applying under the District Plan Rules. This means the application has the overall status of a **Non-Complying Activity**.

4.0 NOTIFICATION ASSESSMENT (SECTIONS 95A and 95B)

4.1 Public Notification

Step 1: mandatory public notification in certain circumstances

The applicant has not requested the application be publicly notified (S95A(3)(a)); nor has any further information been requested that the applicant has refused to provide to the Council (S95A(3)(b)).

The application stands alone i.e. it has not been made jointly with an application to exchange reserve land (S95A(3)(c)).

In terms of the above statements, therefore, mandatory public notification is not required (S95A(2)(b)).

Step 2: if not required by step 1, public notification precluded in certain circumstances

In respect of section 95A(5)(a) the proposal is not subject to a rule or a National Environmental Standard that precludes notification.

In terms of Section 95A(5)(b) the application is for a subdivision resource consent that has a non-complying activity status, but is not for a boundary activity.

Therefore, public notification is not precluded under S95A(5)(a) or S95A(5)(b).

Step 3: if not precluded by step 2, public notification required in certain circumstances

In terms of S95A(8)(a) the proposal is not subject to a rule or national environmental standard that requires public notification.

In terms of S95A(8)(b) an assessment of whether the effects of the proposal are more than minor is discussed below.

As provided in S95D, a consent authority that is deciding, for the purpose of [section 95A\(8\)\(b\)](#), whether an activity will have or is likely to have adverse effects on the environment that are more than minor—

- (a) must disregard any effects on persons who own or occupy—
 - (i) the land in, on, or over which the activity will occur; or
 - (ii) any land adjacent to that land; and
- (b) may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect; and
- (c) in the case of a restricted discretionary activity, must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts discretion; and
- (d) must disregard trade competition and the effects of trade competition; and
- (e) must disregard any effect on a person who has given written approval to the relevant application.

In accordance with Section 95D(a), I have disregarded effects on persons who own or occupy the properties identified by star symbols in the following plan (being the adjacent land):



Figure fifteen: map of adjacent properties

- 1010 Grove Road
- 1016 Grove Road
- 1020 Grove Road
- 1013 Sussex Street
- 1014, 1016, 1018, 1020, 1022, 1024A & 1026 Sussex Street (opposite side of road carriageway)
- 1025 Sussex Street

I have not disregarded any effects on the basis that a rule permits an activity with that effect, except to the extent that where the activity complies with District Plan rules, I have taken that into account in my assessment of effects below.

No persons have provided their written approval of the proposal.

As the activity is an overall Non-Complying Activity there is no restriction on the effects that can be assessed. My assessment of whether there are adverse effects on the environment that are more than minor is as follows:

Suitability of the site for intensification

Only the sites which front onto Grove Road have been identified as sites suitable for CRD under Appendix 27 of the Hastings District Plan. The sites which front onto Sussex Street require an assessment as to the appropriateness of the site for more intensified development in this location. It is noted that the application has not explicitly applied for resource consent as a CRD, due to being of a density greater than 40 dwellings per hectare. The application has incorporated an assessment against the specific performance standards and assessment criteria applicable to CRD to refer to the effects that arise from such developments.

Identification of area with potential for CRD is based on their proximity to high quality public amenities such as shopping areas, parks and public transport routes (as referenced in Policy GRP3).

The subject site is within proximity to Windsor Park and Splash Planet to the west and are within walking distance. There are also several schools – Mayfair School and Karamu High School located within the walking distance, while Parkvale School and St Johns College are slightly further afield but still within the vicinity of the site. The existing dairy at the corner of Jellicoe/Beatty Street is also within walking distance.

Grove Road and Windsor Avenue are both classified as a "Primary Collector Road" under the District Plan. There are bus stops along the Grove Road which is a loop route (Number 17) that passes through major shopping areas and parks in the eastern half of Hastings and Hastings Central Business District.

For the reasons discussed above, it is considered that the subject site is potentially appropriate for a CRD. As the site is situated within proximity to several amenities and public transport options, it can potentially accommodate for a more intensified development without creating significant effects on transport and residential amenities beyond the adjacent land.

Residential Density

Density is not an effect in itself, but higher densities result in a greater concentration of people and vehicles in a particular area and can have adverse effects beyond adjacent land in regard to the additional people and traffic movements affecting amenity and may result in increased demand on community services and facilities. Therefore, the effects of higher densities are more pronounced when there is a lack of accessible community services and facilities.

Although the subject site is only partially identified in Appendix 27 as being appropriate for CRD (being the land that fronts onto Grove Road), such development is contemplated in the Hastings General Residential Zone subject to assessment as a discretionary activity. CRD is not part of the permitted baseline as in any form it requires resource consent, nevertheless it is a form of development that is identified as appropriate subject to assessment in the district plan.

Given the location of the development near to community facilities and public transport I do not consider that the effects of the additional residential density will be more than minor beyond the adjacent land.

Residential and streetscape amenity

The proposed development will result in 16 additional residential lots being created. When viewed in this preliminary format, the development does present as a sizeable change to this residential area, due to the subject sites occupying a sizeable portion of the street block, and with a higher proportion of two-storey dwellings in what is predominantly a single storey residential neighbourhood.

It is evident from the revised architectural drawings submitted with the section 92 response that the proposed development will a variety of building typologies when viewed from either of the public viewpoints on Grove Road or Sussex Street. The proposed development will comply with all bulk and location requirements in relation to external boundaries. The proposed development will also comply with the maximum building coverage rule (7.2.5E) applicable to normal subdivision/development.

The application advises that the buildings will be built from a range of materials and is to be supported by a complementary colour scheme to provide identity to the individual sites. A schedule of potential finishes is attached to the proposed architectural elevations (sheets 201-203) which identifies where brick or weatherboard cladding materials will be utilises, along with a varied colour scheme. While these details are still indicative at the time of assessing this application, it is considered that controlling the exterior cladding, colours and other finishes can be controlled by a suitably worded condition if consent is granted.

The application includes a comprehensive landscaping plan which involves the retention of existing vegetation where possible, and the establishment of new plantings and fencing to provide a positive contribution to the streetscape and to maintain residential amenity. It is considered that appropriate conditions of consent could be imposed to ensure the above measures are incorporated into the development, including ongoing maintenance of the new landscaping.

Given the above, and with appropriate consent conditions in place to ensure the resulting development is as anticipated, I am satisfied that any adverse effects on residential and streetscape amenity will be no more than minor.

Construction Effects

There will be some effects resulting from the construction of the residential buildings in the various stages of development due to an increase in heavy vehicles delivering building materials to the site and other trade vehicles and some associated noise with this traffic and construction activities on site.

Noise levels will be required to comply with the construction noise standards and would be temporary in duration and confined to working day hours.

Section 6.0 of the engineering service report (12380#0033) outlines the recommended measures to control erosion and sediment discharging beyond the subject site. A copy of the proposed erosion and sediment control plan is enclosed as appendix 9 to this document. The measures outlined in the engineering service report will manage uncontrolled sediment movement across the development site to ensure that there will be no sediment runoff into a Council reticulated

network. Standard conditions of consent requiring watering/irrigation and the eventual revegetation the site will ensure that wind borne dust nuisance will be mitigated or avoided.

Given the nature of the proposed residential development for each of the 24 residential lots, the duration of construction works, and the effects that may arise from those works, will likely be temporary. I do not consider that these effects would be more than minor beyond, or for that matter on, the adjacent land.

Traffic safety:

As the proposal involves the tripling of residential activities compared to what is presently located on site, there is the potential for traffic safety impacts.

In terms of parking, the two bedroom units on Lots 1 – 10 & 12-17 will only contain one parking space with no space for an additional standing bay. The duplex units (Lots 1-8, and 12-17) consist of 53m² two-bedroom units), they will likely be occupied by smaller households of no more than 4 people as they contain a master bedroom and two single beds in the second bedroom to accommodate for children. These dwellings are smaller than the maximum limit for supplementary residential buildings permitted within the zone (80m²). The two standalone dwellings to be constructed on lots 9 & 10 are of a larger footprint (106.7m²) but will provide the same level of residential occupancy to that of the duplex units.

The demand on parking spaces from future occupants will therefore be much smaller than a normal residential section. The occasional overflow can be sufficiently accommodated by on-street. Both Sussex Street and more so Grove Road have ample on-site parking spaces to cater for occasional on-street parking for guests. In this regard, it is considered that the reduction in on-site parking will not result in any significant effect to the wider environment.

Access to the proposed dwellings will be provided via either vehicle crossings directly to Grove Road or Sussex Street, or via a shared JOAL. The JOAL has been designed to be of a one-way entry, whereby access shall be gained via Grove Road and vehicles will exit onto Sussex Street. The JOAL will be width of be provided with a legal width of between 5-5.5m in solid concrete and shall be constructed allow for vehicle loading. The applicant has provided turning diagrams which illustrates that a standard passenger car and a rigid truck can safely manoeuvre within JOAL. It is proposed to establish signage and road marking to advise road users that this is a one-way vehicle access for residents only, and to avoid the access being used as a shortcut between Grove Road and Sussex Street.

A total of 4 additional vehicle crossings will be established along Grove Road to facilitate access for the dwellings located on Lots 1-8. No additional crossings will be established along Sussex Street. Council's Transportation Compliance Engineer has reviewed the application and has confirmed that the vehicle crossing arrangement along the Grove Road frontage will not create a traffic safety issue.

I am satisfied that the proposal will not give rise to any adverse traffic safety effects on the environment that are more than minor.

Infrastructure

Inadequate servicing of a residential development for water supply and more particularly wastewater and stormwater disposal would have the potential to have adverse effects beyond the adjacent land. The engineering services report included with the application confirms that

reticulated service connections are available for water, wastewater and stormwater and that additional stormwater storage is provided for onsite to mitigate the increase in impervious surfaces.

Council's reticulated services asset managers have reviewed the proposal and have raised concern at the level of intensification in and how this would affect the wastewater network due to known capacity constraints in the vicinity of the Hood Street pump station. While the applicant did not solely cause this issue, it is acknowledged that the proposed development would exacerbate the existing issue and any effects of additional development of an intensive manner needs to be mitigated.

In response to this issue, both the applicant and the Council (in its asset management capacity) commissioned a Wastewater Modelling Assessment to understand the impact of this development and two others in the same wastewater catchment on existing Levels of Service (LOS).

This report indicates that based on a 5-year ARI rainfall event, that one existing overflow location is predicted to increase in spill volume by more than 10% (and thus does not meet the required LOS). Such a discharge of municipal wastewater would result in observable environmental effects to private property, and the wider environment if it were to drain into the reticulated stormwater network. It is noted that the reticulated stormwater network discharges to the Collinge Drain which drains into the Karamu Stream via the Awahou Stream. A discharge of wastewater to either of these waterbodies due to an underperforming public sewerage system is an unacceptable environment effect.

While the details of any future upgrading have not been confirmed by either the applicant or Council's Wastewater Manager, I have been advised by the Council's Wastewater Manager that a wider package of works will be completed within this network and that a cost-sharing agreement is being drawn up. On the basis that an agreement is reached regarding the necessary network upgrades to be completed, it is considered that any adverse effects from the proposed development on the effective operation of the existing reticulated wastewater network will be no more than minor. No other servicing related effects are anticipated.

Natural Hazards:

The development site is located in an area that is recorded as being subject to a medium risk of liquefaction and a moderate risk of ground shaking. In response to this matter, the applicant has provided a geotechnical report (prepared by RDCL) which confirms that the proposed dwellings can be safely constructed on each of the sites in accordance with the recommended foundation designs contained in section 6.2 of the report. The applicant has offered a condition of consent requiring all the proposed dwellings to be designed and constructed in accordance with the recommendations of this report. I consider that such a condition would be appropriate to avoid the effects of this known natural hazard.

Flooding risk:

As can be observed in figure sixteen below, the area surrounding Grove Road, Sussex, Jellicoe, and Beatty Streets has been previously recorded as being subject to ponding events in the 1980's and 1990's. In relation to the eight development sites, ponding is recorded in relation to the three sites which front onto Grove Road (as shown in hatched orange), which occurred in 1997. No subsequent events have occurred since this date.

The Stantec engineering services report that was submitted with the application (HPRM: 12380#0033) has commented on the nature of the stormwater network and provides predictions for flooding within the road carriageway of Sussex Street.

To mitigate the potential for additional flooding or ponding, each of the proposed dwellings will be provided with a stormwater detention tank of between 1000L-2000L in volume to reduce the rate of runoff into the public network during heavy rain events. This report advises that the JOAL has been designed to have the ability to convey the full 100-year flow from within the development out to Sussex Street, in the event of complete pipe blockage. The author of this report has also recommended a 150mm freeboard from the recorded flood level in the road carriageway to provide an appropriate building flood level to avoid any potential flooding. Adhering to these recommendations for the development of the site is deemed to be sufficient to avoid the potential for floodwaters to be displaced on adjoining properties. The installation of the stormwater detention tanks specified in the engineering services report can be controlled by way of a condition of consent (if consent is granted), and the ongoing utilisation and management of the detention system can be enforced through a consent notice on any future record of title.

It is therefore considered that any adverse effects associated with flooding related risk will be less than minor.



Figure seventeen: HDC records of historic ponding areas in relation to the development. (Orange hatched: 1997).

Contaminated Soil:

As stated above, the Detailed Site Investigation has revealed that the site contains an area of 150m² which exceeds the residential soil contamination standard. The Remediation Action and Site Management Plan submitted with the application proposes to excavate and remove 45m³ of contaminated soil for disposal at an appropriate landfill facility. Silt fences will be established prior to works commencing, and regular watering of dust will occur if required to ensure no windborne migration of contaminants takes place. Upon completion of the remedial works, a Site Validation Report will be provided to Council to certify that the site is clear of all known contaminants. Once

the site has been remediated under the guidance of the suitably qualified and experienced practitioner, it is anticipated that any effects on human health will be remedied and of a level that is less than minor.

Conclusion

On the basis of the assessment above, I do not consider that the activity will have or is likely to have adverse effects on the environment that are more than minor.

Step 4: public notification in special circumstances

I have considered whether there are special circumstances which exist in relation to the application which would warrant the application being publicly notified. I do not consider there are any such special circumstances for the following reasons:

- As stated above, the effects on the environment are likely to be no more than minor;
- The proposed activity does not contain any feature or character that is unusual or special that would warrant public notification by special circumstances. Redevelopment of residential land for a greater degree of density has become more common in Hastings in the past 5 years.

Decision:

I am satisfied that the application can be considered without full notification to the public in accordance with S95A(9)(b).

4.2 Limited Notification Assessment Section 95B

Step 1: certain affected groups and affected persons must be notified

No protected customary rights groups or affected customary marine title groups are involved in this proposal nor is the proposed activity on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement. Therefore, limited notification is not required to any such groups under S95B(4).

Step 2: if not required by step 1, limited notification precluded in certain circumstances

Section 95B(5) requires determination as to whether any of the criteria in subsection (6) is met.

In terms of section 95B(6)(a) the proposal is not subject to a rule or a National Environmental Standard that precludes limited notification.

In terms of section 95B(6)(b) the application is for a combined land use and subdivision resource consent that has a non-complying activity status, and is not for a controlled activity.

As the criteria is not met under 95B(6)(b), the application is not precluded from limited notification under section 95B(6).

Step 3: if not precluded by step 2, certain other affected persons must be notified

Under Section 95E, a consent authority must decide that a person is an affected person if the activity's effects on them are minor or more than minor (but are not less than minor), subject to

the limitations in Section 95E(2). Where written consent is obtained Council must disregard any effect on a person who has given written approval to the relevant application (Section 95D(3)).

Under Section 95E(2), I note:

- I have not disregarded effects on the environment on the basis that a rule permits an activity with that effect.
- The activity is not for a controlled or a restricted discretionary activity.

My assessment is as follows:

Specific assessment by property:

1010 Grove Road (adjoining to the north):



Assessment:

The residential dwelling at 1010 Grove Road is located adjacent to the proposed dwellings to be constructed on lots 8, 9 and 11. The dwelling will be separated from the nearest proposed dwelling by the intervening 5m wide JOAL and a further setback of 1.3m from the legal boundary between Lot 9 and the JOAL.

The proposed landscaping plan demonstrates that new fencing to be constructed along the shared boundary with the JOAL will be a combination of Fence Type 1 which is a 1.2m high timber paling fence for the first 5m adjacent to the vehicle access and the remainder of the boundary will be Fence Type 3 which is a 1.85m high timber paling fence. The boundary fencing proposed is 5cm higher than the 1.8m high fence height permitted in the zone, but this is unlikely to be noticeable in the wider context and is not expected to cause any noticeable difference in terms of shading or amenity impacts.

The architectural plans indicate that the two-storey dwelling to be constructed on proposed Lot 8 immediately to the south of 1010 Grove Road is separated by 8m and will comply with the daylight/recession plane requirements. As shown in the elevation below (figure eighteen) the arrangement of windows on the first floor of Lot 8 indicates that aluminium windows will be established in the two bedrooms and bathroom and will face towards the kitchen area. Though these windows are relatively small in their viewing area, there is the potential for overlooking into the main living spaces of the neighbouring dwelling which may affect their residential amenity and

privacy. However, given the relatively small size of these windows I do not consider these effects to be significant.

The dwelling to be constructed on Lot 9 is single storey, whereby the potential for overlooking is avoided.

Regarding the two-storey standalone dwelling to be constructed on proposed Lot 11, the indoor and outdoor living areas are situated on the opposite side of the site from the shared boundary. A single set of windows for a bedroom on the first floor in a southwest direction towards the backyard and outdoor living area of 1010 Grove Road. However to help mitigate the potential amenity effects the proposed dwelling will be setback 5.4m from the common boundary and an additional 19.5m from the rear porch of the existing dwelling on 1010 Grove Road. The construction of a 1.85m solid timber fence will also provide a screen at ground level

For the purposes of s95E, the effects on this neighbour are considered to be less than minor.



Figure eighteen: elevation relative to shared boundary with 1010 Grove Road (see elevation 8 of architectural drawings).

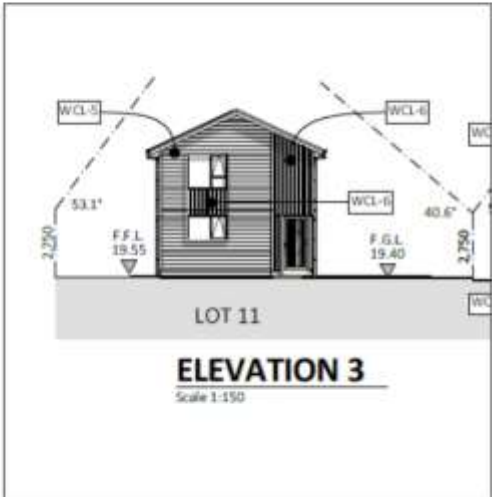


Figure nineteen: elevation relative to shared boundary between rear of 1010 Grove Road and proposed two-storey standalone dwelling on Lot 11 hereon.

1016 Grove Road:



Assessment:

This residential property is situated in between two of the subject sites on the Grove Road frontage (being 1014 and 1018 Grove Road), along with three additional sites to the rear (being 1019, 1012 & 1023 Sussex Street). This site is located adjacent to the proposed dwellings to be constructed on lots 1, 3, 5, 10, the duplex unit situated on lots 16 and 17, and to a lesser extent the dwellings to be built on lots 15 and 18 which face this lot diagonally. When compared to the existing level of adjoining residential development, this site will experience a doubling of the total number of residential sites and activity. Though I agree with the applicant that the Grove Road properties are identified as being suitable for residential redevelopment (as per appendix 27) whereby sites are of a scale of between 250-350m² net, the proposed layout exceeds this threshold and the yield expectations of 20-40 dwellings per hectare. In this regard, it is reasonable to consider that the property at 1016 Grove Road may not expect that new residential allotments could be developed in the manner proposed. Furthermore, as the subject sites along Grove Road (excepting 1018 Grove Road) are below 700m² in site area, I also consider that the property at 1016 Grove Road would not expect that even a standard infill subdivision would be attainable.

Regarding the above, though the architectural plans indicate that the two-storey dwellings to be constructed on proposed Lots 1 & 3 immediately to the south of 1016 Grove Road are separated by 5.5 and 5.1m respectively and will comply with the daylight/recession plane requirements, I consider that the scale of residential activity attributed to the selection of predominantly two-storey units in relation to 1016 Grove Road will create an overcrowded and enclosed residential environment when viewed from the internal or outdoor living areas of this property. In this regard, I do not consider that the implementation of new 1.85m high timber fencing along the shared boundaries will mitigate the overcrowded appearance and sense of 'enclosure' that any owner or

occupier of this site is expected to experience, nor would such fencing mitigate the corresponding loss of residential amenity and privacy.

For the purposes of s95E, the effects of this proposal on this neighbour are considered to be minor (and not less than minor).

1020 Grove Road:



The residential property at 1020 Grove Road is located adjacent to the proposed duplex units' dwellings to be constructed on Lots 1-4. However, only the units to be built on Lots 2 and 4 are likely to be apparent to this site.

As shown in the elevation below (figure twenty) the arrangement of windows on the first floor of Lots 2 and 4 indicates that aluminium windows will be established in the two bedrooms and bathroom and will face towards the kitchen area of 1020 Grove Road. Though these windows are relatively small in their viewing area, there is the potential for overlooking into the main living spaces of the neighbouring dwelling which may affect their residential amenity and privacy. However, given the relatively small size of these windows I do not consider these effects to be significant.

The proposed landscaping plan demonstrates that new fencing to be constructed along the shared boundary with a combination of Fence Type 1 which is a 1.2m high timber paling fence for the first 5m adjacent to the vehicle access and the remainder of the boundary will be Fence Type 3 which is a 1.85m high timber paling fence. The boundary fencing proposed is 5cm higher than the 1.8m high fence height permitted in the zone, but this is unlikely to be noticeable in the wider context and is not expected to cause any noticeable difference in terms of shading or amenity impacts.

A complying setback of 1.5m from the proposed vehicle crossing serving Lot 2 and this adjacent site can be provided in this case to avoid conflict between vehicle crossings which will ensure that safe and efficient access can be provided.

On the whole, whilst the proposal will lead to an increase in net density over the whole development beyond what is normally anticipated, the outlook and streetscape character for 1020 Grove Road will remain much the same.

Therefore, in the context of the above, I am satisfied that, any adverse effect on character and amenity for 1020 Grove Road, will be less than minor.



Figure twenty: Elevation relative to the shared boundary with 1020 Grove Road and 1025 Sussex Street.

1013 Sussex Street:



The residential property at 1013 Sussex Street is located directly adjacent to the proposed dwellings to be constructed on Lots 11 and 24. The two dwellings to be constructed on Lots 11 and 24 are more akin to a traditional infill subdivision due to the larger site sizes when compared to the remainder of the proposed development.

