

Contact: Jason Kaye
Ref: H20210003

26 August 2021

The Chief Executive
Central Hawke's Bay District Council
PO Box 127
Waipawa 4240

Sent by email: philip.mckay@mitchelldash.co.nz

Development Nous Ltd
502 Karamu Road North
Hastings 4122
New Zealand
PO Box 385
Hastings 4156
New Zealand
06 876 2159

Dear Phillip,

RM210103 Resource Consent Application 312 Lot Subdivision – 1080, 1152, 1200 SH 50 and 604, 612 Wakarara Road, Ongaonga

Further Supporting Information

Subsequent to the submission of our s92 response on 05 August 2021, Robyn Burns at Council has advised that further information is considered necessary around the cumulative effects of on-site wastewater treatment arising from the subdivision. This letter seeks to provide further detail in that respect.

While not expressed as the concerns of Council, Robyn Burns has also advised us of general summary themes expressed through the Council's consultation meeting held with interested Ongaonga residents. While no response has been requested from us on the matters raised, we would like to take the opportunity to provide some commentary on the identified matters through this letter.

We have been asked to consider our position on (voluntary) notification of the application pursuant to s95A(3)(a), on the basis that the controlled status would ensure approval but with the benefit of enabling wider input on planning conditions. This letter provides formal response to that request.

As identified in correspondence, a draft remediation strategy discussed in the contamination assessment was not provided with the submission. This is appended to this letter.

On-site Wastewater Effects

On the basis of our experience with contemporary development throughout Hawke's Bay, the water demand of the vast majority of the created properties is expected to be met

through rainwater collection and storage. Principal reliance on the collection of water otherwise falling onto the site will result in the mass water balance of the site remaining similar to pre-development conditions.

Nutrient loading will increase, albeit within the designed allowances of the Regional Resource Management Plan and in the context of a rural environment and the alternative of continued rural use of the land.

Use of sub-surface drip dispersal discharges the treated wastewater to the upper soil layer. The soil activity in this layer is such that pathogens generally do not survive beyond 2m migration from the discharge point. Pathogen presence within the soil is also less of a risk to health than surface application from animals.

In recognition that the presence of pathogens within treated wastewater presents the most significant perceived risk of external effects from the site, the Applicant hereby amends the terms of the application to require any future homes constructed on the lots to provide wastewater treatment to a tertiary standard through the use of UV or similar disinfectant methods. This can be readily secured through imposition of a condition requiring a related consent notice to be registered on the record of title of the created lots. The following wording is offered in that respect, but we welcome discussion of wording refinement:

On-site Wastewater Treatment

The following consent notice shall be registered on the record of title of all lots other than road, access or reserve lots:

Details of on-site wastewater treatment to a tertiary level, achieved through UV or similar means of disinfectant, shall be provided with any application for building consent for a habitable building on the Lot. The tertiary treatment system shall be installed in accordance with the submitted details and maintained in good working order thereafter.

The proposed consent notice effectively captures the offered tertiary wastewater treatment requirement and reduces the risk of pathogens migrating from the site to negligible levels.

Feedback from Community Consultation Meeting

Robyn Burns provided a helpful informal summary of the discussion points raised in the community consultation meeting. These points were provided generally on the basis that they were her recollection of the discussion points and did not present a full and formal record of the discussion.

Scale of Development

Comprehension of the scale of the development is difficult in the absence of familiar reference points. The plan detailing the realignment of the southern overland flow

path/drain has been annotated to show large houses of 300m² and large detached 72m² garages. This may provide helpful context for appreciated of the lot scale.

Cumulative Effect of Wastewater Fields

As detailed separately in this letter, the application has been amended to require all future homes to have tertiary wastewater treatment. Nitrogen input to the site from the dispersal fields would be unlikely to match or exceed the levels generated by continued or intensified rural use of the land.

