



9th March 2018

Napier City Council
Private Bag 6010
Napier

Attn: Dean Moriarity

via email to districtplan@napier.govt.nz

Dear Mr Moriarity

Submission on Proposed District Plan Change 12 by Napier City Council – Mission Special Character Zone

Thank you for the opportunity to make a submission on proposed plan change 12. HBRC support in part proposed plan change 12 (PC12).

Heretaunga Plains Urban Development Strategy (HPUDS)

As you are aware, Napier City Council Hastings District Council and the Regional Council are three equal partners to HPUDS. We support PC12 insofar as it will enable provision of different forms of housing and living environments to meet some of the demands for residential housing in the wider Napier/Hastings urban area.

We note that the 2017 HPUDS Review resulted in an amended 'indicative' map of the Mission greenfield growth area compared to a similar map in the earlier 2010 version of HPUDS. Policy UD4.3 of the Regional Policy Statement identifies "Taradale Hills" as an area where future residential greenfield growth is appropriate, subject to further assessments outlined in Policies UD10.1, UD10.3, UD10.2 and UD12. PC12 presents an opportunity for those assessments to be undertaken in giving effect to the RPS.

Stormwater management

We are not currently convinced that the rezoning and associated stormwater infrastructure planning in place is sufficiently sound. We accept that the rezoning is not yet the time or stage for fully fledged infrastructure design effort to accommodate the needs of development within the proposed rezoned areas. Nevertheless, the Regional Council's in-house drainage scheme asset managers and modellers remain unconvinced that the publicly available technical reports addressing stormwater discharge issues (by Tonkin and Taylor Ltd) are sufficiently thorough and robust.

We understand Napier City Council has requested that T&T provide some further information or a re-evaluation of stormwater discharge parameters to address some of the concerns raised by the Regional Council's drainage asset managers in late 2017. This is pleasing given earlier stormwater-related discussions with agents for the Mission, NCC, HDC and HBRC. However until such time that detail is provided HBRC is not in a position to provide fuller support in favour of the Plan Change.

As we highlighted in our submission on Plan Change 11 (Park Island zoning reconfiguration), here too in relation to the Mission Special Character zoning, we trust Napier City Council will see fit to ensure the

capability of the existing infrastructure (stormwater and wastewater) avoids further incidences of recent overflow of contaminated stormwater into the Ahuriri Estuary.

Esplanade strip adjoining the Taipo Stream

PC12 proposes amending provision (rule?) 6.1.3.4 in Volume 2 of the District Plan so it would read:

4. The esplanade reserves for the Taipo Stream shall be 6 metres and 20 metres, except for where it traverses the Mission Special Character Zone where there is no esplanade reserve requirement as shown on Appendix A4 attached.

We do not support this proposed amendment. We consider the esplanade reserve is an important planning instrument to assist in achieving maintenance and enhancement of the Taipo Stream corridor. Unless some alternative instrument can achieve the same or similar outcome as an esplanade reserve, Rule(?) 6.1.3.4 should not be amended as currently proposed in PC12.

The Taipo Stream passes through what is proposed as the Rural Residential Precinct, the Landscape and Visitor Precinct and the Productive Rural Precinct. Matters that the consent authority would consider in relation to the provision of esplanade reserves are identified in the District Plan as including the effects on protecting conservation values, on wildlife habitats and values and the effects on public wellbeing.

The Taipo Stream is Napier's only remaining largely natural waterway with many other urban streams/drains having been heavily modified by past generations. A requirement for an esplanade reserve of reduced width (for example 6 metres) might be one option that can satisfy the objectives of the plan change, without compromising the values and uses of the Taipo Stream in vicinity of the Mission Special Character Zone.

OUTCOME 1 – Retain Provision 6.1.3.4 in Volume 2 of the District Plan without amendment, OR alternatively amend PC12 so that some form of a reserve corridor is achieved alongside the Taipo Stream which would provide for maintenance and enhancement of the Stream's corridor for drainage purposes, for its ecological values and maintaining or enhancing water quality in the Stream.