As shown in the elevation below (figure twenty-one) the arrangement of windows on the first floor of Lots 11 and 24 indicates that aluminium windows will be established in the two bedrooms and bathroom and will face towards the kitchen area of 1013 Sussex Street. Though these windows are relatively small in their viewing area, there is the potential for overlooking into the main living spaces of the neighbouring dwelling which may affect their residential amenity and privacy. However, given the relatively small size of these windows I do not consider these effects to be significant.

In conjunction with the implementation of the proposed landscaping plan and establishment of the Type 1 and 3 Fence types as detailed previously, it is considered that whilst the proposal will lead to an increase in net density over the whole development beyond what is normally anticipated, the outlook and streetscape character for 1013 Sussex Street will remain much the same.

Therefore, in the context of the above, I am satisfied that, any adverse effect on character and amenity for 1013 Sussex Street, will be less than minor.



1025 Sussex Street:



As shown in the elevation below (figure twenty-two) the arrangement of windows on the first floor of Lot 19 indicates that aluminium windows will be established in a hallway and will face towards the living room of 1025 Sussex Street. As this window is relatively small in their viewing area and is located in a transient space within the proposed dwelling, I do not consider there to be any adverse effects related to overlooking on this adjoining property. The dwelling to be constructed on proposed Lot 18 is of a single storey design which is unlikely to cause any privacy concerns.

Therefore, in the context of the above, I am satisfied that, any adverse effect on character and amenity for 1025 Sussex Street, will be less than minor.



1014, 1016, 1018, 1020, 1022, 1024A & 1026 Sussex Street Sussex Street:



Each of the identified sites benefit from a good level of visibility which ensures that the increase in traffic which will be generated from the JOAL. All the proposed lots fronting Sussex Street will be provided with compliant vehicle crossings and low height landscaping to provide good visibility of other vehicles or pedestrians entering or exiting adjacent sites. I am satisfied that, whilst noticeable, the adverse effects of the traffic exiting from the JOAL or the proposed vehicle crossings on character and amenity for those properties opposite, will be less than minor.

ITEM 2

Attachment 2



This aerial photograph shows the proposed site location, highlighted in red, situated between existing residential structures and a parking lot. The surrounding area includes various buildings, trees, and a paved road.

Page 33 of 36

"Ideas re how to address the repetitive building design along the street frontages of the site and achieve a more diverse streetscape were discussed with Applicant. In response, amended streetscape elevations were provided where alternative/mono-pitched roof forms for some of the units (lots 7/8 and lots 20 & 22) were proposed to achieve a sense of variation. In addition, the Applicant has indicated that: (a) further detailed work will be carried out re final colour scheme and the use of decorative panelling to further accentuate the sense of variation between adjacent units of the same typology; and (b) Kainga Ora will be working closely with iwi and the local community to ensure that the proposed design meets their needs. The Applicant has asked for this further detailed work to be made subject to a condition of consent.

During recent discussions, the Applicant was encouraged by the Council to consider an alternative/bespoke design for the Grove Road units similar to that used in a nearby Kainga Ora development, as a means of recognising the visual prominence of the Grove Road facing units and their visibility from the adjacent park. This opportunity was not taken up by the Applicant due to lack of flexibility in using different typologies as the 'business case viability of the development would be affected'.

While the proposed amendments for the Grove Road frontage are not the best possible outcome, the proposed roof form variation in association with the intended further design detail work could provide an acceptable response".

Though the proposed buildings along Grove Road would appear to be repetitive in terms of building shape and design and will be highly visible from the park, further work to refine the colour scheme as identified above will mitigate any potential urban design effects on Windsor Park/Splash Planet.

Additionally, though the proposed arrangements for the Grove Road dwellings will result in a loss of on-street parking, it is considered that there is sufficient parking available in the vicinity of the site for those recreating at Windsor Park or Splash Planet.

It is therefore considered that any adverse effects of the proposal on Windsor Park/Splash Planet will be less than minor.



Figure twenty-four: road frontage elevation of dwelling facing Windsor Park/Splash Planet.

Summary

I am of the opinion that in terms of Section 95E that the owners and occupiers of the following property will be adversely affected as a result of this proposal under Section 95B(8), as set out below:

- a. The owners of the site, and any occupants of 1016 Grove Road – Lot 137 DP 9193 (RT HBE2/80);

Step 4: further notification in special circumstances

It is considered that there are no special circumstances that exist in relation to the application that would warrant notification of the application to any other persons not considered earlier in this report. As the proposal is for a residential redevelopment in a residential area it is considered that the proposal is not of itself unique or particularly unusual to warrant any special circumstances.

All relevant matters and parties can be sufficiently considered and addressed through the consent assessment process. Thus, no limited notification to any other affected persons is deemed necessary in accordance with Section 95B(10).

4.3 Recommendation on Notification Decisions

Public Notification:

I recommend that it has been determined that the application does not need to be fully publicly notified under section 95A.

Limited Notification:

Item 2

Attachment 2

That under section 95B RMA, the owners of the site and any occupants of 1016 Grove Road – Lot 137 DP 9193 (RT HBE2/80); are considered as affected persons for the proposal RMA20210495.



PAGE 38



If calling ask for Tom Hosford or Shane Lambert
TRUM/File Ref Record Number

29 October 2021

WSP New Zealand Limited
6 Ossian Street
Ahuriri
Napier 4110

Dear Kate,

Application for Resource Consent: 1012 Grove Road HASTINGS 4122, RMA20210495

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

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

1. The legal width of the main JOAL does not comply with the performance standards contained in Section 26.1.6.1-1(c) of the Hastings District Plan (HDP) as it is shown as 5m on the proposed scheme plan.
 - a. *Please update the AEE to reflect this additional infringement and provide an assessment as to whether the reduced legal width of the proposed JOAL can cater for the intended number of household units.*
2. The proposal results in a significant increase in the number of vehicle crossings fronting onto Grove Road, including areas where there are three crossings in a row, and are unlikely to comply with the 1.5m offset contained in standard 26.1.6A(2)(a) of the HDP.
 - a. *Please update the AEE to reflect this additional infringement and the relevant assessment contained in Section 26.1.8C of the HDP.*
3. From the site visit has been noted that some existing power poles/ street light/power boxes are located on the area where vehicle crossings are proposed.
 - a. *To confirm safe and efficient access, please indicate on the plan the location of the existing poles/ street light/power boxes and note if any will need to be relocated or not. If they are to be relocated please indicate the proposed new location.*
4. Though page 24 of the AEE states that only 45m³ of top soil will be removed from the site (associated with remediation works), please advise whether the earthworks calculations have taken into consideration the volumes require for future gravel rafts/ground improvements and formation of access areas; and whether any of the excavated material will need to be exported from the site.

HASTINGS DISTRICT COUNCIL

207 Lyndon Road East, Hastings 4122 | Private Bag 9002, Hastings 4156

Phone 06 871 5000 | www.hastingsdc.govt.nz

TE KAUNIHERA Ō ROHE O HERETAUNGA

5. To fully understand the wastewater network capacity issues of the area and whether this development could result in off-site environmental effects due to an under-capacity wastewater network:
 - a. *please provide a wastewater modelling report which takes into consideration the development density proposed, compared to a development which complies with density (i.e. one primary and a supplementary residential building per site)*
6. The appearance of the three duplexes fronting Grove Road is of critical importance to Council given its proximity to an important council-owned tourism facility and sports grounds, and Council seeks to ensure that this frontage is provided with a high quality visual appearance. The same issue has been raised along Sussex Street in terms of the lack of variation in building typologies. I do not agree that varying the colour scheme provides enough assistance to mitigate this visual effect.
 - a. *Please explain how the development can avoid a monotony of building typologies when viewed from the Grove Road and Sussex Street frontages, or whether any alternative designs can be explored.*

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

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

Please note that Section 95C(2) of the Resource Management Act requires Council to publicly notify your application if:

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

Council's deposit fee for public notification is **\$15,000.00**.

A decision on your application has been placed on hold awaiting your response to this request, in accordance with Section 88B of the Act.

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

Yours sincerely

T Hoeford

TOm Hosford
Environmental Planner (Consents)
tomh@hdc.govt.nz

Item 2

Attachment 4



Memorandum

To	Tom Hosford on behalf of Hastings District Council
From	Kate Graham
Office	Napier
Date	10 December 2021
File/Ref	RMA20210495
Subject	Response to Further Information Request

The following is in response to the further information request pursuant to S92 of the Resource Management Act 1991 (RMA) received on 29 October 2021.

Please also refer to the attached Appendices to this letter:

Appendix 1 - Vehicle tracking drawings

Appendix 2 - Revised site plan and architectural elevations

Appendix 3 - Revised landscape plan - showing location of the power poles, streetlights and power boxes

Appendix 4 - Earthworks calculations for the gravel rafts

Appendix 5 - Wastewater memorandum

- The legal width of the main JOAL does not comply with the performance standards contained in Section 26.1.6.1-1(c) of the Hastings District Plan (HDP) as it is shown as 5m on the proposed scheme plan.***
 - Please update the AEE to reflect this additional infringement and provide an assessment as to whether the reduced legal width of the proposed JOAL can cater for the intended number of household units.***

The main JOAL (comprised of JOAL 1, 2, and 3) provides access to 9 internal properties (lots 9 to 18). Performance Standard 26.1.6A of the Hastings District Plan contains the minimum legal widths for private access. The minimum legal width of private access for 7+ household units is 7m. The main JOAL has been designed with a width of 5m - 5.5m and does not comply with this performance standard.

The main JOAL has been designed as one way only with cars entering the development from Grove Road and exiting from Sussex Street. Therefore, the proposed formed width of the JOAL (5m - 5.5m) can cater for the vehicle traffic to access the 9 household units accessed from this JOAL as only one vehicle lane is required. The vehicle tracking for a standard car and an 8m rigid truck is shown in Figure 1 below, a large copy of these diagrams is attached as Appendix 1.

The following excerpt from the Engineering Services Report (page 12) explains the proposed layout of the main JOAL:

WSP
Napier
Opus House
6 Ossian Street
Private Bag 6019
Napier 4110, New Zealand
+64 6 633 5100
wsp.com/nz



"Access to internal properties (lots 9 to 18) will be via the one way Jointly Owned Access Lot (JOAL) formed to a 5m/5.5m width including a 1.2m wide footpath. The full 5m/5.5m wide JOAL will be formed with a concrete surface and designed for vehicle loading. Surface texture and colours to differentiate a walkway along one side in accordance with the landscape design. The central JOAL will include a trafficable mountable kerb and channel on one side for drainage between the accessway and footpath.

The central JOAL is proposed as a one-way access between Grove Road and Sussex Street".

As discussed in the AEE in the resource consent application, signage will be placed at each end of the JOAL to ensure that cars travel in a one-way direction. It is considered that although the formed width of the JOAL of 5m - 5.5m is less than the 6m required in Performance Standard 26.1.6A, because the JOAL has been designed as one way meaning that only one vehicle lane is required there is adequate space to cater for the residents accessing the 9 household units accessed from this JOAL. Overall, the adverse effects on the safe and efficient use of the JOAL are considered to be less than minor.



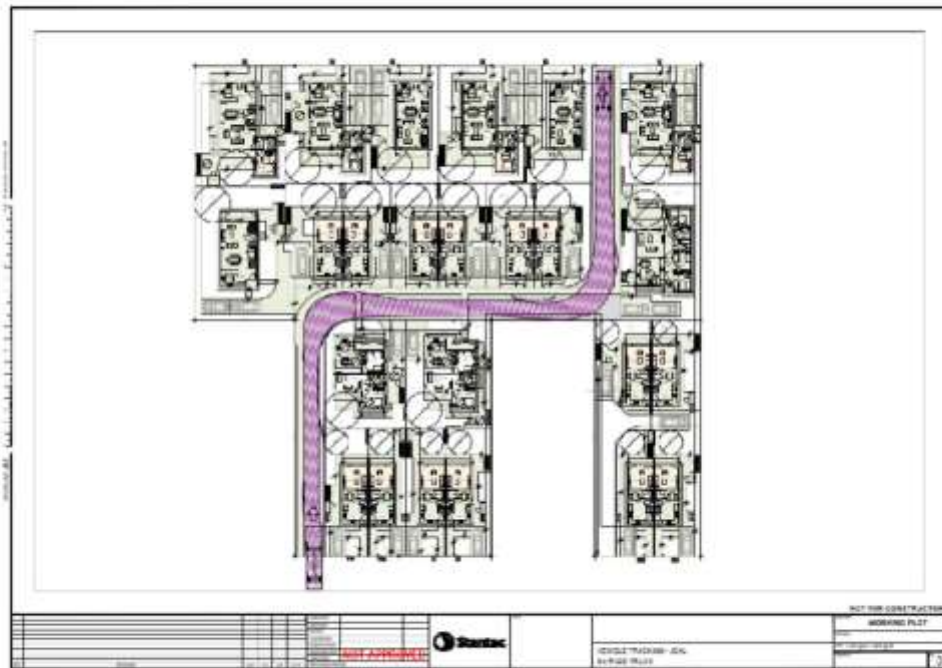


Figure 1. Vehicle tracking for a standard car and rigid truck

2. **The proposal results in a significant increase in the number of vehicle crossings fronting onto Grove Road, including areas where there are three crossings in a row, and are unlikely to comply with the 1.5m offset contained in standard 26.1.6A(2)(a) of the HDP.**
 - a) **Please update the AEE to reflect this additional infringement and the relevant assessment contained in Section 26.1.8C of the HDP.**

The vehicle crossing separation distances between Lot 8 and JOAL 1 and Lot 1 and Lot 2 have been modified to ensure they comply with the 1.5m offset contained in standard 26.1.6A(2)(a) of the Hastings District Plan, please refer to Figure 2 below, and the attached updated site plan in Appendix 2. The separation distance between the proposed vehicle crossings at the property boundary with Grove Road are all 1.5m, and the distance between JOAL 1 and the vehicle crossing accessing the neighbouring property at 1010 Grove Road also exceeds 1.5m. Please note that the separation distance between the vehicle crossing tapers where the vehicle crossings meet Grove Road are less than 1.5m, this non-compliance is assessed below.

The vehicle crossings for Lot 8, JOAL 1, and the neighbouring property at 1010 Grove Road are in a row (three vehicle crossings in a row). The assessment criteria in standard 26.1.8C of the Hastings District Plan was considered in the AEE provided with the application (Section 8 of the application) in terms of effects of the proposal on the safe and efficient use of the road and on network infrastructure.

Standard 26.1.8C

- a) Whether the proposal will increase conflict points between vehicles and pedestrians thereby adversely impacting upon pedestrian safety.
- b) Whether there will be a negative impact on street car parking.
- c) The impact on stormwater run-off volumes and the ability to achieve sustainable water management.
- d) Whether the vehicle access will have a negative impact on the safe or efficient operation of the road network taking into account the current and expected traffic volumes of the street which the property fronts.

Standard 26.1.8Ca - "whether the proposal will increase conflict points between vehicles and pedestrians thereby adversely impacting upon pedestrian safety."

In regards to Standard 26.1.8Ca, the vehicle crossings proposed all have grassed separation space between them and comply with the maximum width allowed for in 26.1.6A(2)(a) of the District Plan (at the property boundary with Grove Road). Although the vehicle crossing tapers where they meet Grove Road (between the footpath and the road) are less than 1.5m, it is considered that the proposal will not adversely impact pedestrian safety as there is ample space between vehicle crossings for pedestrians to safely stop. Similarly, the adverse effects on pedestrian safety from having three vehicle crossings in a row are considered to be less than minor and acceptable due to the separation distance between crossings allowing adequate space for pedestrians to stop between vehicle crossings.

Overall, it is considered that the proposal will result in adverse effects on pedestrian safety that are less than minor and acceptable

Standard 26.1.8Cb - "whether there will be a negative impact on street car parking"

The area of Grove Road where the proposed development is located is specified for comprehensive residential development in Appendix 27 of the District Plan. An increase in the number of vehicle crossings is required to increase density to enable comprehensive residential development. The AEE in section 8.7 of the application (pages 57 – 58) assesses the effects of the proposed access to the development on on-street parking:

*"The Engineering Services Plan in Appendix E provides details of the proposed access and parking for the development. This report states: "Where possible joint vehicle crossings have been proposed for adjacent lots to minimise the extent and loss of on-road parking. An allowance for a 5m end length and 6m internal parking lengths have been assumed. With the proposed vehicle crossings and splays, there would be a reduction in on-road parking of 3 spaces on Grove Road and 2 spaces on Sussex Street". There is currently ample on-site car parking availability on both Sussex Street and Grove Road and it is considered that the minor loss of on-street car parking space can be tolerated within this environment **with less than minor** adverse effects".*

Standard 26.1.8Cc - "the impact on stormwater run-off volumes and the ability to achieve sustainable water management"

The AEE in section 8.8.1 of the application includes an assessment of the effects of the proposed development on stormwater run-off (for the entire development). This effects assessment concludes:

"It is anticipated that the adverse effects from post-development stormwater will be less than minor and neutral compared to the existing situation".

Standard 26.1.8Cd - "whether the vehicle access will have a negative impact on the safe or efficient operation of the road network taking into account the current and expected traffic volumes of the street which the property fronts."

Section 8.7.2 of the application assesses the effects of the proposed development on traffic generation along Sussex Street and Grove Road.

the proposed vehicle access is not expected to have a negative impact on the safe or efficient use of the road, the proposal is consistent with what the District Plan anticipates in terms of traffic volumes (approximately 400 trip legs per day) and the proposed number of trip legs can be anticipated in this environment with less than minor adverse effects (please refer to the AEE in Section 8.7 of the application). This effects assessment concludes:

"Overall, the proposed development will result in less than minor effects from traffic generation and on the safe and efficient use of the road".

Summary

In summary: the proposed vehicle access is expected to result in less than minor effects on pedestrian safety, on street car parking, stormwater run-off, and traffic volumes.



Figure 2. Exert from updated site plan

3. From the site visit it has been noted that some existing power poles/ street light/power boxes are located on the area where vehicle crossings are proposed.
 - a) To confirm safe and efficient access, please indicate on the plan the location of the existing poles/ street light/power boxes and notate if any will need to be relocated or not. If they are to be relocated please indicate the proposed new location.

Please refer to the attached plans in Appendix 2 and 3 which show the location of the existing power poles, streetlights and power boxes and notation regarding the infrastructure to be relocated and the proposed new location.

4. Though page 24 of the AEE states that only 45m³ of top soil will be removed from the site (associated with remediation works), please advise whether the earthworks calculations have taken into consideration the volumes require for future gravel rafts/ground improvements and formation of access areas; and whether any of the excavated material will need to be exported from the site.

Earthworks will be required onsite for the re-shaping of lots and construction of the proposed JOAL. Topsoil will be excavated beneath each of the proposed dwellings to a depth of 0.5m for the gravel raft foundation structures to be laid. Topsoil will be retained on-site where possible for use in ornamental planting areas. Please see the attached estimate of the earthworks required for the gravel rafts and ground improvements.

"When assessed under Rule Table 27.1.5, earthworks will be considered a Permitted Activity and not have to comply with the Performance Standards and Terms in Section 27.1.6 provided they are:

- a) Earthworks assessed with any Subdivision Consent and Designations*
- b) Earthworks in association with a Building Consent, where the area of earthworks includes no more than 150% of the area of the associated building footprint. Not that Rules and Standards are applied once the 150% threshold is exceeded."*

The earthworks required for the gravel rafts and ground improvements are estimated to be 1,045m³. The earthworks calculations are attached to this letter as Appendix 4. As the earthworks are an association with this subdivision consent application they are considered a permitted activity, the area of earthworks does not comprise more than 150% of the area of the associated building footprint.

5. To fully understand the wastewater network capacity issues of the area and whether this development could result in off-site environmental effects due to an under-capacity wastewater network:

- a) please provide a wastewater modelling report which takes into consideration the development density proposed, compared to a development which complies with density (i.e. one primary and a supplementary residential building per site)**

Stantec are currently undertaking wastewater capacity modelling for this proposed development and two future Kāinga Ora developments which connect to the Hood Street pump station.

Please refer to the memo attached as Appendix 5 to this letter for an interim comparison of the additional wastewater flows for the proposed development compared to a development that complies with the District Plan (a primary and supplementary residential building per property). In summary the proposal will result in an increase in PDWF / PWWF (litres/second) from the permitted baseline of 0.10/0.20.

6. The appearance of the three duplexes fronting Grove Road is of critical importance to Council given its proximity to an important council-owned tourism facility and sports grounds, and Council seeks to ensure that this frontage is provided with a high quality visual appearance. The same issue has been raised along Sussex Street in terms of the lack of variation in building typologies. I do not agree that varying the colour scheme provides enough assistance to mitigate this visual effect.

- a) Please explain how the development can avoid a monotony of building typologies when viewed from the Grove Road and Sussex Street frontages, or whether any alternative designs can be explored.**

The typologies of the dwellings are selected from Kāinga Ora's standard building typologies and have been selected carefully to fit into the surrounding environment. The proposed building typologies have been selected to ensure that developments are in keeping with or compliment the scale and character of development anticipated for the surrounding area, and whether the design is appropriate with respect to street scene, built form, residential amenity, accessibility, and the safety of residents.

The selected typologies cannot change as the business case viability of the development would be affected. However, alternative options including alternative use of cladding, variation in the roof line, and variation in the colour scheme of the development have been explored. The attached amendment to the architectural plans (Appendix 2) suggests changes to the visual appearance of the houses fronting Grove Road and Sussex Street. (please refer to Figure 3 below and the revised elevations attached as Appendix 2).

Alternatives considered:

Cladding

Brick cladding is an alternative to the timber weatherboard cladding which could be utilised. However, brick is not a viable option for this site due to the condition of the soil (explained in the Geotechnical Report), the soil quality is not sufficient to support the bracing required for a brick house(s).

Roofline

It is proposed that the visual appearance of the proposed dwellings is modified by providing variation in the roofline. Please refer to the new perspectives and elevations proposed attached as Appendix 2 to this letter and in Figure 3 below. It is proposed that the roofline of the dwellings is varied to provide a mixture of asymmetrical and vertical roofs with the eve to the front to provide variation in the visual appearance of the development as viewed along both Sussex Street and Grove Road

Colour scheme

As discussed in the application, different paint colours and decorative panelling will be utilised to provide variation in the visual appearance of the dwellings. Kainga Ora are working closely with iwi and the local community to ensure that this proposed development meets their needs. The colour scheme of the development has not been finalised. It is requested that a condition of consent is included that Council can approve the final colour scheme prior to lodgement of the building consent applications for these dwellings:

"Confirmation of the exterior colours for the dwellings on Lots 1 - 24 shall be submitted to Council, prior to the lodgement of the building consent applications for these dwellings, and shall be approved by the Environmental Consents Manager, Planning and Regulatory Services, Hastings District Council (or nominee)".





