



26 May 2020

The Hawthorndale Care Village Charitable Trust  
C/ Luke McSoriley  
WSP New Zealand Limited  
Po Box 647  
Invercargill

Dear Luke

**APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991 TO DEVELOP AND OPERATE AN AGED CARE FACILITY AT 40 FAIRVIEW AVENUE and 32 STUART STREET RMA/2020/80**

The Council received your application for the above activity on 15 May 2020.

We require further information from you to better understand your application and any effects it may have on the environment. We are requesting the following information under Section 92 of the Resource Management Act 1991 (the Act):

**General**

1. Please confirm how the proposed chapel, blokes shed and the retail and commercial services that are open to the public, are proposed to operate. Please also confirm whether the café/bar will be directly accessible from the main car park or whether public access is via the main lobby and atrium.
2. Please confirm the proposed hours of operation of the activities open to the public.
3. Please provide the height of the proposed signs, the location of the sign proposed to be displayed on the building façade, and whether any signage will be lit.

**Lighting**

4. Details of the proposed lighting to be installed along the main vehicle access and pedestrian pathways through the site and in the car parking areas, and confirmation of the level of light spill that will occur at the boundaries with the adjoining residential properties.

**Noise**

5. A noise assessment addressing the potential effects on the adjoining properties. There is potential for noise emissions from the site, including noise from vehicles, mechanical plant, deliveries and loading activities and rubbish removal to adversely affect occupants of adjoining properties, particularly during night-time hours.

**Transport**

6. The application notes that a maximum of 84 staff will be on site at one time. The site provides 53 on-site staff carparks, creating a potential demand for up to 31 vehicles on the street. This demand for on-street parking may be higher at shift changes, if staff arrive at the site before staff from the previous shift have departed. Please provide an assessment of effects of the anticipated on-street parking demand including effects on the transport network and on residential amenity.
7. The application notes that the removal of the pram crossing and pedestrian refuge will not adversely affect pedestrian safety as there is an existing pedestrian crossing west of the site on Tay Street, which is 170m from the site. Please provide an assessment of the effects on pedestrian safety in relation to pedestrians approaching the site from Lithgow Street or from the east.
8. Please confirm how the proposed access onto Fairview Avenue will operate, and provide an assessment of the potential effects on traffic and pedestrian safety at this access. The traffic report recommends that the through road be 7-8m wide and provide two way access. It also recommends that pedestrian access to Fairview Avenue be provided. The Fairview Avenue access has a legal width of approximately 5m, so does not provide for the recommended access arrangements so it is not clear how this access will operate. (Council Roding Manager Russell Pearson has noted that he would prefer that this access be gated and accessible to residents' vehicles only).
9. Please confirm that the following parking spaces provide compliant manoeuvring areas for vehicles entering the spaces:
  - a. The visitor parking spaces west of the circular vehicle access and water feature;
  - b. The independent living unit garages located closest to the shared access;
10. Please confirm the proposed visitor car parking arrangements for visitors to the independent living units and the apartment block. The independent living units are located some distance from the main car park where the only marked visitor parking spaces are located, and it is unclear whether provision will be made for visitor vehicles to be parked at the units, or along the shared access.

### **Stormwater**

11. Please confirm the total amount of permeable surfaces across the site;
12. Please confirm of the proposed methods of on-site stormwater attenuation and show the location of any proposed tanks or detention areas on the site plan.
13. Please confirm what methods of stormwater treatment are proposed. The District Plan water and residential policies RES1z-P4 and WAT-P4 seek to improve the quality of stormwater flow and minimise the effects on water quality. The application notes that the proposal is consistent with these policies but does not include any information to confirm how water quality will be maintained.

Under Section 92A you are required to undertake one of the following options within 15 working days of the date of this letter:

- 1) Provide the requested information
- 2) Give written notice to the Council that you will provide the requested information
- 3) Give written notice to the Council that you refuse to provide the requested information.