Natural hazards and land use planning

According to online information in Hawke's Bay Civil Defence Emergency Management Hazard Information Portal, natural hazard issues for this area include some liquefaction and tsunami inundation risk, some small flood risk and some areas within detention dam hazard zone. We note that most of these identified hazard areas on the property block are proposed to be a 'productive rural precinct' and a small affected area is proposed as a 'rural residential precinct'. I refer you to the Natural Hazards Property Report on the online Hawke's Bay Hazard Portal should you require further information:

<https://hbhazards.intramaps.co.nz/IntraMaps/MapControls/HBHazard/NHDB/>

Liquefaction risk classified as medium liquefaction vulnerability (orange zone) – which means in a part of this property there is a probability of more than 50 percent that liquefaction-induced ground damage will be; up to moderate for 500-year shaking and 100-year shaking, and up to minor for 25-year shaking. Under the MBIE "Planning and engineering guidance for potentially liquefaction prone land" dated September 2017 Section 6.10 in areas assigned a liquefaction category of medium, the decision for the Napier City Council is whether to ask the landowner/developers to invest in a deep geotechnical investigation in these orange zone areas, or if the City Council allows an 'enhanced foundation' as part of any building in these orange zones anyway.

The geotechnical reports supporting the rezoning proposal were completed in 2004, and reference the IGNS Probabilistic Seismic Hazard Assessment of New Zealand dated 2000 – determining 'peak ground acceleration expected at 10% probability in 50 years is shown as 0.40 g'. There is confirmation of this previous assessment by Tonkin & Taylor Ltd in Jan 2017 stating conclusions and recommendations are still applicable although recommending that a seismic stability assessment for fill batters and building platforms be carried out in line with MBIE guidelines. It is noted the national seismic hazard model¹ was updated by GNS in 2010 and it is recommended the PGA is also reassessed prior to development proceeding.

¹ <https://www.gns.cri.nz/Home/Our-Science/Natural-Hazards/Earthquakes/Earthquake-hazard-modelling/2010-National-Seismic-Hazard-Model>

Tsunami inundation risk: The Hawke's Bay joint hazard strategy for local authority land-use planning (adopted by the HBCDEM Joint Committee of which NCC area a partner) recommends provisions that support minimising risk to human lives including restricting location of critical facilities within these areas, and design, enhancement and protection of evacuation routes taken into account during new development such as roading infrastructure.

Records of contaminants in soils

We advise that from a contaminated land view point, only the Mission vineyard area is noted on HBRC's Land Use Register (HAIL list) within the proposed Mission Special Character Zone.

As per the National Environmental Standard for assessing and managing contaminants in soil to protect human health, appropriate assessment will need to occur at the time of any change of landuse, soil disturbance or subdivision for the piece of land the activity applies to within the rezoned area.

Closing comment

Thank you again for the opportunity to make a submission on proposed Plan Change 12 for the Mission Special Character Zone. The Regional Council does wish to be heard in support of this submission, but does not wish to present a joint case with other submitters.

OUTCOME 2 – Plan Change 12 be approved, subject to amendments to address matters raised in the submission above.

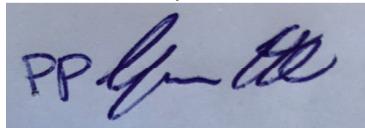
OUTCOME 3 - Regional Council representatives, particularly our stormwater asset managers would welcome further discussion with representatives of Napier City Council and the Mission landholders to continue better alignment of our relative positions on matters raised in our submission above.

The Regional Council's address for service in relation to this submission is:

Hawke's Bay Regional Council
159 Dalton Street
Private Bag 6006
Napier 4110
Attention: Gavin Ide
Phone: 06 833 8077
Email: gavin@hbrc.govt.nz

Should you have any queries with regards to the content of this submission please contact Gavin Ide in the first instance, as above.

Yours sincerely

A handwritten signature in blue ink, appearing to read "PP" followed by a stylized surname.

TOM SKERMAN
GROUP MANAGER STRATEGIC DEVELOPMENT