NEW PERSPECTIVES - GROVE ROAD

Figure 3. Proposed changes to the visual appearance of the dwellings when viewed from Sussex Street and Grove Road

Item 2

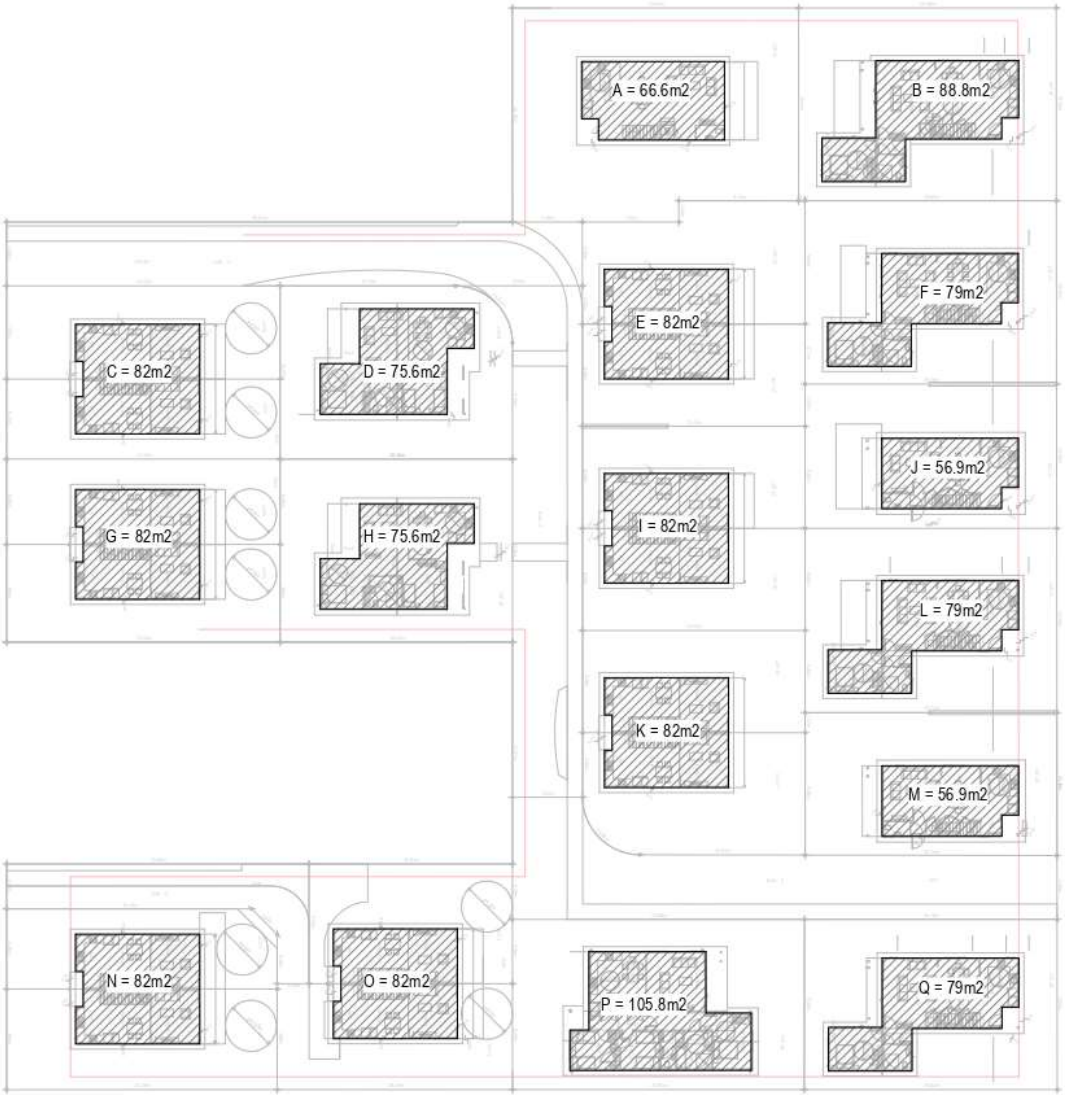
Attachment 5

NOTE:

- This is a theoretical estimate only.
- We have allowed for a meter raft extension around the house(s) which may or may not be required
 - Local extensions of the raft to pick up external posts have not been allowed for (if required)
 - The final slab level relative to existing ground level will effect volumes
 - The ground profile prior to works will effect volumes
 - The slope of the raft vertical faces will effect volumes

For RC application it is recommended an allowance for the above is included in the volume of earthworks that may be required.

Total 1045m3 + Allowance for above



Compacted Fill Extents
1:500 @ A3

NOTE:

All areas shown are to be confirmed and only shown as indicative only.

UNIT A:
floor plan = 66.6m2
+1m extents = 105.3m2
x 0.5 = 52.65m3

UNIT B:
floor plan = 88.8m2
+1m extents = 142.5m2
x 0.5 = 71.25m3

UNIT C:
floor plan = 82m2
+1m extents = 123.8m2
x 0.5 = 61.9m3

UNIT D:
floor plan = 75.6m2
+1m extents = 120.2m2
x 0.5 = 60.1m3

UNIT E:
floor plan = 82m2
+1m extents = 123.8m2
x 0.5 = 61.9m3

UNIT F:
floor plan = 79m2
+1m extents = 130.5m2
x 0.5 = 65.25m3

UNIT G:
floor plan = 82m2
+1m extents = 123.8m2
x 0.5 = 61.9m3

UNIT H:
floor plan = 75.6m2
+1m extents = 120.2m2
x 0.5 = 60.1m3

UNIT I:
floor plan = 82m2
+1m extents = 123.8m2
x 0.5 = 61.9m3

UNIT J:
floor plan = 56.9m2
+1m extents = 93.3m2
x 0.5 = 46.65m3

UNIT K:
floor plan = 82m2
+1m extents = 123.8m2
x 0.5 = 61.9m3

UNIT L:
floor plan = 79m2
+1m extents = 130.5m2
x 0.5 = 65.25m3

UNIT M:
floor plan = 56.9m2
+1m extents = 93.3m2
x 0.5 = 46.65m3

UNIT N:
floor plan = 82m2
+1m extents = 123.8m2
x 0.5 = 61.9m3

NO.	DATE	DESCRIPTION
(a)	05/11/2021	COMPACTED FILL

NOTE:

UNIT O:
floor plan = 82m2
+1m extents = 123.8m2
x 0.5 = 61.9m3

UNIT P:
floor plan = 105.8m2
+1m extents = 157.4m2
x 0.5 = 78.7m3

UNIT Q:
floor plan = 79m2
+1m extents = 130.5m2
x 0.5 = 65.25m3

COMBINED
= 1045.15m3



Confirm all dimensions on site. Do not scale from these drawings.

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PROJECT TITLE	
Compacted Fill	
PROJECT ADDRESS	
Sussex / Grove	
CLIENT NAME	
Kainga Ora	
SHEET NAME	
Compacted Fill	
PROJECT NO.	SHEET NO.
2563	000



Technical Memo

To: Kate Graham
WSP Napier
File: WW Memo

From: Wayne Hodson
Hastings
Date: December 9, 2021

Reference: Kāinga Ora – Hood Street Wastewater Catchment - Loadings

1 INTRODUCTION

Stantec have been engaged by Kāinga Ora on the civil engineering investigation and design aspects for several developments in Hastings. Three of these developments are within the same wastewater catchment, Hood Street pump station, which has noted existing wet-weather capacity issues.

This memo has been prepared in accordance with a S92 request for further information:

5. To fully understand the wastewater network capacity issues of the area and whether this development could result in off-site environmental effects due to an under-capacity wastewater network:
- a) please provide a wastewater modelling report which takes into consideration the development density proposed, compared to a development which complies with density (i.e. one primary and a supplementary residential building per site)

Stantec are currently carrying out network modelling of this catchment to understand level of service issues along with a range of development scenarios and potential upgrade works required to the network. This assessment work and reporting is due to be completed in late December 2021. Interim findings from the modelling were discussed with representatives of Kāinga Ora and Hastings District Council on the 7 December 2021 via a Teams meeting. Notes on the interim findings and discussions from the meeting have been included in this memo in Section 3.

A high-level comparison of the additional wastewater flows for the proposed development vs a development that complies with the District Plan (a primary and supplementary residential building per property) is noted in Section 2 below.

2 PROPOSED DEVELOPMENTS

The three developments considered based on the latest designs or layout plans are noted in the table below. Refer to the attached site plan noting the additional dwellings/bedrooms to existing and where the additional flows would be connected to the wastewater network. Note that these unit and bedroom numbers are subject to change, especially for Beatty/Hood that has designs that are less advanced. Flows have been estimated based on the Hastings District Council Engineering Code of Practice and NZS4404:2010 and District Plan allowances for permitted activity to include both a primary and supplementary residential dwelling with key assumptions:

- Conservative assumption of 1.5 people per bedroom (Engineering code of practice is for 3.5 people per dwelling)
- Average Dry weather flow (ADWF) of 250 litres/person/day, Dry Weather diurnal peak factor of 2.5 and dilution/infiltration factor of 2 for wet weather peak flow (PWWF).
- Supplementary dwelling of 2 bedrooms
- Primary dwelling of 4 bedrooms

Site	Existing Units / Bedrooms	Permitted under District Plan	Proposed Units / Bedrooms	Increase over District Plan Permitted Units/Bedrooms	Increase over District Plan in PDWF / PWWF (litres/second)
Sussex /Grove	8/17	16/48	24/57	8/9	0.10/0.20
Sussex	5/15	10/30	16/44	6/14	0.15/0.30
Beatty/Hood	9/27	18/54	24/76	6/22	0.24/0.48
Total Hood Street Pump Station	22/59	44/132	64/177	20/45	0.49/0.98

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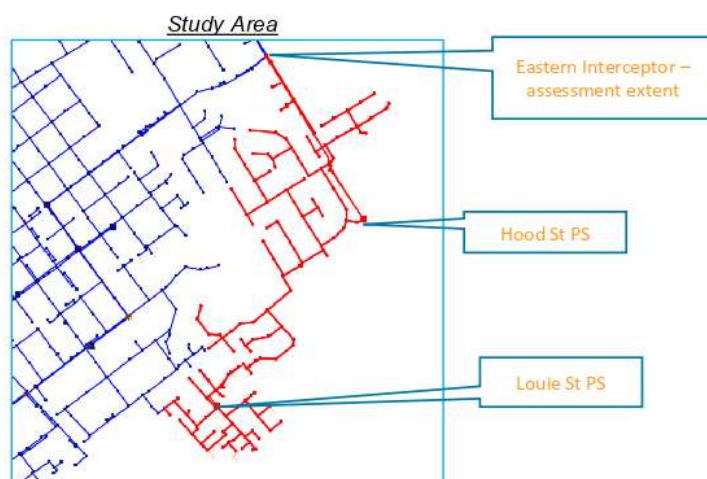
Technical Memo

3 INTERIM MODELLING FINDINGS AND DISCUSSIONS

Five modelling scenarios are being considered for the Hood Street pump station catchment, two are for Hastings District Council (HDC) and the other three are for Kainga Ora (KO) for the Tranche 6 developments proposed in the catchment. These scenarios and interim findings, that are subject to review and further consideration, but are as discussed on the 7 December:

HDC:

- *Baseline – existing population.* Vast majority of manholes within Hood St PS catchment, are predicted to be surcharged. 11 overflow locations are predicted. Extensive upgrades of the gravity network and significant upgrade in capacity to both the Louie Street and Hood Street Pump Stations required to meet the target level of service.
- *Future – existing population doubled.* As for the baseline with additional overflow locations and larger part of the network surcharged and requiring upgrades



KO:

- *Sussex/Grove.* Significant impact as one existing overflow location is predicted to increase by more than 10%. No new overflow locations or increase in surcharge level by more than 100mm is predicted though. Potential to mitigate additional overflow volume using a storage tank near the overflow location or increase Hood Street pump station capacity.
- *Hood/Beatty* – No significant impact as no new overflow locations are predicted, no increase in spilled volume by more than 10%, and no increase in surcharge level by more than 100mm is predicted.
- *Sussex/Grove + Beatty/Hood + Sussex.* Significant impact as one existing overflow location is predicted to increase by more than 10%. No new overflow locations or increase in surcharge level by more than 100mm is predicted though. Potential to mitigate additional overflow volume using a storage tank near the overflow location or increase Hood Street pump station capacity.

Note assumptions on level of service as agreed with HDC are.

- Target level of service is for no manhole surcharge during the 5-year ARI design rainfall event (RCP8.5 2081-2100)
- Development considered to not have a significant impact on level of service (LOS) if:
 - No new overflow locations (overflows if > 10m³)
 - No increase in spilled volume > 10%
 - No increase in surcharge level > 100mm

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Technical Memo

Based on the interim findings, HDC advised that the use of storage tank would not be favoured to mitigate the network detriment by the proposed developments, but that a contribution by KO towards the catchment upgrades (pump station) required would be a better approach.

Stantec New Zealand

A handwritten signature in black ink, appearing to read "Wayne Hodson".

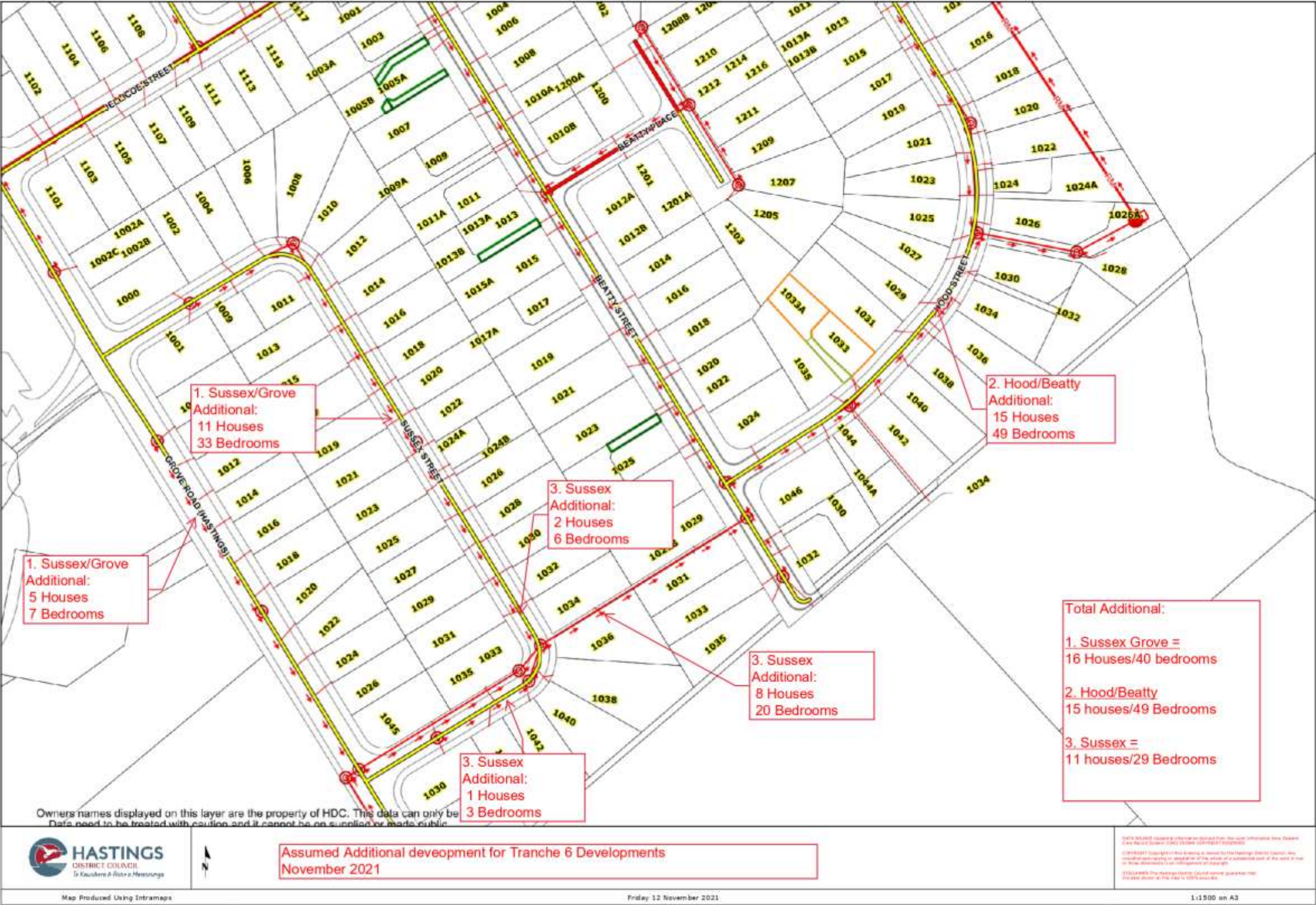
Wayne Hodson
Senior Civil Engineer
Phone: 027 286 1390
wayne.hodson@stantec.com

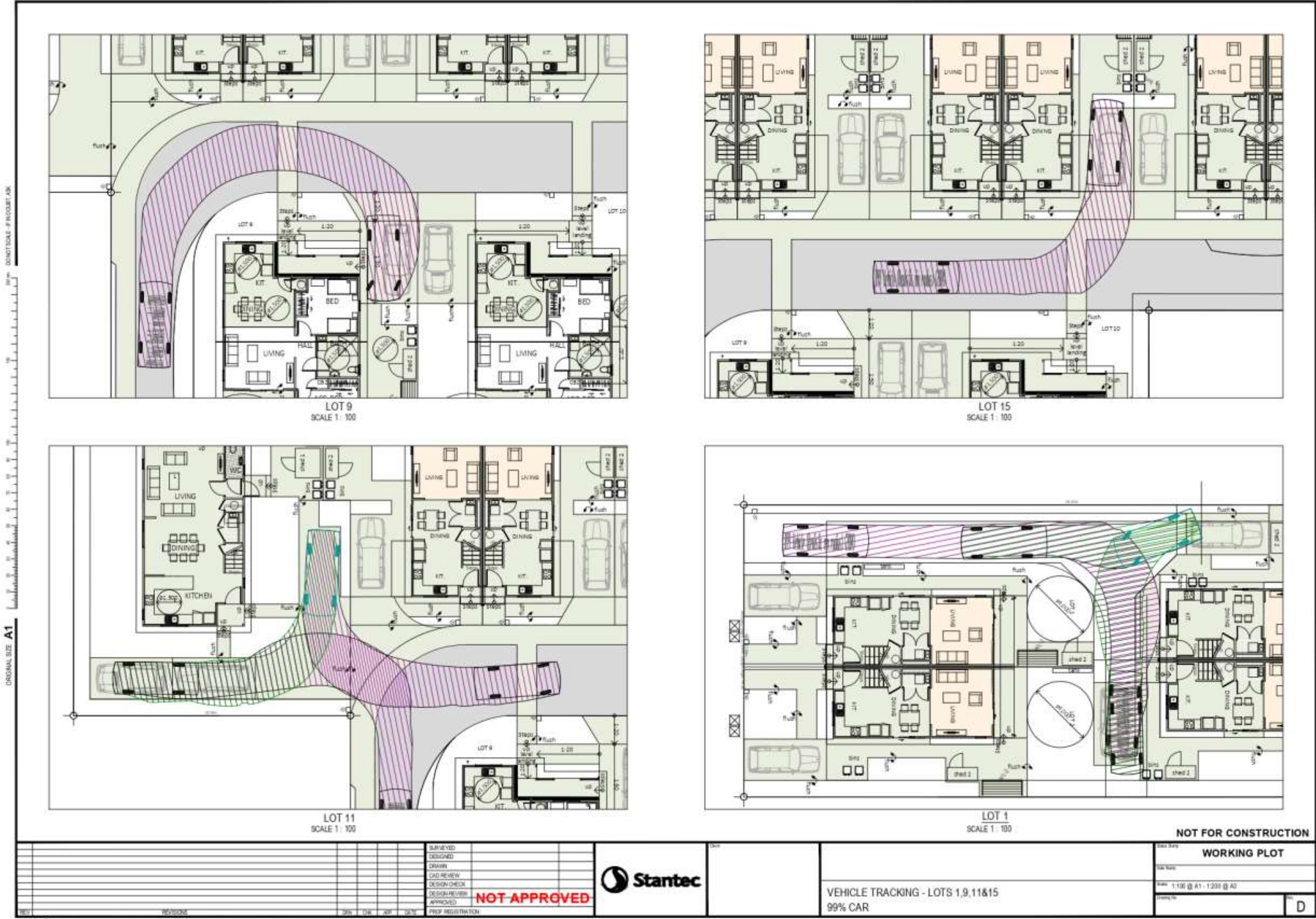
Attachment: Attachment

Cc. C.C.