We must consider your application under section 104 of the Act even if the requested information is not made available. This may result in refusing to grant consent on the grounds that it has inadequate information to determine the application.

For further enquiries please contact me on (03) 5951895 or email me at [lisa@planzconsultants.co.nz](mailto:lisa@planzconsultants.co.nz).

Yours sincerely

A handwritten signature in cursive script, appearing to read 'L Steele'.

Lisa Steele  
**RESOURCE MANAGEMENT OFFICER**



1 July 2020

Invercargill City Council  
101 Esk Street  
Invercargill  
C/- Lisa Steele  
Consultant Planner  
[lisa@planzconsultants.co.nz](mailto:lisa@planzconsultants.co.nz)

**Hawthorndale Care Village Resource Consent Application RMA/2020/80 - Response to RFI Letter**

6-VQ423.23

Dear Lisa,

Thank you for your Section 92 letter of 26 May 2020 requesting further information. A response is detailed below.

**General**

1. The intention is that the public would be able to attend ceremonies at the proposed chapel. This would include but not be limited to religious ceremonies including masses, interdenominational services, prayer group meetings, funerals and memorial services.

The chapel, retail and commercial services will function predominantly to service residents of the HCV. Staff and visitors to HCV are also likely to use these facilities. The intention is that the public could buy a coffee, bottle of milk, bread etc. or get a haircut at the salon but it is not anticipated that these activities would operate independently from the HCV. The hours of operation noted at 2 below reflect this. The bakes shed is intended for residents use only.

The café/bar will not be directly accessible from the main car park and public access would be via the main lobby and atrium.

2. The hours of operation for those aspects of the HCV open to the public will be 8am to 5pm. The intention that these activities are primarily associated with operation of the Village.
3. As noted in the application details of proposed signage have yet to be confirmed. We suggest that signage details including sign height, location and illumination could be provided later via a condition of resource consent.

**Lighting**

4. Details of the proposed lighting have yet to be confirmed. Lighting will be installed along the main vehicle access and pedestrian pathways through the site and in the car parking areas. We suggest that details on lighting could be provided later via a condition of resource consent.

A suggested condition of consent relating to lightspill has been promoted in the application. Compliance with this condition would avoid any potential adverse effects from lightspill at the boundaries of the property.

## Noise

5. We do not anticipate any significant noise effects associated with vehicle movements to and from the residential aspects of the HCV. The independent living units and residential apartments are residential land uses. Any noise effects associated with vehicle movements to and from these residences will be very similar to those already occurring at adjoining residential properties and elsewhere in the suburb of Hawthorndale. All these proposed residences will be one or two-bedroom units which is likely limit the number of vehicle movements and mitigates potential noise effects. Effects associated with vehicle movements to and from residences are anticipated in the Residential 1 Zone.

Any noise effects associated with waste collection from these residences will also be no different from that which occurs at adjoining residential properties and elsewhere in the suburb of Hawthorndale. Waste collection would not occur at night. Waste collection from the remainder of the Village would also occur during day time and is not anticipated to give rise to any significant noise effects.

We do not anticipate any significant adverse noise effects from mechanical plant. A boiler room is proposed near the centre of the village, but it is unlikely to be noisy.

Deliveries will occur at a dedicated loading / unloading bay near the main State highway 1 Tay Street access. Couriers are likely to also use the reception at the main entrance of the administration block. Delivery activity would not occur at night.

The non-residential aspects of the HCV will predominantly occur inside the Administration Block which is set well back from neighbouring residential properties, towards the centre of the site adjacent State highway 1 Tay Street. Proposed hours of operation will mitigate potential noise effects associated HCV given non-residential aspects will not operate during the night. Staff numbers decrease at night and visiting hours to the Residential Care Homes, Administration Block and other non-residential aspects will be restricted (please refer to point 2 above).

Residential care activity is not generally noisy as the health and wellbeing of residents is a key priority. They are generally quiet places at night time. The risk of noise effects will also be mitigated via use of modern construction materials including insulation and double glazing.

