

From: [Burgess, Kelly](#)
To: [Robyn Burns](#)
Cc: [Philip McKay](#)
Subject: RE: RM210103Peer review technical reports
Date: Thursday, 20 May 2021 4:16:15 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.jpg](#)

Hi Robyn,

Please see the [Roading and Earthworks review for the Springhill Farm Development](#):

Stantec has received a request from Central Hawke's Bay District Council for peer review of a technical report detailing a new large scale subdivision in Central Hawke's Bay. This will be a 312 rural development on the corner of Wakarara Rd and SH 50, with 16 proposed stages.

This consent is in the planning stages and has not been granted yet. The client requires a peer review on the following:

- Transport (vested road, Waka Kotahi approval all but completed)

While not a criticism a couple of thoughts on the overall design.

- The number of cul-de-sacs in this subdivision – 18 in total. While these are to remain in private ownership general guidelines for connectivity and movement networks is to avoid them, but where they are unavoidable, minimise their length and consider pedestrian/cyclist linkages to the surrounding movement or open space network (to provide shortcuts and a choice of routes)
- There is also, except for the existing stream going through the subdivision at the back of some 38 sections, an absence of greenfield or reserve areas for public amenity.
- And for what is essentially a small township of 312 sections of between 0.5Ha to 1.0Ha each there is no streetlighting proposed which is of concern for safety and security for the subdivision as well as the transportation network.

In terms of wording for inclusion in the Conditions of Consent these should be included but not limited to.

Earthworks

- All earthworks shall be undertaken in accordance with NZS 4404:2010 Land Development and Subdivision Infrastructure and NZS 4431, 1989 "Earth Fill for Residential Development" (incorporating all amendments), or an alternative standard approved by the Customer and Consent Manager. Where land filling is to be undertaken, the areas affected, together with dimensions relative to the new property boundaries, shall be shown on 'As Built' plans to be supplied to Council prior to the issue of a Certificate pursuant to Section 224(c) of the Resource Management Act 1991.
- That as part of the earthworks, no filling shall take place that will obstruct overland flow (unless an alternative solution is approved by the Council).
- The applicant shall submit a sediment control plan by an appropriately qualified person to Council for approval prior to the commencement of any work on the site. The plan shall detail how sediment and erosion controls will be carried out at the site in accordance with current engineering best practise. A statement shall be included with the plan stating the author's qualification and experience in this area.
- The applicant shall install sediment and erosion controls in accordance with the approved plan prior to the commencement of the earthworks and that these controls shall be maintained throughout the period of the works.
- That a suitability qualified Chartered Professional Engineer or other appropriately qualified person shall certify that the sediment works have been constructed in accordance with the approved plans.
- That only clean fill as defined in NZS 4431, 1989 "Earth Fill for Residential Development" shall be used as fill.
- That all area of earthworks shall be re-grassed following construction prior to application of 224c.
- That there shall be no off-site despot deposit of sediment or detritus from the area of the works and no deposit of sediment or detritus into any watercourse or stormwater drain.

Roading

A full detailed roading design will need to be undertaken by a suitably qualified and registered chartered engineer and be provided to council prior to construction starting. Council will assess approval of the design and documentation against the Central Hawkes Bay District Plan, NZS4404: Code of Practice for Urban Land Subdivision and the Hastings District Council Code of Practice for Subdivisions. Guidance to some of the issues that need to be considered in the design are as follows:

- Prior to the commencement of construction works, the applicant shall submit a Construction Management Plan (CMP), for approval to the Customer and Consents Manager (or nominee), detailing the ways in which the proposed construction will occur, how construction effects will be mitigated (noise, dust, traffic etc.) for that stage.
- That all construction works carried out on the site shall be in accordance with the CMP.
- All engineering design and construction must conform to the information as supplied with the approved site plan. The pavement design (depth and type) being confirmed with existing subgrade material being fully tested to confirm CBR and a full pavement design being carried out by the Engineer with calculations being presented.
- No work shall commence on site until engineering plans and documentation have been approved in writing by Council. All work must be carried out in accordance with the documents approved by Council and in accordance with sound civil engineering practices. This shall include standard hold points for inspection prior to further works being undertaken.
- Upon completion of the works the subdivider must provide to Council a Certificate of Assurance from the registered chartered engineer, that all works have been constructed to the plans, specifications and standards approved by Council. These must accompany a marked up As Built set of drawings confirming these works.
- During the construction period the subdivider shall take all measures including the control of any contractors to ensure that:
 - No dust or noise nuisance is created that would be detrimental to the adjacent neighbourhood.
 - No siltation or significant discolouration occurs in the stream or drainage channels.
 - No construction work is undertaken on Sundays or outside the hours between 7am and 7pm on other days.
- Any damage to Council's existing infrastructure caused by the development during construction will be repaired under the direction of Council at the Developer expense.
- A traffic management plan will be required in regard to construction traffic entering and leaving the site
- A plan will be required showing detail of the proposed accessways onto Whakarara Road. A vehicle crossing application will be required to be submitted to and approved by the Council's Land Transport Department to authorise the detail of this vehicle crossing work.

Council will require a copy of the Site Safety plan which must be approved by Council prior to work starting on any public land in Whakarara Road.

Note: Council reserves the right to seek a peer review of any roading design at the developer's expense.

Auditing by Council or their Agent. ie inspections and compliance and also hold points for Council or their agent to check prior to continuing works would be part of the next stage of approval of the detail design Construction plans and specifications.
Please let me know if you have any questions.

Kind regards,

Kelly Burgess

Project Management Assistant

Direct: +64 6 873 8912

Fax: +64 6 873 8901

Kelly.Burgess@stantec.com

Stantec

First Floor, 100 Warren Street South

Hastings 4122

NEW ZEALAND

Mail to: PO Box 13052, Christchurch 8141



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

Please consider the environment before printing this email.

From: Robyn Burns <robyn.burns@chbdc.govt.nz>

Sent: Tuesday, May 4, 2021 8:09 AM

To: Burgess, Kelly <Kelly.Burgess@stantec.com>

Subject: RM210103Peer review technical reports

Hi Kelly,

This is a large scale, 312 rural development on the corner of Wakarara Rd and SH 50 – 16 proposed stages.

The site is relatively flat, free draining and has no known hazards but given the scale and intensity a peer review of the following technical reports is required:

- DSI (NES)
- Geotech
- Transport (vested road, Waka Kotahi approval all but completed)
- Engineering services
- Onsite waste water management (accumulate effects consideration in particular)

The files are large and can be downloaded using the link below.

https://chbdcouncil-my.sharepoint.com/:f/g/personal/robyn_burns_chbdc_govt_nz/EhW67XVlnJ5Pg83bBKMVxv4BZtZ8gOdDVvpiM8pwjVkjBQ?e=WaT2ln

Please let me know if you require clarification on anything.

Many thanks,

Robyn



Robyn Burns

**Customer and Consents Manager | Kaiwhakahaere Kiritaki & Whakaaetanga
Central Hawke's Bay District Council**


PO Box 127

28 - 32 Ruataniwha Street

Waipawa 4210

06 857 8060

0272205375

 This communication, including any attachments, is confidential. If you are not the intended recipient, please delete it. Refer to the disclaimer on our website.

Got an idea or feedback? Fantastic! You can [let us know here](#)