Item 2

Attachment 5









Sheet Index		Current Issue : Resource Consent
Sheet No.	Sheet Name	Current Issue
101	Project Information	b
102	Existing Site Plan	b
103	Proposed Site Plan	c
104	Site Coverage Plan	b
105	Proposed Site Plan/Floor Plan - Lots 1-10	b
106	Proposed First Floor Plan - Lots 1-10	b
107	Proposed Roof Plan - Lots 1-10	b
108	Proposed Site Plan/Floor Plan - Lot 11-16 & 21-24	b
109	Proposed First Floor Plan - Lot 11-16 & 21-24	b
110	Proposed Roof Plan - Lot 11-16 & 21-24	b
111	Proposed Site plan/Floor Plan - Lot 17-20	b
112	Proposed first Floor Plan - Lots 17-20	b
113	Proposed Roof Plan - Lots 17-20	b
201	Elevations	b
202	Elevations	b
203	Elevations	b
204	Comparative Elevation - Sussex Street	c
205	Comparative Elevations - Grove Road	c

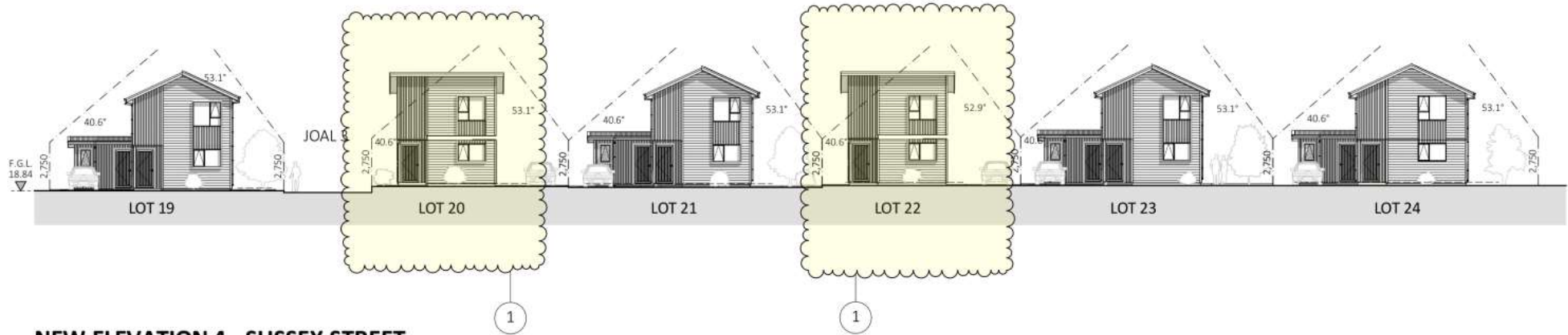


KOHC HT6
Kainga Ora Homes and Communities
1012-1014 & 1018 Grove Rd.
1015-1023 Sussex St., Hastings





NEW PERSPECTIVES - SUSSEX STREET



NEW ELEVATION 4 - SUSSEX STREET

Scale 1:150



HASTINGS TRANCHE 6 1015-1023 Sussex Street and 1012-1204 Grove Road, Mahora, Hastings	
CONSULTANTS	
Project Manager	Hampton Jones
Surveying Services	WSP Opus
Planning Services	WSP Opus
Geotechnical Eng'g Services	Resource Development Consultants Ltd
Structural Engineers	Design Phase Ltd
Civil Design Services	Stantec
Landscape Design Services	Development Nours Ltd
Quantity Surveyors	

CREATEUS GROUP Architectural Designers & Consultants (06) 651 1561 www.createusgroup.co.nz	
Client Kainga Ora Homes and Communities	
Project KOHCHT6 1012-1014 & 1018 Grove Rd, 1015-1023 Sussex St., Hastings	
Drawing Comparative Elevation - Sussex Street	
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Designer BM	Job No. 21-133
Drawn RA	Sheet No. 204
Printed Date 30/11/2021	Issue Type RC
Sheet Revision C	



NEW PERSPECTIVES - GROVE ROAD



NEW ELEVATION 2 - GROVE ROAD
Scale 1:150



HASTINGS TRANCHE 6
1015-1023 Sussex Street and 1012-1204 Grove Road, Mahora, Hastings

CONSULTANTS	
Project Manager	Hampton Jones
Surveying Services	WSP Opus
Planning Services	WSP Opus
Geotechnical Eng'g Services	Resource Development Consultants Ltd
Structural Engineers	Design Phase Ltd
Civil Design Services	Stantec
Landscape Design Services	Development Nous Ltd
Quantity Surveyors	

c	30/11/2021	Resource Consent	2	Change typology along Grove Road
Rev	Date	Issue	Ch	Change
			Int	Int
 CREATEUS GROUP Architectural Designers & Consultants (06) 651 1561 www.createusgroup.co.nz				
Client Kainga Ora Homes and Communities				
Project KOHHC HT6 1012-1014 & 1018 Grove Rd. 1015-1023 Sussex St., Hastings				
Drawing Comparative Elevations - Grove Road				
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Designer	BM	Job No.	21-133	Sheet No.
Drawn	RA			205
Printed Date	30/11/2021	Issue Type	RC	Sheet Revision
				C

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A1 Original

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LANDSCAPE WORKS DOCUMENTATION

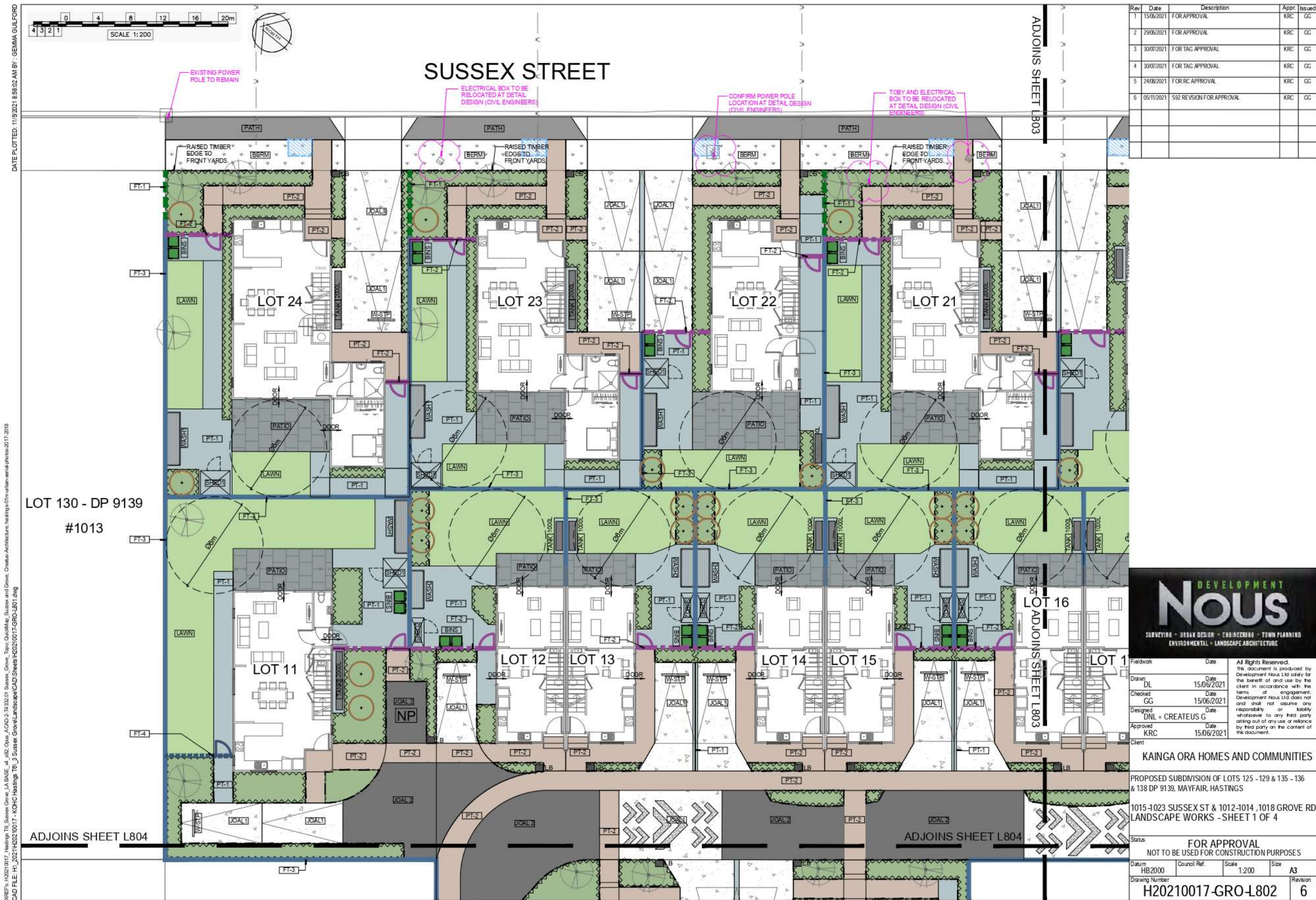
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PROJECT NUMBER:	H20210017										
DAY:	25	26	27	28	29	30	31	1	2	3	4
MONTH:	6	7	8	9	10	11	12	1	2	3	4
YEAR:	21	22	23	24	25	26	27	28	29	30	31

DOCUMENT NO.	TITLE	REVISION										
H20210017-GRD-L800	Cover Sheet	1	1	2	3	4	5					
H20210017-GRD-L801	Master Plan	1	2	3	4	5	6					
H20210017-GRD-L802	Landscape Works 1 of 4	1	2	3	4	5	6					
H20210017-GRD-L803	Landscape Works 2 of 4	1	2	3	4	5	6					
H20210017-GRD-L804	Landscape Works 3 of 4	1	2	3	4	5	6					
H20210017-GRD-L805	Landscape Works 4 of 4	1	1	2	3	4	5					
H20210017-GRD-L821	Planting Plan 1 of 4	1	2	3	4	5	6					
H20210017-GRD-L822	Planting Plan 2 of 4	1	2	3	4	5	6					
H20210017-GRD-L823	Planting Plan 3 of 4	1	2	3	4	5	6					
H20210017-GRD-L824	Planting Plan 4 of 4	1	1	2	3	4	5					
H20210017-GRD-L831	Planting Schedule 1 of 7	1	1	2	3	4	5					
H20210017-GRD-L832	Planting Schedule 2 of 7	1	1	2	3	4	5					
H20210017-GRD-L833	Planting Schedule 3 of 7	1	1	2	3	4	5					
H20210017-GRD-L834	Planting Schedule 4 of 7	1	1	2	3	4	5					
H20210017-GRD-L835	Planting Schedule 5 of 7	1	1	2	3	4	5					
H20210017-GRD-L836	Planting Schedule 6 of 7	1	1	2	3	4	5					
H20210017-GRD-L837	Planting Schedule 7 of 7	1	1	2	3	4	5					
H20210017-GRD-L841	Dimension & Set out 1 of 4	1	2	3	4	5	6					
H20210017-GRD-L842	Dimension & Set out 2 of 4	1	2	3	4	5	6					
H20210017-GRD-L843	Dimension & Set out 3 of 4	1	2	3	4	5	6					
H20210017-GRD-L844	Dimension & Set out 4 of 4	1	1	2	3	4	5					
H20210017-GRD-L845	Levels 1 of 4	1	2	3	4	5	6					
H20210017-GRD-L846	Levels 2 of 4	1	1	2	3	4	5					
H20210017-GRD-L847	Levels 3 of 4	1	1	2	3	4	5					
H20210017-GRD-L848	Levels 4 of 4	1	1	2	3	4	5					
H20210017-GRD-L851	Landscape Details 1 of 2	1	1	1	1	1	1					
H20210017-GRD-L852	Landscape Details 2 of 2	1	1	1	1	1	1					
H20210017-GRD-L860	Tree Retention/Removal 1 of 1	1	2	2	2	2	2					

REASON FOR ISSUE:	TA0	TA0	TA0	TA0	TA0	TA0	TA0	TA0	TA0	TA0	TA0	TA0
MEDIA:	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3
SENT VIA:	E	E	E	E	E	E	E	E	E	E	E	E
ISSUED BY:	GG	GG	GG	GG	GG	GG	GG	GG	GG	GG	GG	GG
DISTRIBUTION LIST:	NUMBER OF COPIES:											
Kainga Ora	1	1	1	1	1	1	1	1	1	1	1	1
Orionus Group	1	1	1	1	1	1	1	1	1	1	1	1
WSP Opus	1	1	1	1	1	1	1	1	1	1	1	1
Slater	1	1	1	1	1	1	1	1	1	1	1	1
Hampton Jones	1	1	1	1	1	1	1	1	1	1	1	1
HOC												

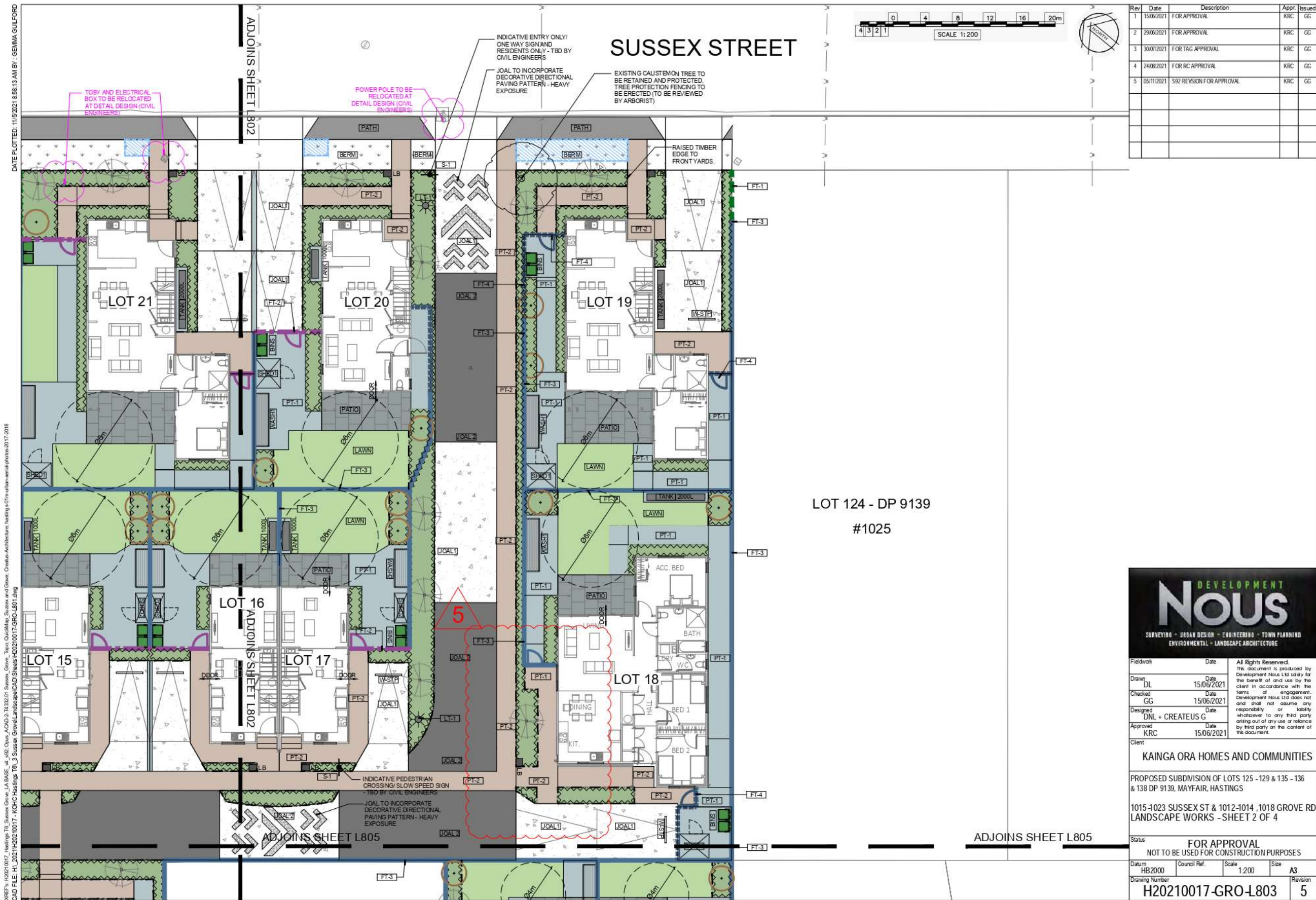
REASON:
(P) PRELIMINARY (A) APPROVAL (DD) DEVELOPED DESIGN (RC) RESOURCE CONSENT (BC) BUILDING CONSENT (FC) FOR
CONSTRUCTION (T) TENDER (AB) AS BUILT (I) INFORMATION (R) REVISION
METHOD:
(E) COURIER (EL) COLLECTED (E) EMAIL/ DIGITALLY (P) POST