Demand on Aquifer

In response to the concerns of Ongaonga residents regarding increased demand on aquifer water supplies effectively competing with their existing extraction, the Applicant proposes the imposition of the requirement for all homes to include provision of roof water collection tanks for the supply of water and for any new bores on the created lots, additional to the roof water storage tanks, to meet the Regional Resource Management Plan definition of an efficient groundwater take including the use of a submersible pump.

For clarity the Regional Resource Management Plan definition of *efficient groundwater take* is:

Abstraction by a bore which penetrates the aquifer from which water is being drawn at a depth sufficient to enable water to be drawn all year (i.e. the bore depth is below the range of seasonable fluctuations in groundwater level), with the bore being adequately maintained, of sufficient diameter and screened to minimise drawdown, with a pump capable of drawing water from the base of the bore to the land surface.

The two offered requirements can be readily secured through imposition of suitably worded conditions requiring related consent notices to be registered on the record of title of the created lots. The following wording is offered in that respect, and we again welcome discussion of wording refinement:

Potable Water Storage Tank

The following consent notice shall be registered on the record of title of all lots other than road, access or reserve lots:

Any application for building consent for a habitable building shall include provision of roof water collection tanks for the supply of potable water. The rainwater tank storage system shall be installed in accordance with the submitted details and maintained in good working order thereafter. For clarity, this requirement does not preclude the installation of an alternative bore water supply.

Water Bores

The following consent notice shall be registered on the record of title of all lots other than road, access or reserve lots:

Any new water bore formed on the Lot shall be of sufficient depth to meet the Regional Resource Management Plan definition of an "efficient groundwater take" enabling continued supply of water through dry months and shall incorporate a submersible pump.

Firefighting Water Supply

Our understanding is that the Council addresses firefighting water supply at the time of building consent. For clarity, we expect Council to impose the requirement for new development to meet the applicable provisions of the New Zealand Fire Service Firefighting Water Supplies Code of Practice. This standard specifies pumped water storage supply requirements for sprinkler systems and gravity fed water supply volume, access and connection requirements for Fire Service use.

Reverse Sensitivity

The s92 request from the Council raised the issue of reverse sensitivity and the Applicant has confirmed the acceptance of the imposition of a no complaints covenant on the lots backing onto the western and northern site boundaries, adjoining rural activities.

Given the size of the lots backing onto the boundary, it is unlikely that the covenant would need to be applied to any further lots.

Development Quality

We have not yet considered the detail of the developer covenants that will be applied to the lots controlling house design and landscaping and this is obviously not a matter that would be incorporated into the resource consent application.

Given the scale of the lots, we do not propose a system of design review panel acceptance of house design. While we expect the lots to be reasonably priced, they will not be the cheapest land available within the Central Hawke's Bay market, and they will not be attractive to people seeking a low budget land and house development. It is expected that development across the subdivision will follow contemporary standards of finish and appearance, as commonly seen throughout new development.

Communal Space

No communal space is provided for within the proposed scheme. While no such provision is required by the District Plan it is also hoped that future residents will better integrate with the existing communities of Ongaonga and Tikokino through support of existing facilities in these communities.

Traffic

The Applicant has been through an extensive process with Waka Kotahi to ensure that road safety is maintained and that the timing of road improvements is suitably addressed. Increased traffic arising from the development can be readily accommodated by the network and may assist in future cost benefit business case analysis seeking funding for road improvements.

In the absence of a defined road safety risk, the additional trafficking of the road will not automatically result in an increased accident rate.

Public Notification

We do not consider that public notification would be beneficial to the application and accordingly the Applicant does not request public notification. The additional time and costs incurred through notification would be detrimental to the progression of the development and the limitation to consideration of conditions would provide limited benefits. We welcome detailed discussion of conditions and expect that we can collaboratively generate a suitable suite of conditions that addresses relevant scheme externalities.

I trust that the above commentary assists in the Council's understanding and determination of the resource consent application. As stated in this letter, we would welcome the opportunity to enter into collaborative discussion of conditions to ensure that all externalities are suitably addressed by robust conditions and that the decision provides for structured implementation of the development.

Yours faithfully

Development Nous Ltd



Jason Kaye

jason.kaye@developmentnous.nz