Actual and potential adverse noise effects from HCV on occupants of adjoining properties, are likely to be minor.

## Transport

6. The parking requirement for 84 staff under the District Plan is 42 car parks, one car park space per 2 staff. The development provides 53 staff car parks, an additional 9 staff car parks above the required amount. As the requirements of the District Plan are met for on-site staff parks, we do not anticipate any adverse effects associated with on street parking demand or residential amenity. The design of HCV provides for alternative means of staff transport to the site including cycle and scooter parking

facilities. The HCV is located on an existing transport route. The Windsor Comet Bus route passes along Tay and Stuart Streets adjacent the site. The HCV will be located in a residential suburb. We anticipate that staff who live near the site are likely to walk, cycle or scooter to work.

7. Removal of the pram crossing would require pedestrians from Lithgow Street to use the existing pedestrian crossing 170m west of the site. For pedestrians east of Lithgow Street there is a pedestrian crossing point to the east in front of the Ascot Shopping Centre which is approximately 350m away from the proposed site. Please note as per the amended site plan discussion below, the removal of the pram crossing is no longer proposed.
8. The intention is that the main internal road functions as the primary access to and from the site via the new crossing to State highway 1 Tay Street.

The access driveway from Fairview Avenue while narrow at 4.9m is wide enough for 2-way vehicle access. The intention is that the Fairview Avenue access will only be used to provide vehicular access to residents and pedestrian access. Its narrow width assists in terms of traffic calming, reducing the speed environment and in terms of emphasising its secondary function as an access. There is no footpath proposed and it will function as a shared zone for both pedestrians and vehicles.

The Trust do not propose a gate at the Fairview Avenue access. The recommendation in the Traffic Impact Assessment for an internal road width of 7 – 8m relates to the main internal road not the Fairview Avenue access.

9. Please find attached an amended site plan detailing compliant manoeuvring areas for vehicles entering:
  - a. The visitor parking spaces west of the circular vehicle access and water feature; and
  - b. The independent living unit garages located closest to the shared access;
10. As noted in the application each independent living unit and residential apartment will have one off street car park consistent with the requirements of the District Plan. There are no additional visitor car parks proposed for the independent living units other than what is already proposed on the wider site. Residential dwellings do not require visitor parking spaces under the Residential 1 Zone or Transportation rules of the District Plan.

There are no additional visitor car parks proposed for the apartment block other than what is already proposed on the wider site. Please note that there is a total of 36 car parking spaces adjacent the apartment block to the south and east. While these car park spaces are notated as staff car parks on the site plan the intent is that they could be used by visitors or staff.

The general intention is that all car parks are available to those visiting, working or residing at the HCV. Use of the car park spaces will alter over the course of the day. For example, the car parks adjacent the apartments could be used by people visiting residents in the apartments in the evening when staff numbers reduce for the night shift.

## Stormwater

11. The total amount of permeable surfaces across the development site as a percentage will be 34% (This incorporates the entire HCV development on both the former Hawthorndale School the Stuart Street properties).
12. The Trust has had initial discussions with ICC regarding on-site stormwater attenuation. The outcome of this discussion is that two 30,000 litre above ground tanks for stormwater attenuation are proposed on the site. The proposed location of the water tanks has yet to be determined. It is suggested that confirmation of the location of the tanks could be provided at a later date through use of a suitable condition of consent.
13. Stormwater treatment is proposed for internal roads and car parking area drainage. Roof run off would be untreated. Filters (Stormfilter and / or Filterra both supplied by Stormwater360) are proposed subject to feedback from ICC.

### Updated Site Plan

Please find attached an updated site plan. There was an error on the site plan provided in the application relating to the number of villas proposed and this has now been corrected.

The updated site plan also details a revised access to State highway 1 Tay Street. This amendment has been promoted following initial feedback from the New Zealand Transport Agency.

The siting of car parks has been amended at the revised access to allow for tree planting and two extra staff parks have been added. In addition, the pedestrian access has been extended past the apartment carpark building to improve wayfinding for residents and those entering along Fairview Ave.