Item 2

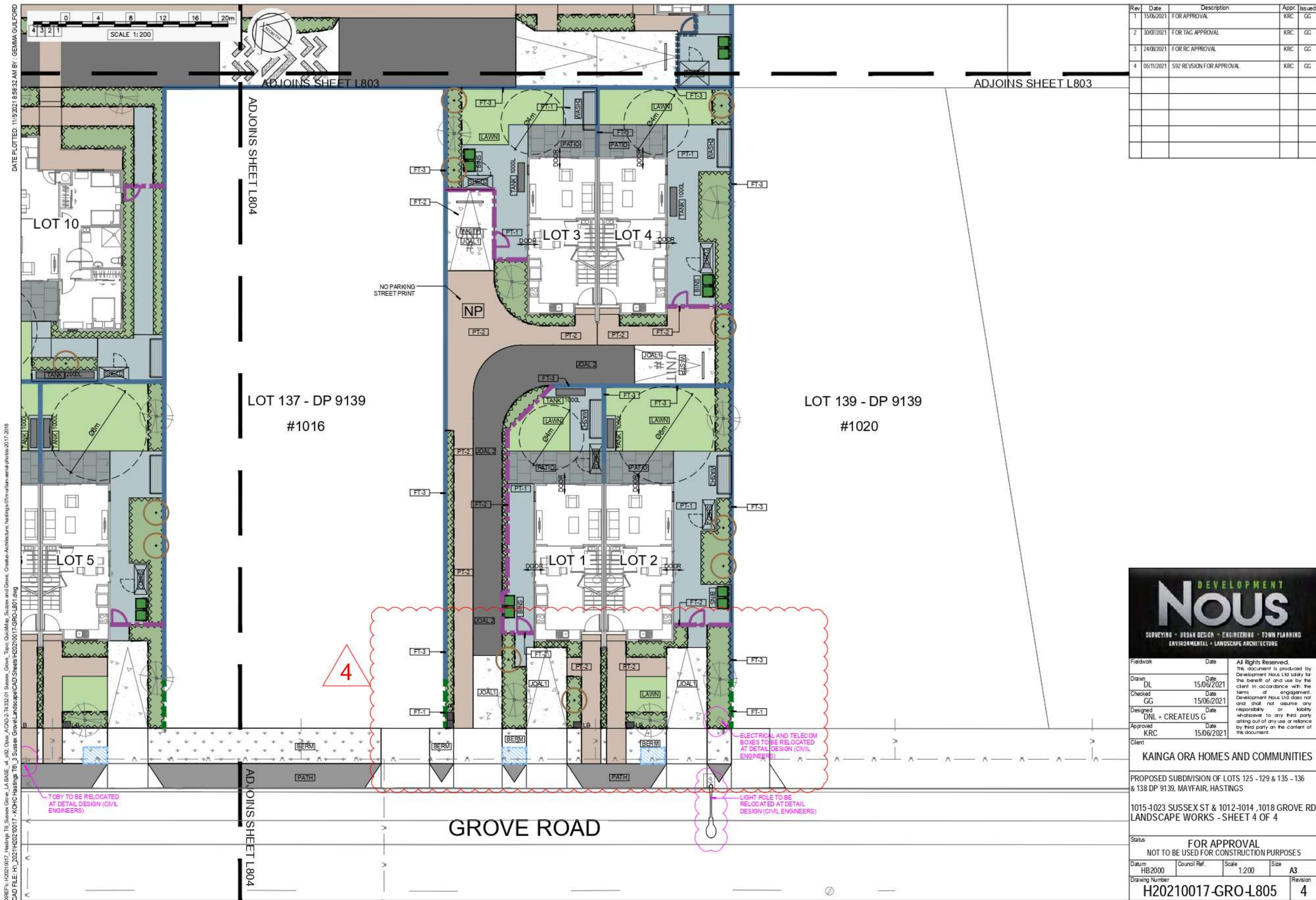
Attachment 5



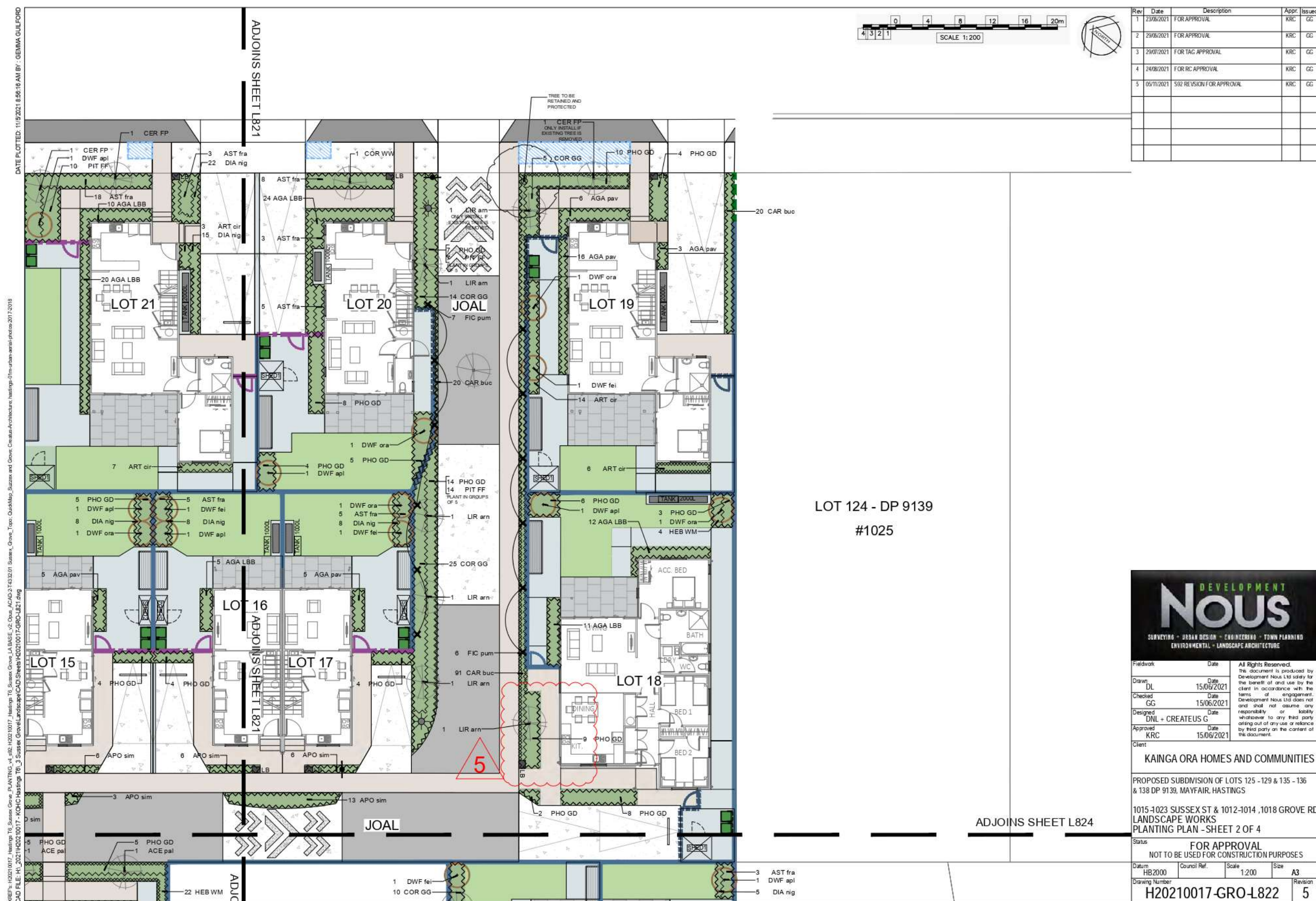
Item 2

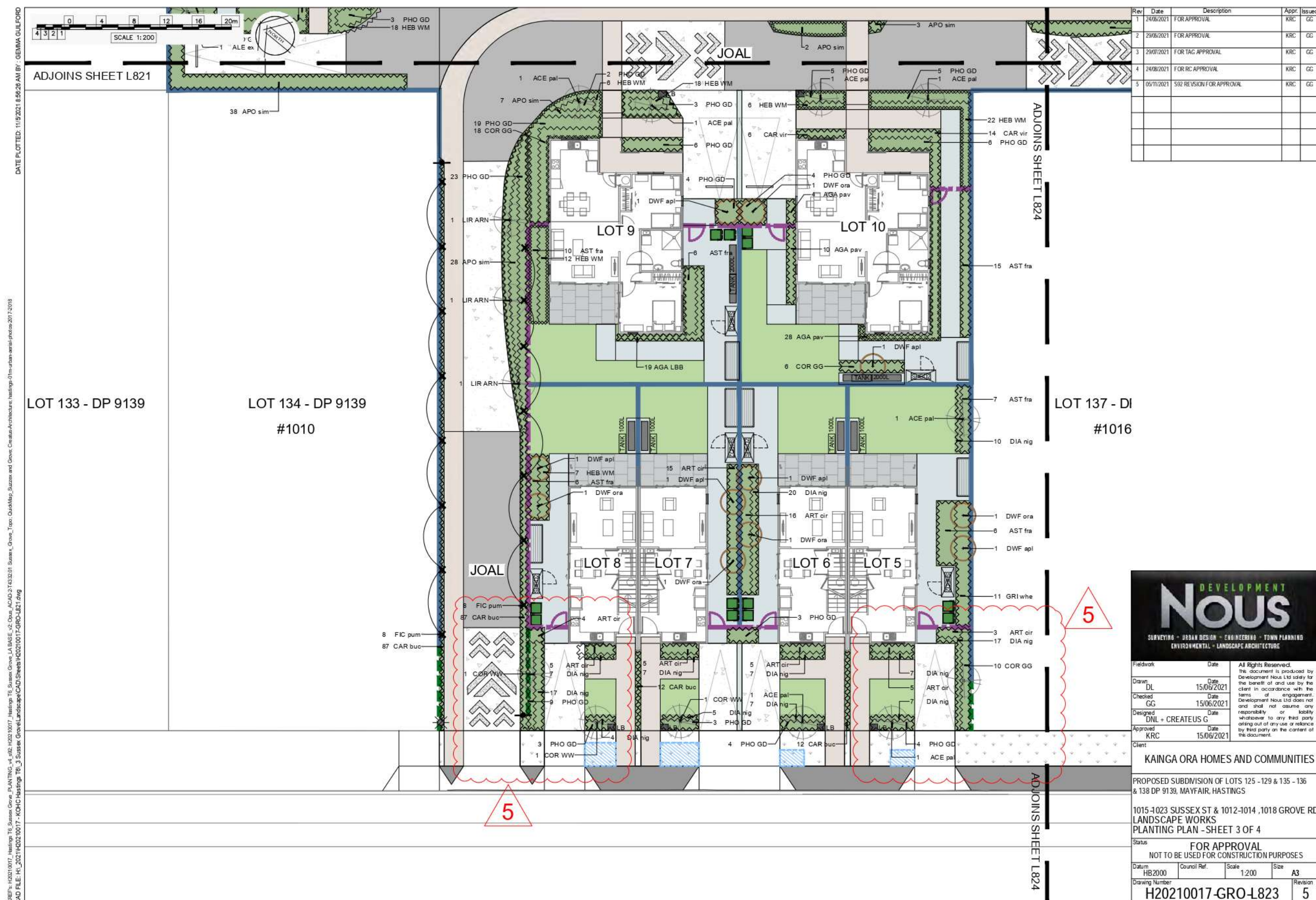
Attachment 5













DATE PLOTTED: 11/15/2021 9:05:29 AM BY: GEMMA GULFORD

KAINGA ORA - SUSSEX GROVE

MASTER PLANTING SCHEDULE

LOT 1

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY
TREES									
COR WW	Cornus 'White Wonder' (d)	Dogwood	3-4m	2-3m	2m	0.8-1m	As Shown	PB 95	1
FRUIT TREES									
DWF apl	Dwarf Apple 'Blush Babe' (d)	Apple Tree	5-7m	3-5m	2m	0.8-1m	As Shown	PB 95	1
DWF ora	Dwarf Mandarin 'Encore'	Orange Tree	3-6m	4-6m	2m	0.8-1m	As Shown	PB 95	1
SHRUBS									
COR GG	Corokia 'Geentys Green'	Corokia	2-3m	2m	0.3-0.5m	0.1-0.2m	600 cntrs	PB 3/2ltr	10
PHO GD	Phormium 'Green Dwarf'	Emerald Gem Flax	1m	1m	0.1-0.2m	0.05-0.1m	As Shown	PB 3/2ltr	14
GROUNDCOVERS									
CAR buc	Carex buechananii	Leatherleaf Sedge	0.6m	0.4m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	48
CLIMBERS									
FIC pum	Ficus pumila	Climbing Fig	2m	2m	0.1-0.2m	0.05-0.1m	As Shown	PB 3/2ltr	4

KAINGA ORA - SUSSEX GROVE

MASTER PLANTING SCHEDULE

LOT 2

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY
TREES									
ACE pal	Acer palmatum (d) (or similar)	Japanese maple	2-8m	2-8m	2m	0.8-1m	As Shown	PB 95	1
COR WW	Cornus 'White Wonder' (d)	Dogwood	3-4m	2-3m	2m	0.8-1m	As Shown	PB 95	2
FRUIT TREES									
DWF apl	Dwarf Apple 'Blush Babe' (d)	Apple Tree	5-7m	3-5m	2m	0.8-1m	As Shown	PB 95	1
DWF ora	Dwarf Mandarin 'Encore'	Orange Tree	3-6m	4-6m	2m	0.8-1m	As Shown	PB 95	1
SHRUBS									
COR GG	Corokia 'Geentys Green'	Corokia	2-3m	2m	0.3-0.5m	0.1-0.2m	600 cntrs	PB 3/2ltr	25
PHO GD	Phormium 'Green Dwarf'	Emerald Gem Flax	1m	1m	0.1-0.2m	0.05-0.1m	As Shown	PB 3/2ltr	11
GROUNDCOVERS									
CAR buc	Carex buechananii	Leatherleaf Sedge	0.6m	0.4m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	31
DIA nig	Dianella nigra	Turutu	0.6m	0.6m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	10
HEB WM	Hebe 'Wiri Mist'	Dwarf Hebe	0.5-0.6m	1m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	6

KAINGA ORA - SUSSEX GROVE

MASTER PLANTING SCHEDULE

LOT 3

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY
TREES									
ROB mop	Robinia 'Mop Top' (d) (or similar)	Robinia	2-3m	2-3m	2m	0.8-1m	As Shown	PB 96	1
COR WW	Cornus 'White Wonder' (d)	Dogwood	3-4m	2-3m	2m	0.8-1m	As Shown	PB 95	1
FRUIT TREES									
DWF fei	Acca sellowiana (d)	Feijoa Apollo	3-10m	3-5m	2m	0.8-1m	As Shown	PB 95	1
DWF ora	Dwarf Mandarin 'Encore'	Orange Tree	3-6m	4-6m	2m	0.8-1m	As Shown	PB 95	1
SHRUBS									
COR GG	Corokia 'Geentys Green'	Corokia	2-3m	2m	0.3-0.5m	0.1-0.2m	600 cntrs	PB 3/2ltr	15
PHO GD	Phormium 'Green Dwarf'	Emerald Gem Flax	1m	1m	0.1-0.2m	0.05-0.1m	As Shown	PB 3/2ltr	4
GROUNDCOVERS									
AGA LBB	Agapanthus 'Little Boy Blue'	Seedless Agapantha	0.75m	0.75m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	14
CAR buc	Carex buechananii	Leatherleaf Sedge	0.6m	0.4m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	45
CLIMBERS									
FIC pum	Ficus pumila	Climbing Fig	2m	2m	0.1-0.2m	0.05-0.1m	As Shown	PB 3/2ltr	4

3

DEVELOPMENT

NOUS

SURVEYING • 3D/4D DESIGN • ENGINEERING • TOWN PLANNING

ENVIRONMENTAL • LANDSCAPE ARCHITECTURE

Fieldwork	Date	All Rights Reserved. This document is produced by Development Nous Ltd solely for the benefit of and use by the client in accordance with the terms of engagement. Development Nous Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.
Drawn	Date	
Checked	Date	
Designed	Date	
Approved	Date	
Client		
KAINGA ORA HOMES AND COMMUNITIES		
PROPOSED SUBDIVISION OF LOTS 125 -129 & 135 -136 & 138 DP 9139, MAYFAIR, HASTINGS		
1015-1023 SUSSEX ST & 1012-1014, 1018 GROVE RD LANDSCAPE WORKS PLANTING SCHEDULE - SHEET 1 OF 7		
Status		
FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Datum	Council Ref.	Scale
HB2000		AS SHOWN
Drawing Number		Revision
H20210017-GRO-L831		3

XREF: H20210017_Hastings_T0_Sussex Grove_PLANTING_H20210017_Hastings_T0_Sussex Grove_Landscape_CAD FILE: H20210017_KOHC-Hastings_T0_3_Sussex Grove_Landscape_CAD Sheets H20210017-GRO-L831.dwg

ITEM 2

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Rev	Date	Description	Appr	Issued
1	23/06/2021	FOR APPROVAL	KRC	GG
2	29/07/2021	FOR TAG APPROVAL	KRC	GG

KAINGA ORA - SUSSEX GROVE								Job no.	H20210017
MASTER PLANTING SCHEDULE			(e)-evergreen (d)-deciduous						27/06/2021
LOT 4									
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY
	TREES								
ROB mop	Robinia 'Mop Top' (d) (or similar)	Robinia	2-3m	2-3m	2m	0.8-1m	As Shown	PB 96	1
	FRUIT TREES								
DWF apl	Dwarf Apple 'Blush Babe' (d)	Apple Tree	5-7m	3-5m	2m	0.8-1m	As Shown	PB 95	1
DWF ora	Dwarf Mandarin 'Encore'	Orange Tree	3-6m	4-6m	2m	0.8-1m	As Shown	PB 95	1
	SHRUBS								
GRI whe	Griselinia littoralis 'Whenuapai'	Broadleaf	5m	3-4m	0.3-0.5m	0.1-0.2m	700 cntrs	PB 3/2ltr	18
	GROUNDCOVERS								
AGA LBB	Agapanthus 'Little Boy Blue'	Seedless Agapanthus	0.75m	0.75m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	6
AST fra	Astelia fragrans	Kakana/Bush Flax	1m	1m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	9
DIA nig	Dianella nigra	Turutu	0.6m	0.6m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	5

KAINGA ORA - SUSSEX GROVE								Job no. H20210017	
MASTER PLANTING SCHEDULE				(e)-evergreen (d)-deciduous				27/06/2021	
LOT 5									
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY
TREES									
ACE pal	Acer palmatum (d) (or similar)	Japanese maple	2-8m	2-8m	2m	0.8-1m	As Shown	PB 95	2
FRUIT TREES									
DWF apl	Dwarf Apple 'Blush Babe' (d)	Apple Tree	5-7m	3-5m	2m	0.8-1m	As Shown	PB 95	1
DWF ora	Dwarf Mandarin 'Encore'	Orange Tree	3-6m	4-6m	2m	0.8-1m	As Shown	PB 95	1
SHRUBS									
COR GG	Corokia 'Geentys Green'	Corokia	2-3m	2m	0.3-0.5m	0.1-0.2m	600 cntrs	PB 3/2ltr	10
GRI whe	Griselinia littoralis 'Whenuapai'	Broadleaf	5m	3-4m	0.3-0.5m	0.1-0.2m	700 cntrs	PB 3/2ltr	11
PHO GD	Phormium 'Green Dwarf'	Emerald Gem Flax	1m	1m	0.1-0.2m	0.05-0.1m	As Shown	PB 3/2ltr	4
GROUNDCOVERS									
ART cir	Arthropodium cirratum	Renga Renga Lily	1m	1m	0.1-0.2m	0.05-0.1m	600 cntrs	PB 3/2ltr	8
AST fra	Astel ia fragrans	Kakana/Bush Flax	1m	1m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	13
DIA nig	Dianella nigra	Turutu	0.6m	0.6m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	47

KAINGA ORA - SUSSEX GROVE							Job no. H20210017		
MASTER PLANTING SCHEDULE			(e)-evergreen (d)-deciduous				27/05/2021		
LOT 6									
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY
	TREES								
ACE pal	Acer palmatum (d) (or similar)	Japanese maple	2-8m	2-8m	2m	0.8-1m	As Shown	PB 95	1
	FRUIT TREES								
DWF apl	Dwarf Apple 'Blush Babe' (d)	Apple Tree	5-7m	3-5m	2m	0.8-1m	As Shown	PB 95	1
DWF ora	Dwarf Mandarin 'Encore'	Orange Tree	3-6m	4-6m	2m	0.8-1m	As Shown	PB 95	1
	SHRUBS								
PHO GD	Phormium 'Green Dwarf'	Emerald Gem Flax	1m	1m	0.1-0.2m	0.05-0.1m	As Shown	PB 3/2ltr	7
	GROUNDCOVERS								
ART cir	Arthropodium cirratum	Renga Renga Lily	1m	1m	0.1-0.2m	0.05-0.1m	600 cntrs	PB 3/2ltr	21
CAR buc	Carex buechananii	Leatherleaf Sedge	0.6m	0.4m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	12
DIA nig	Dianella nigra	Turutu	0.6m	0.6m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	34

KAINGA ORA - SUSSEX GROVE							Job no.		H20210017
MASTER PLANTING SCHEDULE							(e)-evergreen (d)-deciduous		27/06/2021
LOT 7									
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY
	TREES								
COR WW	Cornus 'White Wonder' (d)	Dogwood	3-4m	2-3m	2m	0.8-1m	As Shown	PB 95	1
	FRUIT TREES								
DWF apl	Dwarf Apple 'Blush Babe' (d)	Apple Tree	5-7m	3-5m	2m	0.8-1m	As Shown	PB 95	1
DWF ora	Dwarf Mandarin 'Encore'	Orange Tree	3-6m	4-6m	2m	0.8-1m	As Shown	PB 95	1
	SHRUBS								
PHO GD	Phormium 'Green Dwarf'	Emerald Gem Flax	1m	1m	0.1-0.2m	0.05-0.1m	As Shown	PB 3/2ltr	3
	GROUNDCOVERS								
ART cir	Arthropodium cirratum	Renga Renga Lily	1m	1m	0.1-0.2m	0.05-0.1m	600 cntrs	PB 3/2ltr	20
CAR buc	Carex buechananii	Leatherleaf Sedge	0.6m	0.4m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	12
DIA nig	Dianella nigra	Turutu	0.6m	0.6m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	12

			
<p align="center">SURVEYING • URBAN DESIGN • ENGINEERING • TOWN PLANNING ENVIRONMENTAL • LANDSCAPE ARCHITECTURE</p>			
Fieldwork		Date	
Drawn: DL Checked: GG Designed: DNL + CREATEUS G Approved: KRC Client:		Date: Date: Date: Date: Date:	
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<p align="center">KAINGA ORA HOMES AND COMMUNITIES</p>			
<p align="center">PROPOSED SUBDIVISION OF LOTS 125 - 129 & 135 - 136 & 138 DP 9139, MAYFAIR, HASTINGS</p>			
<p align="center">1015-1023 SUSSEX ST & 1012-1014, 1018 GROVE RD LANDSCAPE WORKS PLANTING SCHEDULE - SHEET 2 OF 7</p>			
<p align="center">Status: FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES</p>			
Datum	Council Ref.	Scale	Size
HB:2000		AS SHOWN	A3
Drawing Number			(Revision)
<p align="center">H20210017-GRO-L832</p>			2

DATE PLOTTED: 11/05/2021 9:07:57 AM BY: GEMMA GULFORD

KAINGA ORA - SUSSEX GROVE									
MASTER PLANTING SCHEDULE									
LOT 8									
(e)-evergreen (d)-deciduous									
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY
TREES									
COR WW	Cornus 'White Wonder' (d)	Dogwood	3-4m	2-3m	2m	0.8-1m	As Shown	PB 95	2
FRUIT TREES									
DWF apl	Dwarf Apple 'Blush Babe' (d)	Apple Tree	5-7m	3-5m	2m	0.8-1m	As Shown	PB 95	1
DWF ora	Dwarf Mandarin 'Encore'	Orange Tree	3-6m	4-6m	2m	0.8-1m	As Shown	PB 95	1
SHRUBS									
PHO GD	Phormium 'Green Dwarf'	Emerald Gem Flax	1m	1m	0.1-0.2m	0.05-0.1m	As Shown	PB 3/2ltr	12
GROUNDCOVERS									
ART cir	Arthropodium cirratum	Renga Renga Lily	1m	1m	0.1-0.2m	0.05-0.1m	600 cntrs	PB 3/2ltr	9
AST fra	Astelia fragrans	Kakana/Bush Flax	1m	1m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	6
DIA nig	Dianella nigra	Turutu	0.6m	0.6m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	28
HEB WM	Hebe 'Wiri Mist'	Dwarf Hebe	0.5-0.6m	1m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	7

4

Rev	Date	Description	Appr	Issued
1	23/06/2021	FOR APPROVAL	KRC	GG
2	29/07/2021	FOR TAG APPROVAL	KRC	GG
3	24/08/2021	FOR RC APPROVAL	KRC	GG
4	05/11/2021	S92 REVISION FOR APPROVAL	KRC	GG

DATE PLOTTED: 11/05/2021 9:07:57 AM BY: GEMMA GULFORD

KAINGA ORA - SUSSEX GROVE									
MASTER PLANTING SCHEDULE									
LOT 9									
(e)-evergreen (d)-deciduous									
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY
TREES									
ACE pal	Acer palmatum (d) (or similar)	Japanese maple	2-8m	2-8m	2m	0.8-1m	As Shown	PB 95	2
FRUIT TREES									
DWF apl	Dwarf Apple 'Blush Babe' (d)	Apple Tree	5-7m	3-5m	2m	0.8-1m	As Shown	PB 95	1
SHRUBS									
COR GG	Corokia 'Geentys Green'	Corokia	2-3m	2m	0.3-0.5m	0.1-0.2m	600 cntrs	PB 3/2ltr	18
PHO GD	Phormium 'Green Dwarf'	Emerald Gem Flax	1m	1m	0.1-0.2m	0.05-0.1m	As Shown	PB 3/2ltr	34
GROUNDCOVERS									
AGA LBB	Agapanthus 'Little Boy Blue'	Seedless Agapantha	0.75m	0.75m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	19
APO sim	Apodasmia similis	Oioi	1m	.5m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	7
AST fra	Astelia fragrans	Kakana/Bush Flax	1m	1m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	16
HEB WM	Hebe 'Wiri Mist'	Dwarf Hebe	0.5-0.6m	1m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	36

DATE PLOTTED: 11/05/2021 9:07:57 AM BY: GEMMA GULFORD

KAINGA ORA - SUSSEX GROVE									
MASTER PLANTING SCHEDULE									
LOT 10									
(e)-evergreen (d)-deciduous									
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY
TREES									
ACE pal	Acer palmatum (d) (or similar)	Japanese maple	2-8m	2-8m	2m	0.8-1m	As Shown	PB 95	2
PRU awa	Prunus 'Awanui' (d)	Flowering Cherry	2-3m	1-2m	2m	0.8-1m	As Shown	PB 95	
FRUIT TREES									
DWF apl	Dwarf Apple 'Blush Babe' (d)	Apple Tree	5-7m	3-5m	2m	0.8-1m	As Shown	PB 95	1
DWF ora	Dwarf Mandarin 'Encore'	Orange Tree	3-6m	4-6m	2m	0.8-1m	As Shown	PB 95	1
SHRUBS									
COR GG	Corokia 'Geentys Green'	Corokia	2-3m	2m	0.3-0.5m	0.1-0.2m	600 cntrs	PB 3/2ltr	6
PHO GD	Phormium 'Green Dwarf'	Emerald Gem Flax	1m	1m	0.1-0.2m	0.05-0.1m	As Shown	PB 3/2ltr	20
GROUNDCOVERS									
AGA pav	Agapanthus 'Pavlova'	Seedless Agapantha	0.75m	0.75m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	42
AST fra	Astelia fragrans	Kakana/Bush Flax	1m	1m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	15
CAR vir	Carex virgata	Tussock Sedge	1m	1m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	20
HEB WM	Hebe 'Wiri Mist'	Dwarf Hebe	0.5-0.6m	1m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	28

KAINGA ORA - SUSSEX GROVE									
MASTER PLANTING SCHEDULE									
LOT 11									
(e)-evergreen (d)-deciduous									
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY
TREES									
ALE exc	Alectryon excelsus (e)	Titoki	15m	4m	2m	0.8-1m	As Shown	PB 95	2
ACE pal	Acer palmatum (d) (or similar)	Japanese maple	2-8m	2-8m	2m	0.8-1m	As Shown	PB 95	1
FRUIT TREES									
DWF apl	Dwarf Apple 'Blush Babe' (d)	Apple Tree	5-7m	3-5m	2m	0.8-1m	As Shown	PB 95	1
DWF fei	Acca sellowiana (d)	Feijoa Apollo	3-10m	3-5m	2m	0.8-1m	As Shown	PB 95	1
SHRUBS									
PHO GD	Phormium 'Green Dwarf'	Emerald Gem Flax	1m	1m	0.1-0.2m	0.05-0.1m	As Shown	PB 3/2ltr	41
GROUNDCOVERS									
APO sim	Apodasmia similis	Oioi	1m	.5m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	58
HEB WM	Hebe 'Wiri Mist'	Dwarf Hebe	0.5-0.6m	1m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	49

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Date

15/06/2021

Checked

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Date

15/06/2021

Designed

DNL + CREATEUS G

Date

Approved

KRC

Date

15/06/2021

Client

KAINGA ORA HOMES AND COMMUNITIES

PROPOSED SUBDIVISION OF LOTS 125 - 129 & 135 - 136 & 138 DP 9139, MAYFAIR, HASTINGS

1015-1023 SUSSEX ST & 1012-1014, 1018 GROVE RD

LANDSCAPE WORKS

PLANTING SCHEDULE - SHEET 3 OF 7

Status

FOR APPROVAL

NOT TO BE USED FOR CONSTRUCTION PURPOSES

Datum

HB2000

Council Ref.

