

RIVERBEND RESIDENTIAL DEVELOPMENT

ENCLOSURE B

SITE DESCRIPTION

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PROJECT AT RIVERBEND ROAD - H20200093

PREPARED FOR TAWANUI DEVELOPMENTS LIMITED

DEVELOPMENT
Nous

www.developmentnous.nz

Land Summary

The proposed development site has been assembled from land held on three records of title extending to a total area of 22.27ha. The site is generally definable as the open land bound by Riverbend Road to the east, Maraenui Sports Park and Waterworth Avenue to the north, the Beatson Drain and residential development of McNaughton Place to the west and the Cross Country Drain to the south, as shown in Figure 1.



Figure 1. Aerial View of Site and Surrounding Land (Source: NCC GIS)

Tawanui Developments Ltd holds a contractual interest in the subject properties providing an option to purchase subject to an extended period of due diligence.

Much of the land is currently cropped and has historically been productively utilised for this purpose. A small orchard remains at the eastern end of the 195 Riverbend Road property.

Built development across the site is limited to a home and associated ancillary buildings on the 195 Riverbend Road property and two homes and ancillary buildings on the 215 Riverbend Road property.

The site is within the Main Rural Zone of the City of Napier District Plan with a narrow strip of land fronting Waterworth Avenue within the Reserve Zone. The land is identified as a Future Greenfield Growth Area within the City of Napier District Plan, the Regional Policy Statement and the Heretaunga Plains Urban Development Strategy.

Supporting Documents

This site description is informed by the following documents prepared for the proposed residential-led subdivision and development of the site:

- Initia Geotechnical Specialists Geotechnical Interpretative Report,
- Initia Geotechnical Specialists Geotechnical Feasibility Assessment,

- Geosciences Ltd Preliminary Site Investigation for 20 Waterworth Avenue, Onekawa, Napier,
- Geosciences Ltd Preliminary Site Investigation for 195 and 215 Riverbend Road, Meeanee, Napier,
- Development Nous Ltd Roading and Services Report,
- East Cape Consulting Ltd Transport Assessment Report, and
- Urban Economics Economic Impact Assessment for Riverbend Development Napier, Fast-track Consent Application.

Legal Description and Ownership

195 Riverbend Road

Lot 1 DP 545750 held in Record of Title 927606 comprising 8.7901ha.

Registered Owner: Raymond Young.

215 Riverbend Road

Lot 1 DP 23515 held in Record of Title P4/1097 comprising 5ha.

Registered Owners: Melody Townsend, Thomas Semmens, WTR Trustee Services Ltd.

20 Waterworth Avenue

Lot 1 DP 366576 and Part Lot 1 DP 22039 held in Record of Title 270171 comprising 8.5727ha. David Dooney (1/6 share), Peter Dooney (7/36 share), Terrence Dooney (7/36 share), Michael Dooney (7/36 share), David Dooney, Terrence Dooney, Michael Dooney, David Dooney (1/4 share).

The record of title area for this property includes a triangular shaped area of land on the southern side of the Cross Country Drain that does not form part of the development proposal (thereby reducing the development land area of this title to 8.4885ha).

Full copies of the records of title for the properties are provided at Enclosure A to the application.

Site Description and Surrounding Context

The site is generally located adjacent to the southern limit of the suburban development of the Napier suburbs of Maraenui and Onekawa. The western and northern boundaries of the site define the currently established suburban limit of Napier, and the eastern boundary faces onto rural land of a similar rural – urban relationship, as shown in Figure 2.

The site presents a frontage to Riverbend Road of 192m. The two lots occupying this frontage extend circa 525m westward, into the site. The properties have historically been utilised for rural and horticultural activities.

The northern property, 195 Riverbend Road, was subdivided in 2019 to remove a rectangular area of 1.2ha for future use as a church. The church benefits from resource consent but this has not yet been implemented. A house and attached rural scale shed are located towards the road frontage, amongst an area of orchard.

Development of the southern property, 215 Riverbend Road, currently comprises two homes and a garden available for catered venue hire. The remainder of the property remains as open rural land.