### Expiry Date

The standard expiry date for a land use resource consent is 5 years. The Trust requests an amendment to the application to provide for a 7-year expiry date. The extended period will provide additional time for funding arrangements to be finalised and also or any unforeseen circumstances that could delay the project.

### Additional Condition

As a result of feedback received through the community engagement phase the Trust wish to promote an additional draft condition:

- A. No trees are to be planted on the development site adjacent to the rear (northern) boundary of the property at 26 Fairview Avenue (Lot 4 DP 4928).

Please feel free to contact me if you have any further questions.



Regards

Luke McSoriley  
Work Group Manager - Planning

## Lisa Steele

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**From:** McSoriley, Luke <luke.mcsoriley@wsp.com>  
**Sent:** Tuesday, 28 July 2020 2:28 pm  
**To:** Lisa Steele  
**Cc:** 'Nick Hamlin'  
**Subject:** Request for further information -Hawthorndale Care Village  
**Attachments:** 3131 200727 Hawthorndale Care Village RC - proposed site plan.pdf; Marketing entry 2.jpg

Hi Lisa

Further to our recent discussion the purpose of this e-mail is to provide further clarification on matters listed in the RFI response.

1. Noise – The applicant does not wish to seek resource consent for a breach of the District Plan noise standards.  
All activities associated with HCV will be designed and operated so that the noise limits of the Residential 1 Zone shall be met.
2. Car parking - Please find attached a plan showing tracking diagrams for a vehicle entering and exiting the garages of the independent living units.  
Also attached is a plan showing tracking movements for a vehicle entering the visitor parking space immediately west of the administration block entry.
3. Signage - Please find attached an image detailing the signage proposed at the entrance to the administration block.  
We can confirm that all proposed signs will be less than 10m in height.

If you could please move ahead with public notification of the application that would be appreciated.

Regards

**Luke McSoriley**  
Work Group Manager - Planning



T: +64 3 211 3589  
M: +64 27 269 1644  
luke.mcsoriley@wsp.com

WSP  
65 Arena Avenue  
Invercargill 9810  
New Zealand

[wsp.com/nz](http://wsp.com/nz)



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**From:** McSoriley, Luke  
**Sent:** Wednesday, 1 July 2020 9:57 a.m.  
**To:** Lisa Steele <lisa@planzconsultants.co.nz>



**Cc:** Nick Hamlin <nick@maxisprojects.co.nz>

**Subject:** RE: Request for further information -Hawthorndale Care Village

Hi Lisa

Please find attached a response to the request for further information.  
Any questions please feel free to give me a call.

Regards

**Luke McSoriley**

Work Group Manager - Planning



T: +64 3 211 3589

M: +64 27 269 1644

[luke.mcsoriley@wsp.com](mailto:luke.mcsoriley@wsp.com)

WSP  
65 Arena Avenue  
Invercargill 9810  
New Zealand

[wsp.com/nz](http://wsp.com/nz)



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since 1870

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**From:** Lisa Steele <[lisa@planzconsultants.co.nz](mailto:lisa@planzconsultants.co.nz)>

**Sent:** Tuesday, 26 May 2020 3:30 p.m.

**To:** McSoriley, Luke <[luke.mcsoriley@wsp.com](mailto:luke.mcsoriley@wsp.com)>

**Subject:** Request for further information -Hawthorndale Care Village

Hi Luke,

Please find attached the further information letter for RMA2020/80.

Regards,



**Lisa Steele - Consultant Planner**

**DDI:** 03 595 1895 **M:** 022 153 7909 **E:** [lisa@planzconsultants.co.nz](mailto:lisa@planzconsultants.co.nz) **W:** [planzconsultants.co.nz](http://planzconsultants.co.nz)

**P:** PO Box 1845, Christchurch 8140 **A:** 124 Peterborough Street, Christchurch 8013

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THE  
Hawthorndale  
CARE VILLAGE