Scale

AS SHOWN

Size

A3

Drawing Number

H20210017-GRO-L833

Revision

4

DATE PLOTTED: 7/20/2021 11:10:10 AM BY: GEMMA GULFORD
XREF: H20210017_Hastings_T0_Sussex Grove_P1ANTING_H20210017_Hastings_T0_Sussex Grove_LA BASE QuickMap_Sussex and Grove_21.06.18 - 20.133 - Sussex and Grove - V24 - Concept 6 - TMS 2 - Obs_AOD-21.6332.01 Sussex Grove_Topo
CAD FILE: H20210017_KOHC_Hastings_T0_3_Sussex Grove_Landscape CAD Sheets H20210017-GRO-L834.dwg

KAINGA ORA - SUSSEX GROVE									
MASTER PLANTING SCHEDULE									
(e)-evergreen (d)-deciduous									
Job no. H20210017									
27/06/2021									
LOT 12									
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY
FRUIT TREES									
DWF apl	Dwarf Apple 'Blush Babe' (d)	Apple Tree	5-7m	3-5m	2m	0.8-1m	As Shown	PB 95	1
DWF ora	Dwarf Mandarin 'Encore'	Orange Tree	3-6m	4-6m	2m	0.8-1m	As Shown	PB 95	1
SHRUBS									
PHO GD	Phormium 'Green Dwarf'	Emerald Gem Flax	1m	1m	0.1-0.2m	0.05-0.1m	As Shown	PB 3/2ltr	7
GROUNDCOVERS									
AGA LBB	Agapanthus 'Little Boy Blue'	Seedless Agapantha	0.75m	0.75m	0.1-0.2m	0.05-0.1m	500 cnts	PB 3/2ltr	7
APO sim	Apodasmia similis	Oioi	1m	.5m	0.1-0.2m	0.05-0.1m	500 cnts	PB 3/2ltr	6
AST fra	Astelia fragrans	Kakana/Bush Flax	1m	1m	0.1-0.2m	0.05-0.1m	500 cnts	PB 3/2ltr	7
DIA nig	Dianella nigra	Turutu	0.6m	0.6m	0.1-0.2m	0.05-0.1m	500 cnts	PB 3/2ltr	11

KAINGA ORA - SUSSEX GROVE									
MASTER PLANTING SCHEDULE									
(e)-evergreen (d)-deciduous									
Job no. H20210017									
27/06/2021									
LOT 13									
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY
FRUIT TREES									
DWF apl	Dwarf Apple 'Blush Babe' (d)	Apple Tree	5-7m	3-5m	2m	0.8-1m	As Shown	PB 95	1
DWF fei	Acca sellowiana (d)	Feijoa Apollo	3-10m	3-5m	2m	0.8-1m	As Shown	PB 95	1
SHRUBS									
PHO GD	Phormium 'Green Dwarf'	Emerald Gem Flax	1m	1m	0.1-0.2m	0.05-0.1m	As Shown	PB 3/2ltr	9
GROUNDCOVERS									
AGA pav	Agapanthus 'Pavlova'	Seedless Agapantha	0.75m	0.75m	0.1-0.2m	0.05-0.1m	500 cnts	PB 3/2ltr	5
APO sim	Apodasmia similis	Oioi	1m	.5m	0.1-0.2m	0.05-0.1m	500 cnts	PB 3/2ltr	6
DIA nig	Dianella nigra	Turutu	0.6m	0.6m	0.1-0.2m	0.05-0.1m	500 cnts	PB 3/2ltr	8

KAINGA ORA - SUSSEX GROVE									
MASTER PLANTING SCHEDULE									
(e)-evergreen (d)-deciduous									
Job no. H20210017									
27/06/2021									
LOT 14									
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY
FRUIT TREES									
DWF apl	Dwarf Apple 'Blush Babe' (d)	Apple Tree	5-7m	3-5m	2m	0.8-1m	As Shown	PB 95	1
DWF ora	Dwarf Mandarin 'Encore'	Orange Tree	3-6m	4-6m	2m	0.8-1m	As Shown	PB 95	1
SHRUBS									
PHO GD	Phormium 'Green Dwarf'	Emerald Gem Flax	1m	1m	0.1-0.2m	0.05-0.1m	As Shown	PB 3/2ltr	4
GROUNDCOVERS									
AGA LBB	Agapanthus 'Little Boy Blue'	Seedless Agapantha	0.75m	0.75m	0.1-0.2m	0.05-0.1m	500 cnts	PB 3/2ltr	5
AST fra	Astelia fragrans	Kakana/Bush Flax	1m	1m	0.1-0.2m	0.05-0.1m	500 cnts	PB 3/2ltr	5
APO sim	Apodasmia similis	Oioi	1m	.5m	0.1-0.2m	0.05-0.1m	500 cnts	PB 3/2ltr	6
DIA nig	Dianella nigra	Turutu	0.6m	0.6m	0.1-0.2m	0.05-0.1m	500 cnts	PB 3/2ltr	8

KAINGA ORA - SUSSEX GROVE									
MASTER PLANTING SCHEDULE									
(e)-evergreen (d)-deciduous									
Job no. H20210017									
27/06/2021									
LOT 15									
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY
FRUIT TREES									
DWF apl	Dwarf Apple 'Blush Babe' (d)	Apple Tree	5-7m	3-5m	2m	0.8-1m	As Shown	PB 95	1
DWF ora	Dwarf Mandarin 'Encore'	Orange Tree	3-6m	4-6m	2m	0.8-1m	As Shown	PB 95	1
SHRUBS									
PHO GD	Phormium 'Green Dwarf'	Emerald Gem Flax	1m	1m	0.1-0.2m	0.05-0.1m	As Shown	PB 3/2ltr	9
GROUNDCOVERS									
AGA pav	Agapanthus 'Pavlova'	Seedless Agapantha	0.75m	0.75m	0.1-0.2m	0.05-0.1m	500 cnts	PB 3/2ltr	5
APO sim	Apodasmia similis	Oioi	1m	.5m	0.1-0.2m	0.05-0.1m	500 cnts	PB 3/2ltr	6
DIA nig	Dianella nigra	Turutu	0.6m	0.6m	0.1-0.2m	0.05-0.1m	500 cnts	PB 3/2ltr	8

Rev	Date	Description	Appr	Issued
1	23/06/2021	FOR APPROVAL	KRC	GG
2	29/07/2021	FOR TAG APPROVAL	KRC	GG

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KAINGA ORA HOMES AND COMMUNITIES

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PROPOSED SUBDIVISION OF LOTS 125 - 129 & 135 - 136

& 138 DP 9139, MAYFAIR, HASTINGS

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1015-1023 SUSSEX ST & 1012-1014, 1018 GROVE RD

LANDSCAPE WORKS

responsibility or liability

PLANTING SCHEDULE - SHEET 4 OF 7

Status

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Datum

HB2000

Council Ref.

AS SHOWN

Size

A3

Drawing Number

H20210017-GRO-L834

Revision

2

Rev	Date	Description	Appr	Issued
1	23/06/2021	FOR APPROVAL	KRC	GG
2	29/07/2021	FOR TAG APPROVAL	KRC	GG
3	05/11/2021	SQZ REVISION FOR APPROVAL	KRC	GG

KAINGA ORA - SUSSEX GROVE							Job no.		H20210017
MASTER PLANTING SCHEDULE			(e)-evergreen (d)-deciduous						27/06/2021
LOT 16									
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY
FRUIT TREES									
DWF apl	Dwarf Apple 'Blush Babe' (d)	Apple Tree	5-7m	3-5m	2m	0.8-1m	As Shown	PB 95	1
DWF fei	Acca sellowiana (d)	Feijoa Apollo	3-10m	3-5m	2m	0.8-1m	As Shown	PB 95	1
SHRUBS									
PHO GD	Phormium 'Green Dwarf'	Emerald Gem Flax	1m	1m	0.1-0.2m	0.05-0.1m	As Shown	PB 3/2ltr	4
GROUNDCOVERS									
AGA LBB	Agapanthus 'Little Boy Blue'	Seedless Agapantha	0.75m	0.75m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	5
AST fra	Astelia fragrans	Kakana/Bush Flax	1m	1m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	5
APO sim	Apodasmia similis	Oioi	1m	.5m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	6
DIA nig	Dianella nigra	Turutu	0.6m	0.6m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	8

KAINGA ORA - SUSSEX GROVE								Job no.	H20210017
MASTER PLANTING SCHEDULE					(e)-evergreen	(d)-deciduous			27/06/2021
LOT 17									
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY
	FRUIT TREES								
DWF fei	Acca sellowiana (d)	Feijoa Apollo	3-10m	3-5m	2m	0.8-1m	As Shown	PB 95	1
DWF ora	Dwarf Mandarin 'Encore'	Orange Tree	3-6m	4-6m	2m	0.8-1m	As Shown	PB 95	1
	SHRUBS								
PHO GD	Phormium 'Green Dwarf'	Emerald Gem Flax	1m	1m	0.1-0.2m	0.05-0.1m	As Shown	PB 3/2ltr	4
	GROUNDCOVERS								
AGA pav	Agapanthus 'Pavlova'	Seedless Agapanthus	0.75m	0.75m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	5
AST fra	Astelia fragrans	Kakana/Bush Flax	1m	1m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	5
APO sim	Apodasmia similis	Oioi	1m	.5m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	6
DIA nig	Dianella nigra	Turutu	0.6m	0.6m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	8

KAINGA ORA - SUSSEX GROVE							Job no.		H20210017
MASTER PLANTING SCHEDULE			(e)-evergreen (d)-deciduous				04/11/2021		
LOT 18									
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY
	FRUIT TREES								
DWF apl	Dwarf Apple 'Blush Babe' (d)	Apple Tree	5-7m	3-5m	2m	0.8-1m	As Shown	PB 95	1
DWF ora	Dwarf Mandarin 'Encore'	Orange Tree	3-6m	4-6m	2m	0.8-1m	As Shown	PB 95	1
	SHRUBS								
PHO GD	Phormium 'Green Dwarf'	Emerald Gem Flax	1m	1m	0.1-0.2m	0.05-0.1m	As Shown	PB 3/2ltr	28
	GROUNDCOVERS								
AGA LBB	Agapanthus 'Little Boy Blue'	Seedless Agapanthus	0.75m	0.75m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	20
HEB WM	Hebe 'Wiri Mist'	Dwarf Hebe	0.5-0.6m	1m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	4

KAINGA ORA - SUSSEX GROVE								Job no.	H20210017
MASTER PLANTING SCHEDULE			(e)-evergreen (d)-deciduous						27/06/2021
LOT 19									
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY
	TREES								
ALE exc	Alcornoque excelsus (e)	Titoki	15m	4m	2m	0.8-1m	As Shown	PB 95	
	TREES ONLY TO BE INSTALLED IF EXISTING TREE IS REMOVED								
CER FP	Cercis 'Forest Pansy' (d) (or similar)	Forest Pansy	3-4m	3-4m	2m	0.8-1m	As Shown	PB 96	1
LIR ARN	Liriodendron 'Arnold' (d) (or similar)	Tulip Tree	6-8m	5-7m	2m	0.8-1m	As Shown	PB 95	1
	FRUIT TREES								
DWF fei	Acca sellowiana (d)	Feijoa Apollo	3-10m	3-5m	2m	0.8-1m	As Shown	PB 95	1
DWF ora	Dwarf Mandarin 'Encore'	Orange Tree	3-6m	4-6m	2m	0.8-1m	As Shown	PB 95	1
	SHRUBS								
COR GG	Corokia 'Geentys Green'	Corokia	2-3m	2m	0.3-0.5m	0.1-0.2m	600 cntrs	PB 3/2ltr	5
PHO GD	Phormium 'Green Dwarf'	Emerald Gem Flax	1m	1m	0.1-0.2m	0.05-0.1m	As Shown	PB 3/2ltr	14
	GROUNDCOVERS								
AGA pav	Agapanthus 'Pavlova'	Seedless Agapanthus	0.75m	0.75m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	25
ART dir	Arthropodium cirratum	Renga Renga Lily	1m	1m	0.1-0.2m	0.05-0.1m	600 cntrs	PB 3/2ltr	20
AST fra	Astelia fragrans	Kakana/Bush Flax	1m	1m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	
CAR buc	Carex buchananii	Leatherleaf Sedge	0.6m	0.4m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	20

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Drawn	DL	Date	15/06/2021	
Checked	GG	Date	15/06/2021	
Designed	DNL + CREATEUS G	Date		
Approved	KRC	Date	15/06/2021	
Client				
KAINGA ORA HOMES AND COMMUNITIES				
PROPOSED SUBDIVISION OF LOTS 125 - 129 & 135 - 136 & 138 DP 9139, MAYFAIR, HASTINGS				
1015-1023 SUSSEX ST & 1012-1014, 1018 GROVE RD LANDSCAPE WORKS PLANTING SCHEDULE - SHEET 5 OF 7				
Status				
FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES				
Date	HB2000	Council Ref.	Scale	A3
			AS SHOWN	
Drawing Number		Revision		
H20210017-GRO-L835		3		

Rev	Date	Description	Appr	Issued
1	23/06/2021	FOR APPROVAL	KRC	GG
2	29/07/2021	FOR TAG APPROVAL	KRC	GG
3	24/08/2021	FOR RC APPROVAL	KRC	GG
4	05/11/2021	S92 REVISION FOR APPROVAL	KRC	GG

KAINGA ORA - SUSSEX GROVE									Job no.	H20210017
MASTER PLANTING SCHEDULE					(e)-evergreen (d)-deciduous				23/08/2021	
LOT 20										
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY	
	TREES									
COR WW	Cornus 'White Wonder' (d)	Dogwood	3-4m	2-3m	2m	0.8-1m	As Shown	PB 95	1	
	FRUIT TREES									
DWF apl	Dwarf Apple 'Blush Babe' (d)	Apple Tree	5-7m	3-5m	2m	0.8-1m	As Shown	PB 95	1	
DWF ora	Dwarf Mandarin 'Encore'	Orange Tree	3-6m	4-6m	2m	0.8-1m	As Shown	PB 95	1	
	SHRUBS									
PHO GD	Phormium 'Green Dwarf'	Emerald Gem Flax	1m	1m	0.1-0.2m	0.05-0.1m	As Shown	PB 3/2ltr	17	
	GROUNDCOVERS									
AGA LBB	Agapanthus 'Little Boy Blue'	Seedless Agapantha	0.75m	0.75m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	24	
AST fra	Astelia fragrans	Kakana/Bush Flax	1m	1m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	16	

KAINGA ORA - SUSSEX GROVE								Job no.	H20210017
MASTER PLANTING SCHEDULE					(e)-evergreen	(d)-deciduous			04/11/2021
LOT 21									
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY
	TREES								
CER FP	Cercis 'Forest Pansy' (d) (or similar)	Forest Pansy	3-4m	3-4m	2m	0.8-1m	As Shown	PB 96	2
	FRUIT TREES								
DWF apl	Dwarf Apple 'Blush Babe' (d)	Apple Tree	5-7m	3-5m	2m	0.8-1m	As Shown	PB 95	1
	SHRUBS								
PIT FF	Pittosporum 'Frankies Folly'	Frankies Folly	0.7m	0.7m	0.3-0.5m	0.1-0.2m	600 cntrs	PB 3/2ltr	10
	GROUNDCOVERS								
AGA LBB	Agapanthus 'Little Boy Blue'	Seedless Agapanthus	0.75m	0.75m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	30
ART dir	Arthropodium cirratum	Renga Renga Lily	1m	1m	0.1-0.2m	0.05-0.1m	600 cntrs	PB 3/2ltr	10
AST fra	Astelia fragrans	Kakana/Bush Flax	1m	1m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	21
DIA nig	Dianella nigra	Turutu	0.6m	0.6m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	37

KAINGA ORA - SUSSEX GROVE							Job no.		H20210017
MASTER PLANTING SCHEDULE				(e) - evergreen (d) - deciduous					04/11/2021
LOT 23									
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY
TREES									
ACE pal	Acer palmatum (d) (or similar)	Japanese maple	2-8m	2-8m	2m	0.8-1m	As Shown	PB 95	1
COR WW	Cornus 'White Wonder' (d)	Dogwood	3-4m	2-3m	2m	0.8-1m	As Shown	PB 95	2
FRUIT TREES									
DWF fei	Acca sellowiana (d)	Feijoa Apollo	3-10m	3-5m	2m	0.8-1m	As Shown	PB 95	1
SHRUBS									
PIT FF	Pittosporum 'Frankies Folly'	Frankies Folly	0.7m	0.7m	0.3-0.5m	0.1-0.2m	600 cntrs	PB 3/2ltr	17
GROUNDCOVERS									
AGA LBB	Agapanthus 'Little Boy Blue'	Seedless Agapantha	0.75m	0.75m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	22
ART cir	Arthropodium cirratum	Renga Renga Lily	1m	1m	0.1-0.2m	0.05-0.1m	600 cntrs	PB 3/2ltr	10
AST fra	Astelia fragrans	Kakana/Bush Flax	1m	1m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	16
DIA nig	Dianella nigra	Turutu	0.6m	0.6m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	18

KAINGA ORA - SUSSEX GROVE								Job no.	H20210017
MASTER PLANTING SCHEDULE				(e)-evergreen (d)-deciduous					27/06/2021
LOT 22									
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY
	TREES								
COR WW	Cornus 'White Wonder' (d)	Dogwood	3-4m	2-3m	2m	0.8-1m	As Shown	PB 95	1
	FRUIT TREES								
DWF apl	Dwarf Apple 'Blush Babe' (d)	Apple Tree	5-7m	3-5m	2m	0.8-1m	As Shown	PB 95	1
DWF ora	Dwarf Mandarin 'Encore'	Orange Tree	3-6m	4-6m	2m	0.8-1m	As Shown	PB 95	1
	SHRUBS								
PHO GD	Phormium 'Green Dwarf'	Emerald Gem Flax	1m	1m	0.1-0.2m	0.05-0.1m	As Shown	PB 3/2ltr	13
	GROUNDCOVERS								
AGA pav	Agapanthus 'Pavlova'	Seedless Agapanthus	0.75m	0.75m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	17
AST fra	Astelia fragrans	Kakana/Bush Flax	1m	1m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	29
DIA nig	Dianella nigra	Turutu	0.6m	0.6m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	17
HEB WM	Hebe 'Wiri Mist'	Dwarf Hebe	0.5-0.6m	1m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	6



DEVELOPMENT

Nous

SURVEYING • JUBAN DESIGN • ENGINEERING • TOWN PLANNING

ENVIRONMENTAL • LANDSCAPE ARCHITECTURE

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Drawn	Date	
DL	15/06/2021	
Checked	Date	
GG	15/06/2021	
Designed	Date	
DNL + CREATEUS G		
Approved	Date	
KRC	15/06/2021	
Client		
KANA ORA HOMES AND COMMUNITIES		
PROPOSED SUBDIVISION OF LOTS 125 - 129 & 135 - 136 & 138 DP 9139, MAYFAIR, HASTINGS		
1015-1023 SUSSEX ST & 1012-1014, 1018 GROVE RD LANDSCAPE WORKS PLANTING SCHEDULE - SHEET 6 OF 7		
Status <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 5px;">NOT TO BE USED FOR CONSTRUCTION PURPOSES</div> <div style="text-align: center;"> <h2 style="margin: 0;">FOR APPROVAL</h2> </div> </div>		
Datum	Council Ref.	Scale
HB2000		AS SHOWN
Drawing Number		Size
		A3
<h2 style="margin: 0;">H20210017-GRO-L836</h2>		<h2 style="margin: 0;">4</h2>
		Revision

DATE PLOTTED: 11/05/2021 9:13:41 AM BY: GEMMA GULFORD

XREFs: H20210017_Hastings_T0_Sussex_Grove_LA_Base_OutMap_Sussex_Grove_Our_ACAD-21432101_Sussex_Grove_Top
CAD FILE: H:\2021\H20210017 - KOHC Hastings T0_3_Sussex_Grove\Landscapes\CAD_Sheets\H20210017-GRO-L831.dwg

KAINGA ORA - SUSSEX GROVE									
MASTER PLANTING SCHEDULE									
LOT 24									
(e)-evergreen (d)-deciduous									
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY
TREES									
CER FP	Cercis 'Forest Pansy' (d) (or similar)	Forest Pansy	3-4m	3-4m	2m	0.8-1m	As Shown	PB 96	2
COR WW	Cornus 'White Wonder' (d)	Dogwood	3-4m	2-3m	2m	0.8-1m	As Shown	PB 95	1
FRUIT TREES									
DWF apl	Dwarf Apple 'Blush Babe' (d)	Apple Tree	5-7m	3-5m	2m	0.8-1m	As Shown	PB 95	1
SHRUBS									
PHO GD	Phormium 'Green Dwarf'	Emerald Gem Flax	1m	1m	0.1-0.2m	0.05-0.1m	As Shown	PB 3/2ltr	29
PIT FF	Pittosporum 'Frankies Folly'	Frankies Folly	0.7m	0.7m	0.3-0.5m	0.1-0.2m	600 cntrs	PB 3/2ltr	12
GROUNDCOVERS									
AGA pav	Agapanthus 'Pavlova'	Seedless Agapanthus	0.75m	0.75m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	22
ART cir	Arthropodium cirratum	Renga Renga Lily	1m	1m	0.1-0.2m	0.05-0.1m	600 cntrs	PB 3/2ltr	4
AST fra	Astellia fragrans	Kakana/Bush Flax	1m	1m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	6
DIA nig	Dianella nigra	Turuturu	0.6m	0.6m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	20

KAINGA ORA - SUSSEX GROVE									
MASTER PLANTING SCHEDULE									
JOAL									
(e)-evergreen (d)-deciduous									
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT AT INSTALL	SPREAD AT INSTALL	RATE	POT SIZE	QTY
TREES									
LIR ARN	Liriodendron 'Arnold' (d) (or similar)	Tulip Tree	6-8m	5-7m	2m	0.8-1m	As Shown	PB 95	8
SHRUBS									
COR GG	Corokia 'Geentys Green'	Corokia	2-3m	2m	0.3-0.5m	0.1-0.2m	600 cntrs	PB 3/2ltr	39
PHO GD	Phormium 'Green Dwarf'	Emerald Gem Flax	1m	1m	0.1-0.2m	0.05-0.1m	600 cntrs	PB 3/2ltr	44
PIT FF	Pittosporum 'Frankies Folly'	Frankies Folly	0.7m	0.7m	0.3-0.5m	0.1-0.2m	600 cntrs	PB 3/2ltr	21
GROUNDCOVERS									
APO sim	Apodasmia similis	Oioi	1m	.5m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	54
CAR buc	Carex buechananii	Leatherleaf Sedge	0.6m	0.4m	0.1-0.2m	0.05-0.1m	500 cntrs	PB 3/2ltr	285
CLIMBERS									
FIC pum	Ficus pumila	Climbing Fig	2m	2m	0.1-0.2m	0.05-0.1m	As Shown	PB 3/2ltr	27