Figure 2. Aerial View of Site (Source: NCC GIS)

The western property, 20 Waterworth Avenue, is undeveloped land utilised for cropping. The record of title encompasses three land areas. In addition to the main open cropped area is a 6m deep strip of land extending the width of the Waterworth Avenue frontage and an 824m² triangular piece of land on the southern side of the Cross Country Drain. The Waterworth Avenue frontage strip relates to the historic formation of a landscaped strip to define the suburban limit of Napier and the land to the south of the Cross Country Drain has arisen from the division and acquisition of land to form the drain.

To the east, the site adjoins Riverbend Road, facing productive land on the eastern side of the road. The land opposite is similarly allocated in the relevant planning documents for future residential development and also currently forms the defined boundary of the suburban limit.

To the north, the site adjoins the 1.2ha vacant plot allocated for an approved future church, Maraenui Sports Park and the southern side of Waterworth Avenue. The northern leg of the Beatson Drain forms part of the northern boundary with the road and Maraenui Park.

Maraenui Park is a circa 4.8ha sports ground of Napier City Council accommodating the Maraenui Rugby and Sports Association clubrooms, associated car parking area and an asphalt surfaced enclosed netball court within the park grounds. Pukemokimoki Marae

occupies a 9600m² area fronting Riverbend Road that has effectively been removed from the sports park.

Within the Council's 2000 sports strategy, Maraenui Park was intended to serve as one of three sports parks meeting the needs of the City. This strategy has however, been superseded by subsequent investment and concentration of sports activity at Park Island and Tareha Reserve. Council has been unable to advise on their revised aspirations for the function of Maraenui Park or the relationship with the wider reserves strategy but requested that development of the site incorporates an extension to the park.

A row of twelve residential properties (four of which have been developed to provide a house to the rear) on the northern side of Waterworth Avenue face the site.

To the west, the site is bounded by the corridor of the open Beatson Drain and County Drain (the name of this drain changes where it intersects with the County Drain). The rear of the relatively modern residential development of McNaughton Place backs onto the western side of the drain. The function of this drain is detailed as part of the description of servicing infrastructure.

The land of McNaughton Place was previously part of the subject development site, having been granted subdivision consent in 2004 to create 42 residential lots.

To the south, the site is bounded by the 50m wide corridor of the Cross Country Drain. Beyond the drain lays rural land.

The Council has recently formed a sand surfaced pedestrian path along the northern side of the Cross Country Drain (the Cross Country Drain Pathway) and a link extending along the eastern side of the Country Drain connecting to McNaughton Place.

Topographic Survey

As shown on topographic site survey at Appendix B of the Roding and Servicing Report provided at Enclosure G, the limited contour of the site generally forms a shallow bowl that is lower than surrounding ground. Also of note, the topographic survey demonstrates that the site is hydrologically isolated from the wider catchment in storm events. This is relevant as the site does not currently pond stormwater from the surrounding catchment(s), and development of the site will not therefore result in the displacement of this informal stormwater storage system.

Servicing Infrastructure

The residential development of the site has long been envisaged by the Council's engineering strategy. The long term infrastructure planning of the Council is summarised in the Essential Services Development Plan 2000, which has not been superseded. As set out in the DNL Roding and Services Report, the site benefits from opportunities to access adjacent Council servicing infrastructure. This service access is as envisaged by the Council's engineering strategies.

The adjacent Cross Country Drain was designed to accommodate the discharge of stormwater from development of the application site. A Council water main has been installed along the northern bank of the Cross Country Drain to provide for the site development. A low pressure wastewater main passes adjacent to the site, travelling from a pumping station in Taradale

Road to the wastewater treatment plant, and a pumped connection to this wastewater main has been envisaged to provide for development of the site.

Council three waters infrastructure located adjacent to the site therefore provides servicing opportunities for development of the site, as envisaged by historic Council infrastructure planning.

The East Cape Consulting Transport Assessment Report provided at Enclosure H to the application provides a detailed description of the surrounding road network, including the classification of Riverbend Road as a collector road in the vicinity of the site (elevating upwards to principal and then arterial status as the road catchment increases travelling into the suburban area). The report also notes the absence of defined east west connection routes within the higher order roads in this part of Napier. Vehicle counts undertaken to inform the reporting support the conclusion that the surrounding road network is operating well below the design carrying capacity.