4

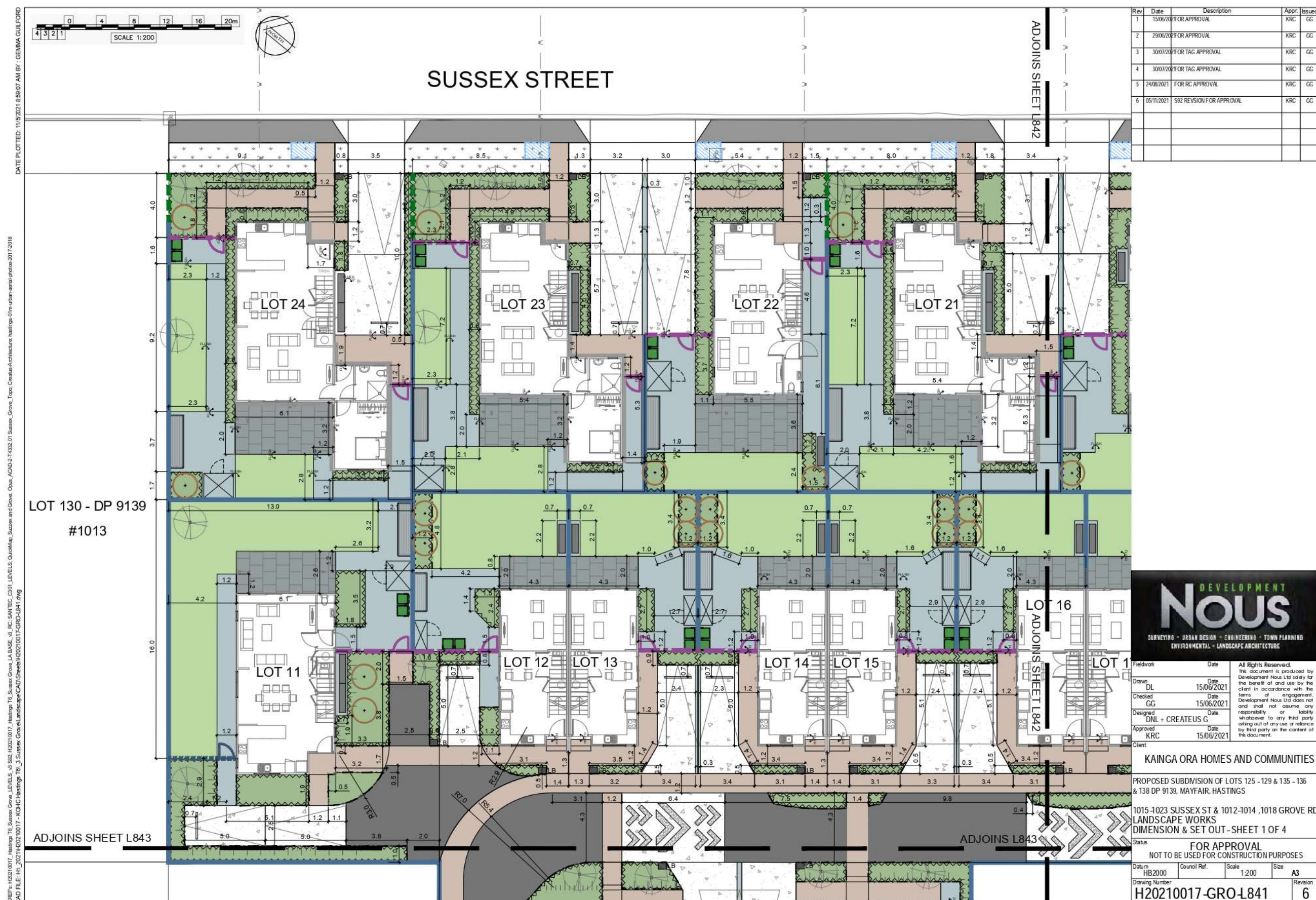
Rev	Date	Description	Appr.	Issued
1	23/06/2021	FOR APPROVAL	KRC	GG
2	29/01/2021	FOR TAC APPROVAL	KRC	GG
3	24/08/2021	FOR RC APPROVAL	KRC	GG
4	05/11/2021	S92 REVISION FOR APPROVAL	KRC	GG

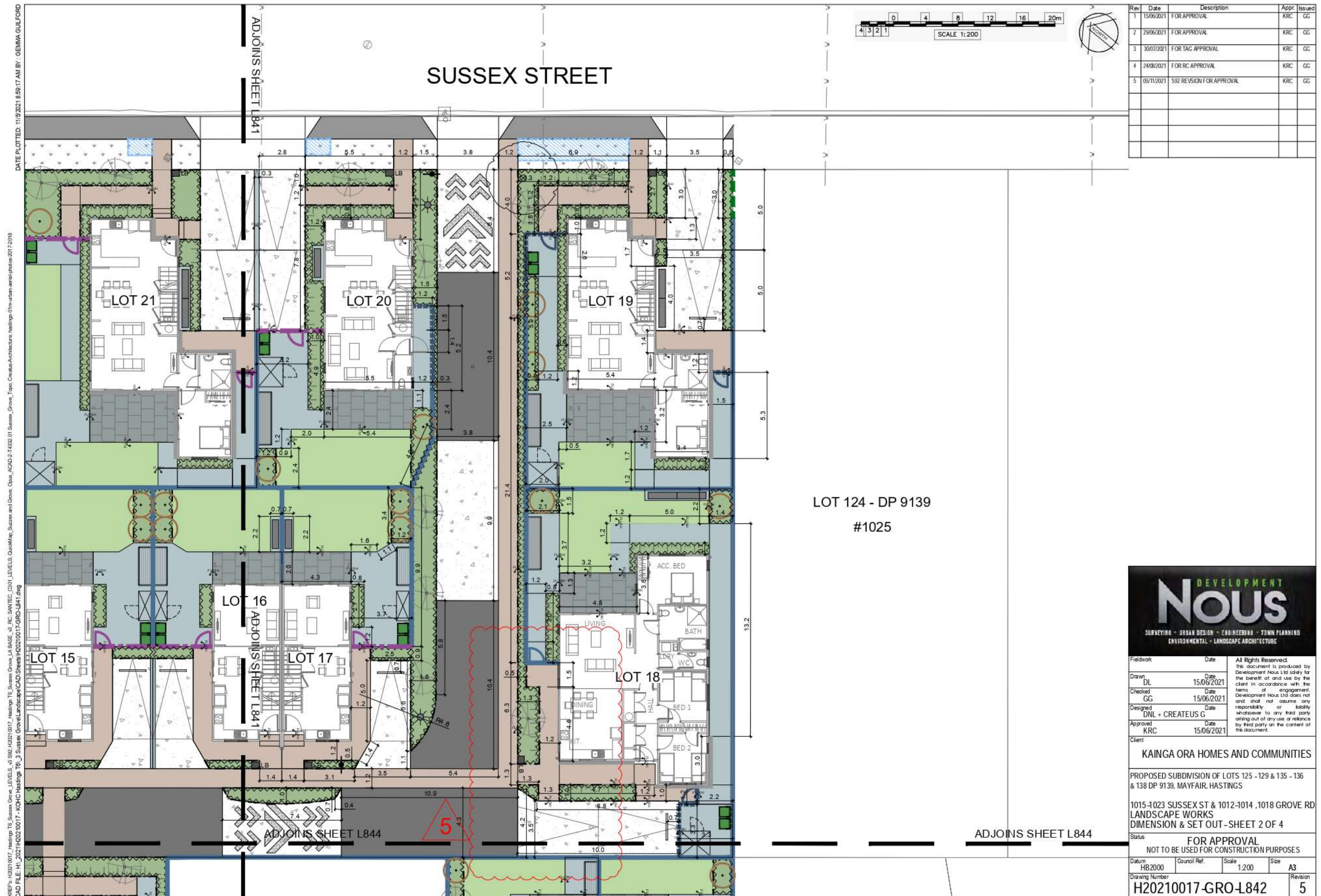
DEVELOPMENT

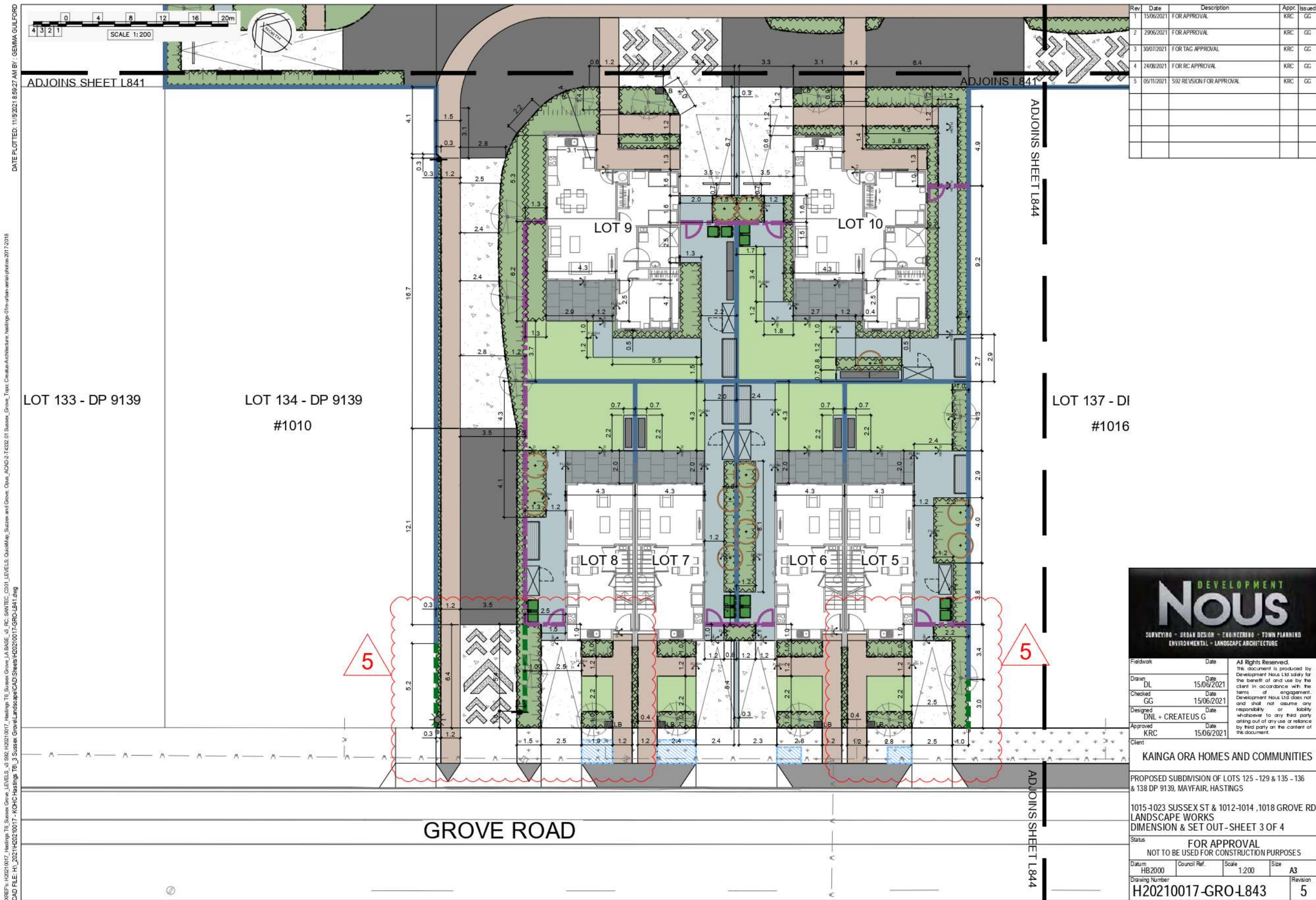
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Drawn	Date				
DL	15/06/2021				
Checked	Date				
GG	15/06/2021				
Designed	Date	DNL + CREATEUS G			
Approved	Date	KRC 15/06/2021			
Client					
KAINGA ORA HOMES AND COMMUNITIES					
PROPOSED SUBDIVISION OF LOTS 125 - 129 & 135 - 136 & 138 DP 9139, MAYFAIR, HASTINGS					
1015-1023 SUSSEX ST & 1012-1014, 1018 GROVE RD LANDSCAPE WORKS PLANTING SCHEDULE - SHEET 7 OF 7					
Status					
FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES					
Datum	Council Ref.	Scale	Size		
HB2000		AS SHOWN	A3		
Drawing Number		Revision			
H20210017-GRO-L837		4			

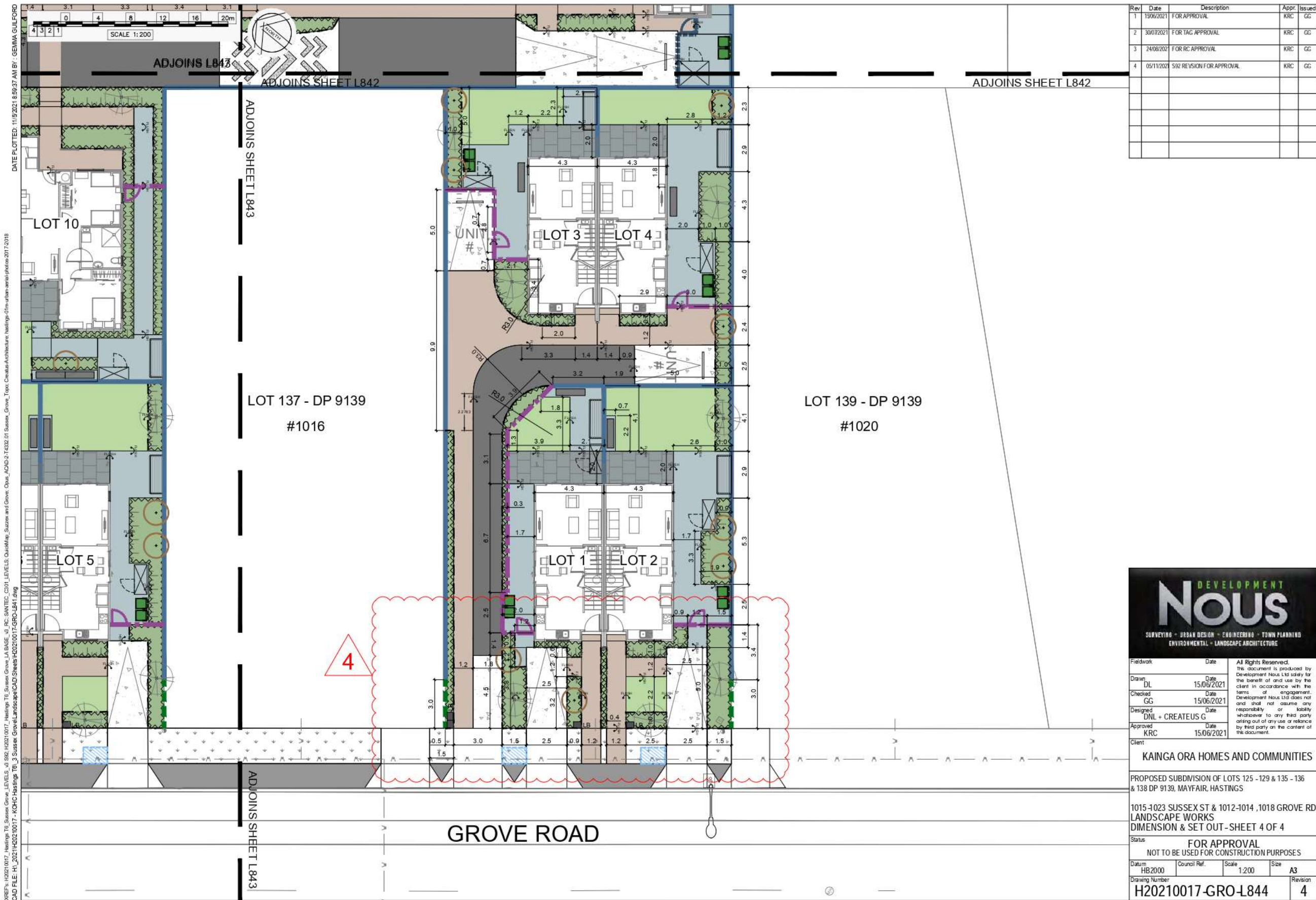






Item 2

Attachment 5



Item 2

Attachment 5



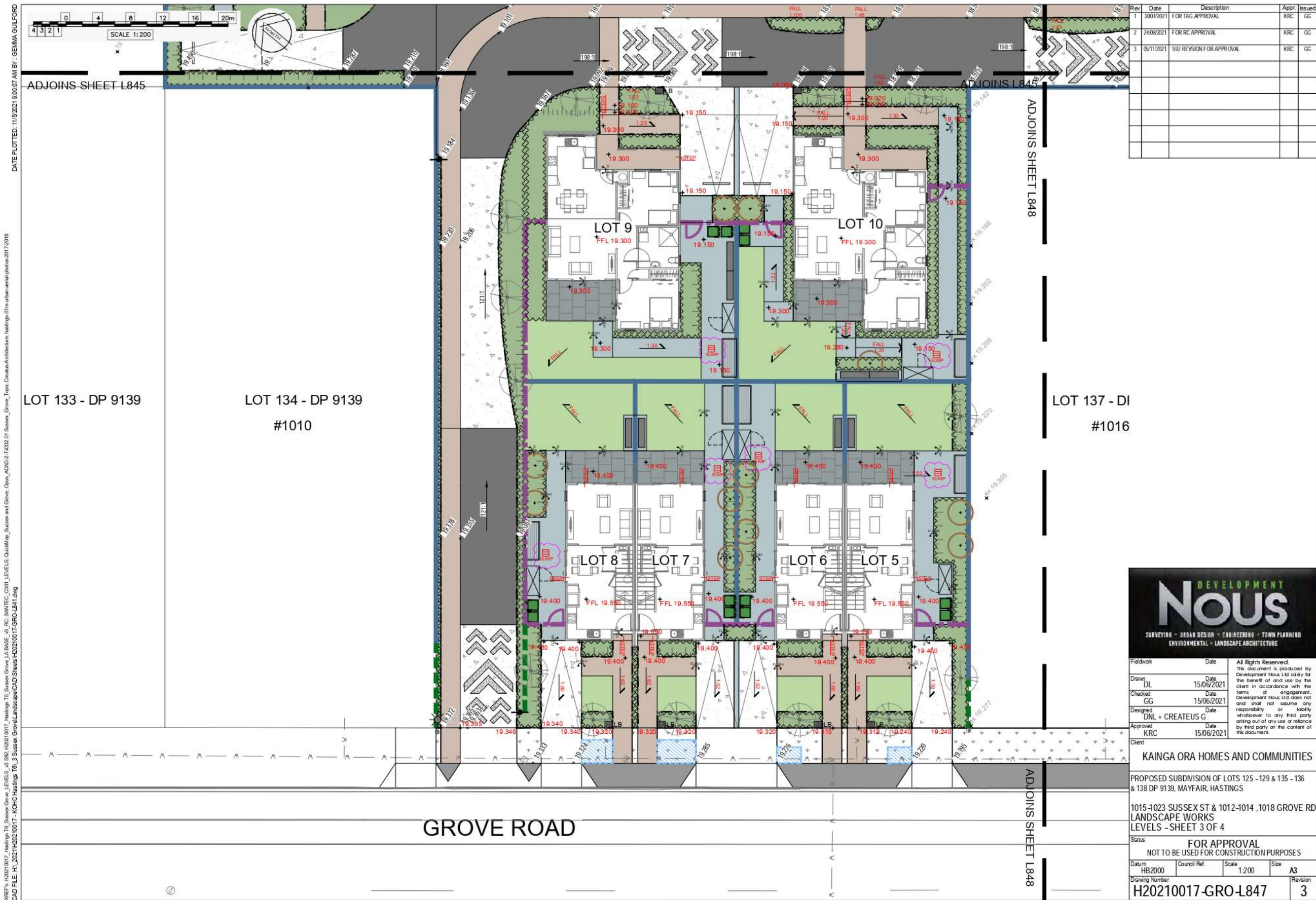
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1	30/07/2021	FOR TAG APPROVAL	KRC	GG
2	30/07/2021	FOR TAG APPROVAL	KRC	GG
3	24/08/2021	FOR RC APPROVAL	KRC	GG
4	05/11/2021	S92 REVISION FOR APPROVAL	KRC	GG

DATE PLOTTED: 11/12/2021 8:59:45 AM BY: GEMMA GULFORD
XREF: H20210017_Hastings T6_Sussex Grove LA BASE.dwg, RC SANITED, C301 LEVELS, Quiddling, Sussex and Grove, Opus, A000, 2-14302, 01 Sussex, Grove, Topo, CreateurArchitecture, Hastings, Of an urban aerial photos 2017-2018
CAD FILE: H20210017 - KOHC Hastings T6_3 Sussex Grove Landscape CAD Sheets H20210017-GRO-L841.dwg

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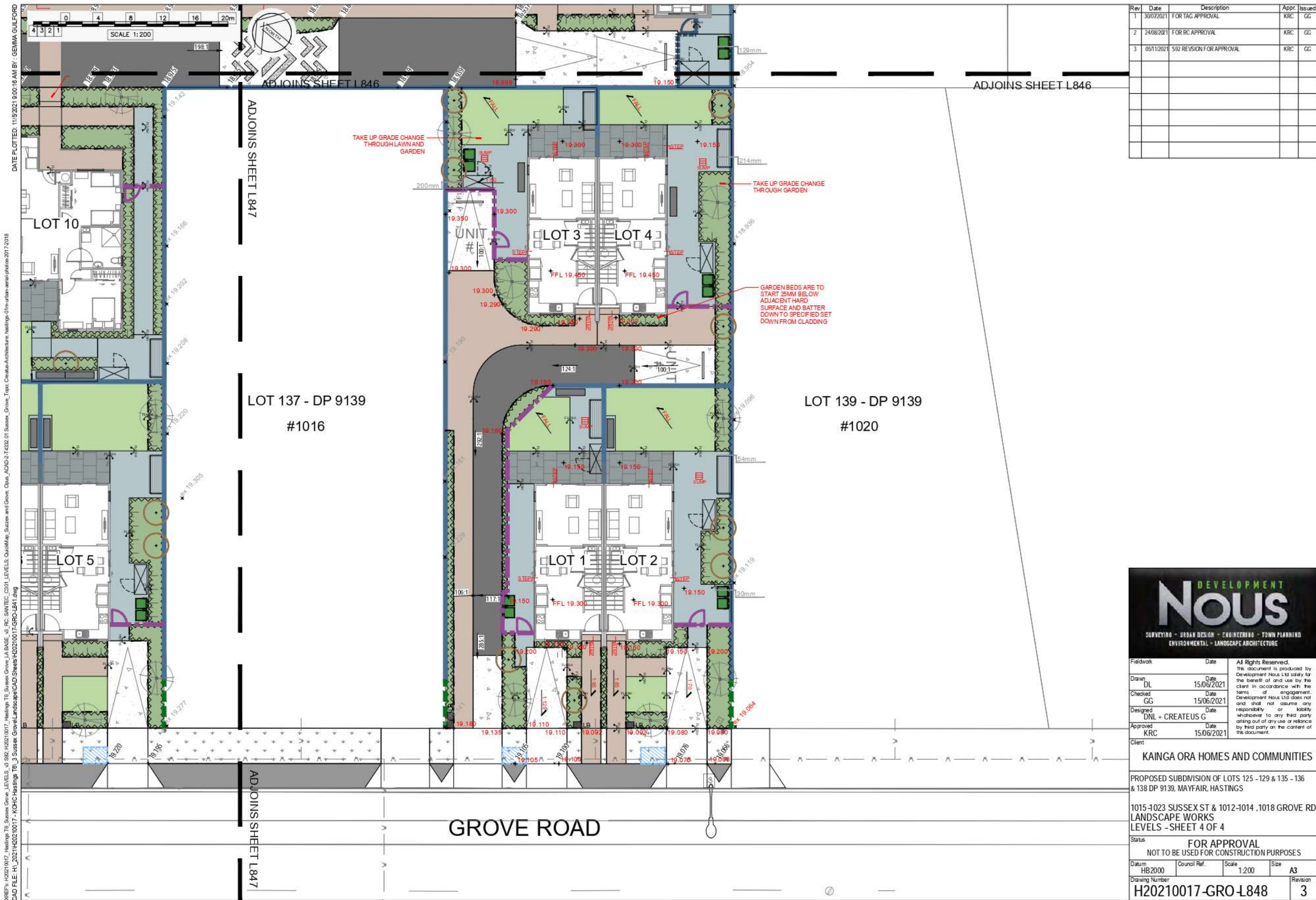
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Drawn	DL 15/06/2021	
Checked	GG 15/06/2021	
Designed	DNL + CREATEUS G	
Approved	KRC 15/06/2021	
Client	KAINGA ORA HOMES AND COMMUNITIES	
PROPOSED SUBDIVISION OF LOTS 125 - 129 & 135 - 136 & 138 DP 9139, MAYFAIR, HASTINGS		
1015-1023 SUSSEX ST & 1012-1014, 1018 GROVE RD LANDSCAPE WORKS LEVELS - SHEET 1 OF 4		
Status FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Datum	HB2000	Council Ref.
Scale	1:200	Size
Drawing Number	H20210017-GRO-L845	Revision
		4

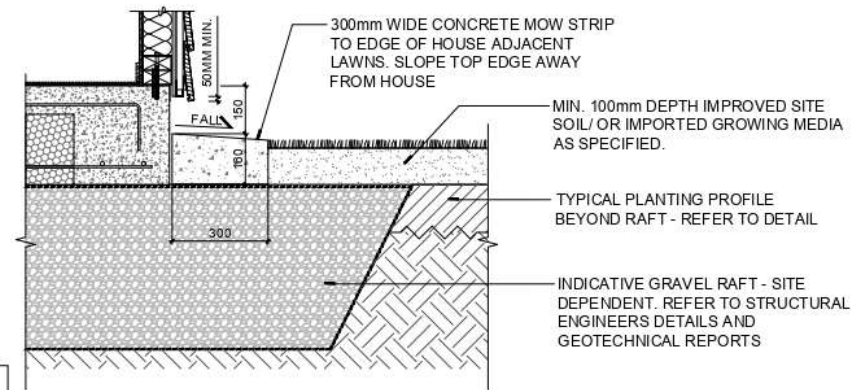




Item 2

Attachment 5

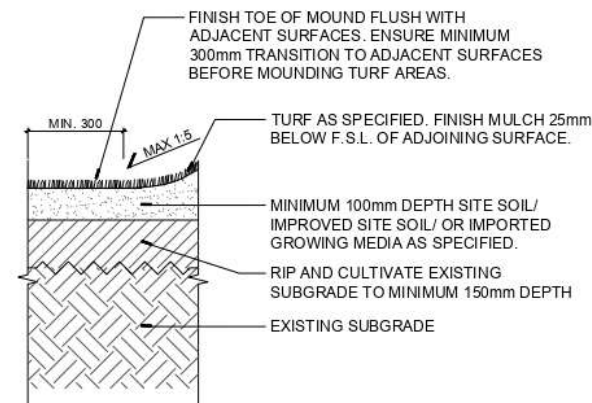




01 TYPICAL GARDEN BED ON GRAVEL RAFT

02 TYPICAL LAWN ON GRAVEL RAFT

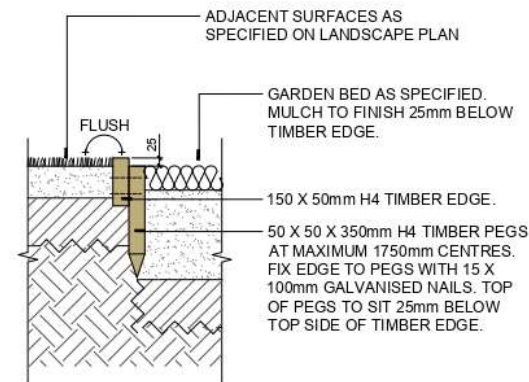
- NOTES:
- TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEERS GRAVEL RAFT DETAILS AND RECOMMENDATIONS
 - TO BE USED IN CONJUNCTION WITH GEOTECHNICAL ENGINEERS REPORT AND RECOMMENDATIONS
 - REFER TO LANDSCAPE GUIDE KOHC - LANDSCAPE DESIGN GUIDE FOR STATE HOUSES FOR LANDSCAPE SPECIFICATIONS



03 TYPICAL GARDEN BED

04 TYPICAL LAWN

SLOPES TO MOUNDS SHALL BE NO GREATER THAN 1: 3 IN GARDEN AREAS AND 1: 5 IN TURFED AREAS UNLESS OTHERWISE SHOWN ON PLAN.

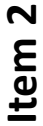


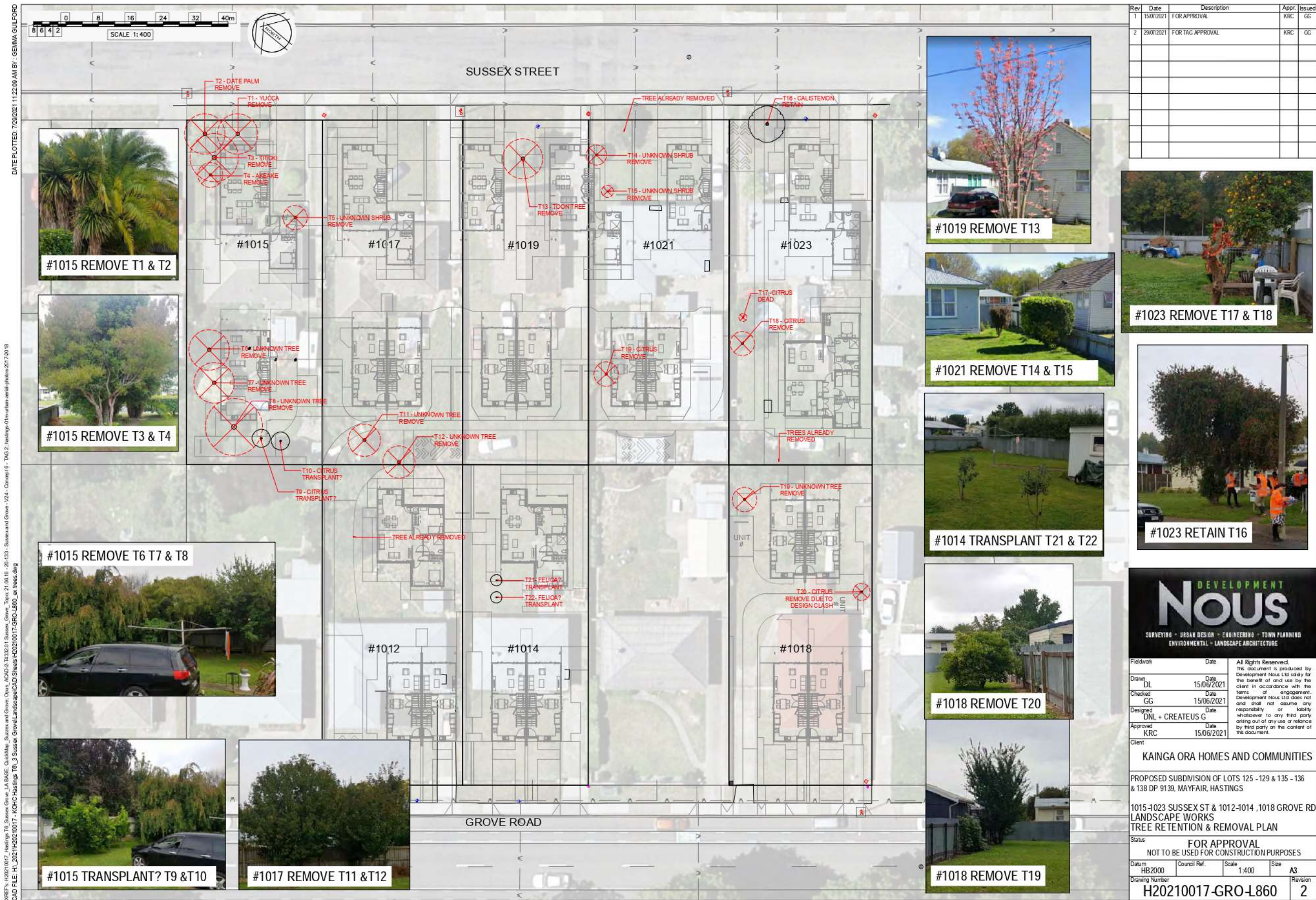
05 RAISED TIMBER EDGE

06 FLUSH TIMBER EDGE

[illegible]

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Drawn DL	15/06/2021		
Checked GG	15/06/2021		
Designed DNL + CREATUS G			
Approved KRC	15/06/2021		
Client:			
KAINGA ORA HOMES AND COMMUNITIES			
PROPOSED SUBDIVISION OF LOTS 125 - 129 & 135 - 136 & 138 DP 9139, LAMFAIR, HASTINGS			
1015-1023 SUSSEX ST & 1012-1014, 1018 GROVE RD LANDSCAPE WORKS LANDSCAPE DETAILS - SHEET 1 OF 1			
Status: FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Datum: HB2000	Control Ref:	Scale: 1:20	Size: A3
Drawing Number: H20210017-GRO-L851			Revision: 1





Item 2

Attachment 5



8.23am

HASTINGS DISTRICT COUNCIL
207 Lynden Road East
Hastings 4122
Private Bag 9002
Phone 06 871 9000
www.hastingsdc.govt.nz
TE KAUNIHERA O HERETAUNGA

SUBMISSION ON LIMITED NOTIFIED RESOURCE CONSENT APPLICATION: RMA20210495

FORM 13 Resource Management (Forms, Fees, and Procedure) Regulations 2003

Date Submission Received:

Date Submissions Close: 5:00 pm Tuesday 3rd May 2022

To: Caleb Sutton
Environmental Consents Manager
Planning & Regulatory Services
Hastings District Council
Private Bag 9002
Hastings 4156

PERSON(S) MAKING SUBMISSION:

Full Name of Submitter(s):

APPLICATION

This is a submission on a resource consent application from Kainga Ora Homes and Communities to redevelop the residential land located at 1012, 1014, 1018 Grove Road, and 1015-1023 Sussex Street Hastings to construct 24 new dwellings for social housing on the eight existing titles. This application is for both a land use consent and a subdivision consent.



HASTINGS DISTRICT COUNCIL
207 Lynden Road East
Hastings 4122
Private Bag 9002
Phone 06 871 5000
www.hastingsdc.govt.nz
TE KAUNHERA O HERETAUNGA

1. The specific parts of the application that my submission relates to are:

(Please continue on separate sheet(s) if necessary)

Building size and scale, Density, vehicle overflow
removal of contaminated soil & safety/Health
loss of privacy, Non complying subdivisions
flooding issues.

2. My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views. (Please continue on separate sheet(s) if necessary)

Oppose - I feel too many building codes are
non compliant or breached, too justify larger
houses, contaminated soil becoming airborne during
removal & loss of privacy is enough to oppose
this.

3. I / We seek the following decision from the Hastings District Council (as consent authority):
(Please give precise details, including whether you wish the applicant to be granted or declined or are neutral, and if applicable, the parts of the application you wish to have amended and the general nature of any conditions sought) (Please continue on separate sheet(s) if necessary)

We wish for the applicant to be denied or
declined. Reduction of Building size & scale, density
& possible boundary issues



HASTINGS DISTRICT COUNCIL
207 Lynden Road East
Hastings 4122
Private Bag 9002
Phone 06 871 5000
www.hastingsdc.govt.nz
TE KAUNIHERA O HERETAUNGA

4. I wish to be heard in support of my submissions, or ☒
I do not wish to be heard in support of my submissions ☐
5. If others make a similar submission I will consider presenting
a joint case with them at any hearing, or ☒
I do not wish to present a joint case ☐

Signed:

Date: 10.5.22

Postal address for service of submitter: (If an organisation, include contact person)

1016 Grove Rd, Mayfair, Hastings

Daytime Phone No: 021 740 345

E-Mail: emswilkinson97@gmail.com

Note:

1. The closing date for serving submissions on the consent authority is the 20th working day after Limited Notification is given under Section 95B of the Resource Management Act 1991.
2. You must serve a copy of your submission on the applicant (details in attached application) as soon as reasonably practicable after you have served your submission on the Hastings District Council.
3. A signature is not required if you make your submission by electronic means.
4. If you wish for the application to be heard by independent commissioner(s) rather than the council, this can be requested up until 5 working days after the close of submissions. (Note: requesting independent commissioner(s) is subject to costs).
5. No submission can be made in regard to trade competition.
6. All submissions (including name and contact details) are published and made available to elected members and the public. Personal information will also be used for the administration of this resource consent.



KOHC HT 06 GROVE ROAD – Study of Development on 1016 Grove Road.

1. EXISTING SITUATION - LOCATION

1016 Grove Road is situated adjacent to Windsor Park /Splash Planet with an extensive green spaces outlook.

The house has small electrical transformer which will remain in place upon completion of the project.



Item 2

Attachment 7





POTENTIAL LAYOUT TO HDC ANTICIPATED BASELINE
Scale 1:300



HASTINGS TRANCHE 6
1015-1023 Sussex Street and 1012-1014 Grove Road, Mahora, Hastings
UNIT SUMMARY
16 Houses / 90 Beds

Rev	Date	Issue	Ch	Change	Int
a	16/06/2021	Preliminary Working Drawings			RA

Client
Kainga Ora Homes and Communities
Project
KOHHC HT6
1012-1014 & 1018 Grove Rd.
1015-1023 Sussex St., Hastings
Drawing
Proposed Site Plan

Designer	BM	Job No.	21-133	Sheet No.	101
Drawn	RA	Issue Type	PWD	Sheet Revision	a
Printed Date	26/05/2022				

RC Sheet Index B1	
ID	Sheet Name
B1-A1000	Cover Page
B1-A1100	GA Plans
B1-A1200	Elevations

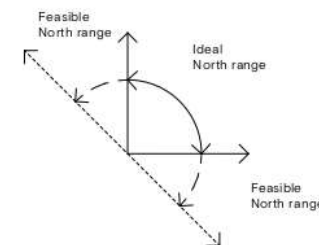
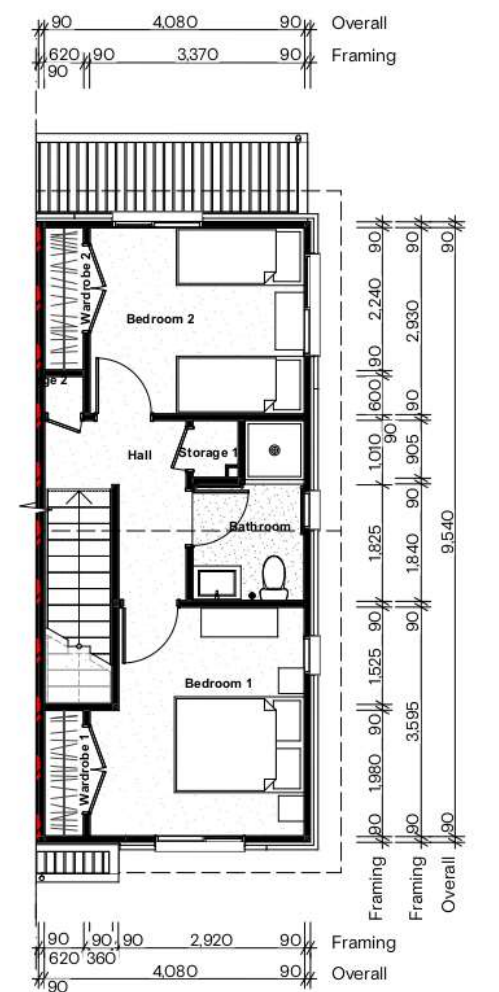
Multi Proof 2
Bed Duplex
Type B1

Project number: 17086
Kāinga Ora

For Resource Consent

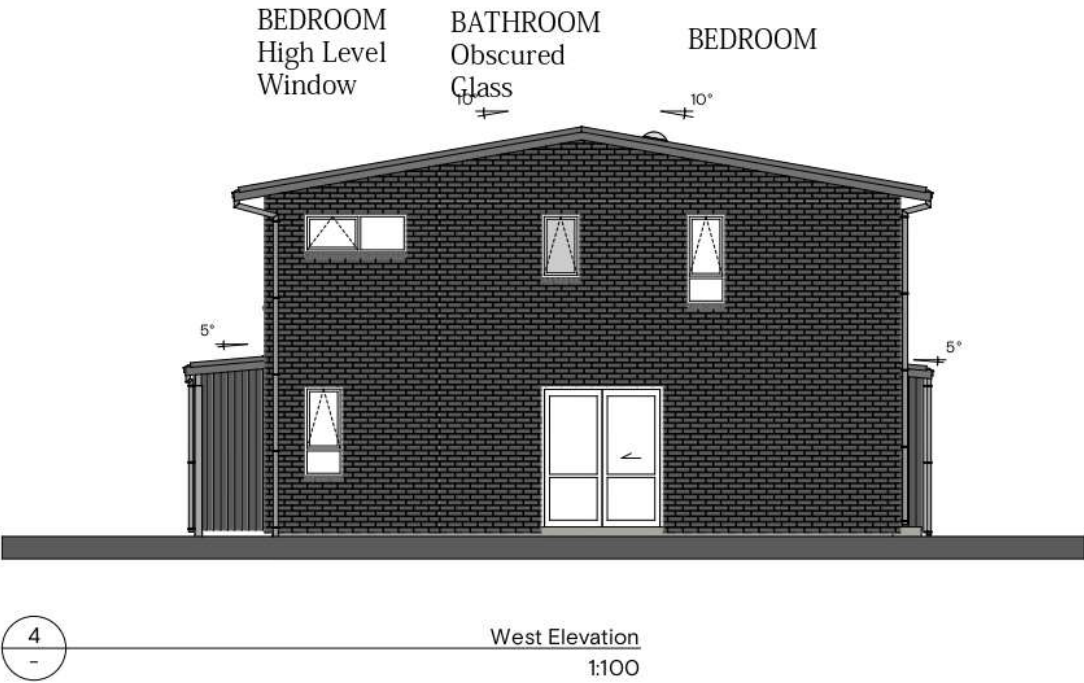
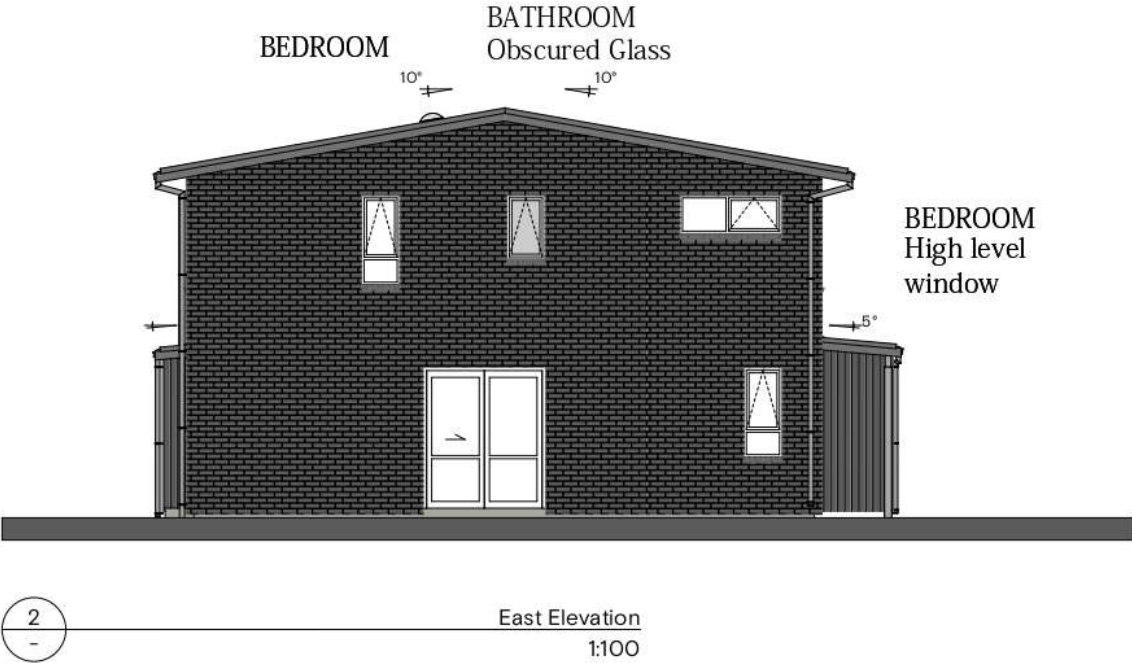
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2BD Area Schedule			
	Zone Name	Area	Target Area
1, ROOM			
	Bathroom	4.18	
	Bedroom 1	11.39	10.00
	Bedroom 2	9.87	9.00
	Hall	4.24	
		29.68 m ²	
2, KDL			
	Dining	7.40	
	Kitchen	10.85	
	Living	15.34	
		33.59 m ²	36.00
3, STORAGE			
	Laundry	1.39	
	Storage 1	0.66	
	Storage 2	0.37	
	Storage 3	1.36	
	Wardrobe 1	1.23	
	Wardrobe 2	1.39	
		6.40 m ²	2.00
4, GFA			
	First Floor	41.50	
	Ground Floor	40.70	
		82.20 m ²	82.00

House designs are able to attain a 3 star Lifemark rating where at least one car parking space, or approved "drop off zone" is provided with (or is able to be adapted to) a minimum width of 3500mm and length of 4800mm within the property and access from this point to the front door via a 1200mm wide firm, step free pathway with a maximum slope of 1:16. For a 5 star Lifemark (for '+1' house types) the above must be provided and the carpark space is to have a maximum slope of 1:40. Landing to outside of front door to achieve slip resistant properties of R10 or a co-efficient rating of at least 0.4.



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Consultants
Structural Engineer **Blueprint Consulting Engineers**
Services Engineer **22 Degrees Ltd**
Acoustic Engineer **Earcon Ltd**
Fire Engineer **Cosgrove Ltd**
Framing Consultant **Buildable Layouts Ltd**

Elevations

Project
Multi Proof 2 Bed Duplex
Status
For Information

B1-A1200

Scale
1:100 @ A3
Date
4/09/2020
Rev.
03



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context

Architects

Client
Kainga Ora



Kainga Ora
Homes and Communities

Consultants

Structural Engineer
Services Engineer
Acoustic Engineer
Fire Engineer
Framing Consultant

Blueprint Consulting Engineers
22 Degrees Ltd
Earcon Ltd
Cosgrove Ltd
Buildable Layouts Ltd

Elevations

Project
Multi Proof 2 Bed Duplex

Status
For Information

B6-A1200

Scale
1:100 @ A3

Date
4/09/2020

Rev.
03

KOHC HT 06 GROVE ROAD – Study of Development on 1016 Grove Road.

SUN STUDY – DATE OF STUDY – MID-WINTER CONDITIONS



KOHC HT 06 GROVE ROAD – Study of Development on 1016 Grove Road.