Figure 3. Servicing Infrastructure (Source: NCC GIS)

Geotechnical Assessment

As detailed in the Initial Geotechnical Specialists geotechnical reporting provided at Enclosure C to the application, beneath the 250mm topsoil layer, the site is underlain by late quaternary alluvium deposits of silt interbedded with silty sand to around 3.0m depth, with a further layer below of silty sand occasionally interbedded with silt. Ground water was encountered between 0.3m and 1.5m bgl. This measured groundwater depth was influenced by a recent significant storm event, and a later piezometer reading recorded a depth of 1.67m bgl. The ground model has assumed a groundwater depth of 1.5m bgl with a recommendation for further piezometer monitoring to refine this depth.

The geotechnical reporting concludes that the site is unlikely to experience liquefaction in SLS (1 in 25 year return period) conditions, with potential for liquefaction induced settlement of less than 30mm. Liquefaction is anticipated under ULS (1 in 500 year return period) conditions of a Liquefaction Severity (index) Number (LSN) of 12, suggesting likely minor to moderate

damage. Liquefaction induced settlement of 40 – 80mm is anticipated in ULS conditions. The addition of consolidated fill to raise the surface level of the site is anticipated to result in a reduction of the LSN value.

The free faces of the adjacent drains bordering the site present a risk of lateral spread. While further investigation is required, lateral spread to the Beatson Drain is anticipated to be minor and lateral spread to the deeper Cross Country Drain is likely to be moderate to severe. Established methods of shallow ground improvement, in association with the proposed setback of development from the free faces, are considered likely to provide suitable mitigation of the lateral spread risk.

The site generally represents a TC2 type site, with the southern land in proximity of the Cross Country Drain elevated to TC3. Development of TC2 ground would generally utilise rib raft foundations constructed directly on the engineered fill and development of TC3 ground would require reinforced foundation structures or wider perimeter treatment.

The geotechnical site conditions do not therefore, present a notable impediment to residential redevelopment.

Soil Contamination Assessment

In accordance with the requirements of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, preliminary site investigation (PSI) (with supporting soil testing) of the site has been undertaken by suitably qualified and experienced contaminated land practitioners at Geosciences Ltd.

The PSI identified the potential for the bulk storage of persistent pesticides and application to crops and orchard trees. The identified potential was however, limited given the timeframe of use and related prevalent practices of that era. The results of supporting soil testing confirmed the compliance of soil contaminant concentrations with relevant soil contaminant standards.

An area of the site was identified as having soil contaminant concentrations that were marginally elevated above the anticipated naturally occurring background levels, and further analysis of this is recommended to determine any excess soil disposal limitations. A small area of the site was excluded from the assessment due to the current occupation, and future assessment will be required to confirm compliance of this area.

The soil contamination assessment and reporting therefore does not raise any concern of the suitability of the site for future residential development.

District Plan Zoning

As shown in Figure 4, the site is within the Main Rural Zone of the City of Napier District Plan, immediately adjacent to the boundary of the Main Residential Zone. The exception to the Main Rural Zoning is the strip of land within Lot 1 DP 366576 fronting Waterworth Avenue, which is within the Reserve Zone of the City of Napier District Plan. This reserve strip was formed to demarcate the limit of the suburban area, providing a landscaped visual screen of the rural activities beyond. The proposed development of the site will render this landscaped reserve strip redundant.

A small area of the south east corner of the site is included in the mapped extent of the Council's designation of the Cross Country Drain. The construction of the Cross Country Drain required subdivision of these properties to create a series of 50m wide lots to form the drain corridor. The mapping of the designation within the District Plan Maps appears to be misaligned and the Cross Country Drain does not pass through this property.



Figure 4. District Plan Zoning of Site and Surrounds (Source: NCC GIS)

The site is identified at Appendix 35 of the City of Napier District Plan as a Greenfield Growth Area and is therefore seen by the City of Napier District Plan as an appropriate area to provide for future growth of the City.

The identification of the site as a Greenfield Growth Area is consistent with the similar identification of the site as a Residential Greenfield Growth Area at Policy UD4.3 of the Hawke's Bay Regional Policy Statement and a Greenfield Growth Area at 2.2.2 of the Heretaunga Plains Urban Development Strategy.