

FILENOTE

File Ref: Record Number

File Note: Howard Street Rezoning Technical Report
Date: 18 May 2016
Subject: Natural Hazard Assessment for Howard Street Residential Rezoning

Brief

- 1.1 This is a brief memo examining the location of Natural Hazards within the Howard Street Residential Rezoning Area. This is a desk top review for the area proposed to be rezoned for Residential purposes between Havelock Road and Howard St up to the Awahou drain. The purpose of the assessment was to identify any potential effects associated with the future development of the greenfields residential area from Natural Hazards that may occur in the area.

Limitations

- 1.2 The report is the result of a desk top review of information provided from Council regarding the area. No site inspection or fieldwork was carried out as part of this report.

No investigation was undertaken regarding geotechnical issues and liquefaction regarding this area, as they were investigated as part of the "Havelock Road and Howard Road – Geotechnical Investigation Report" dated April 2016, prepared by Tonkin and Taylor Ltd for Hastings District Council

Location

- 1.3 The area of the proposed rezoning is located to the south of Hastings city, in between Hastings and Havelock North. It will be centred between Havelock Road to the west and Howard St to the east, the existing Hastings Residential Zone to the North and Awahou Drain to the South.
- 1.4 The land included within this area is primarily used for small market garden and orcharding purposes, small scale agricultural use and residential lifestyle purposes. There are no other significant infrastructure alterations for this area. Figure 1 and 2 show the proposed area.

Proposal

- 1.5 Hastings District Council are considering a proposed plan change that would rezone the area of land shown in figure 1 and 2 from Plains zone to Residential Zone. This is proposed to occur in one stage. There will also be a large area set aside for stormwater detention near the Awahou drain.

Figure 1 – Howard St Draft Structure Plan

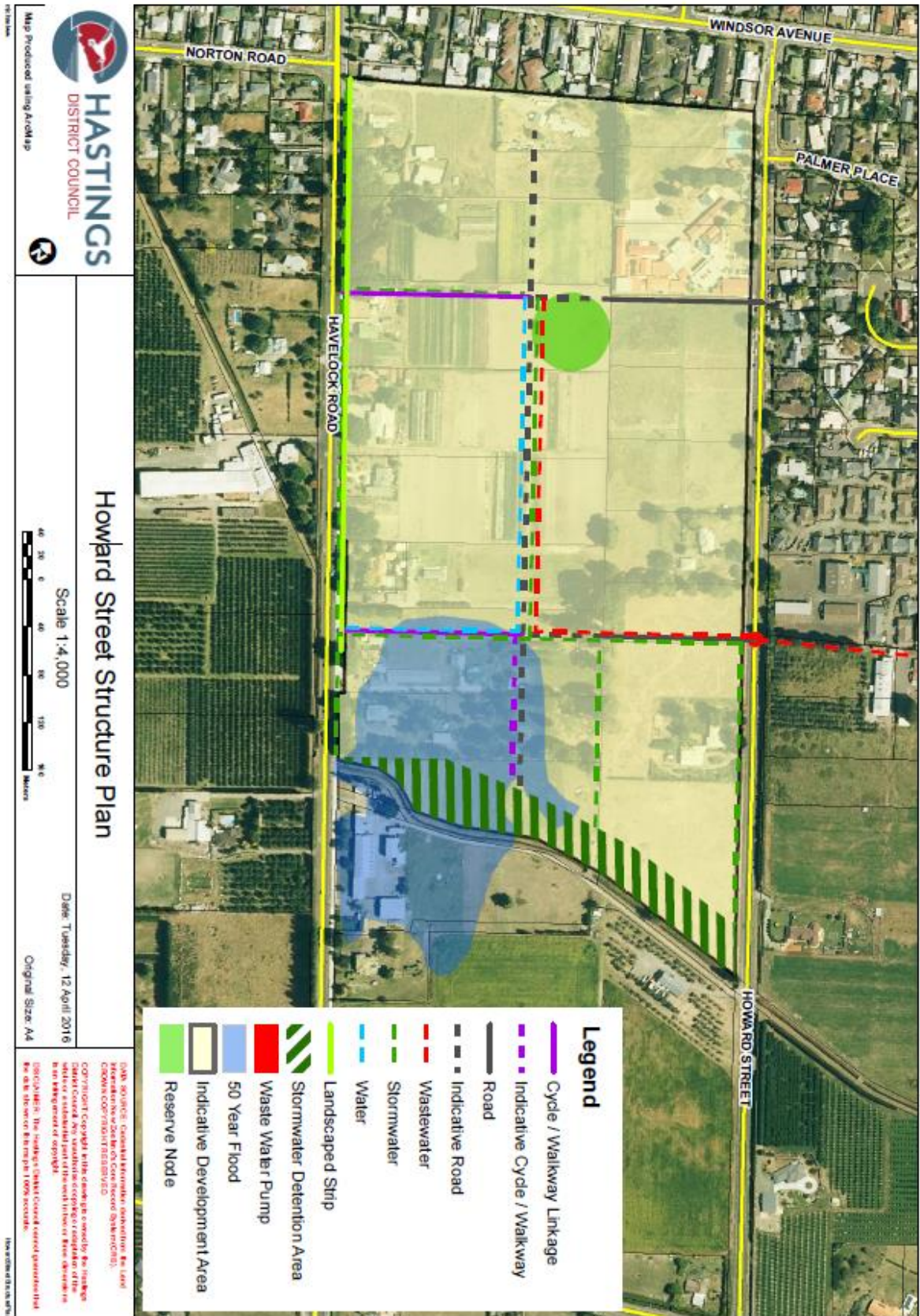
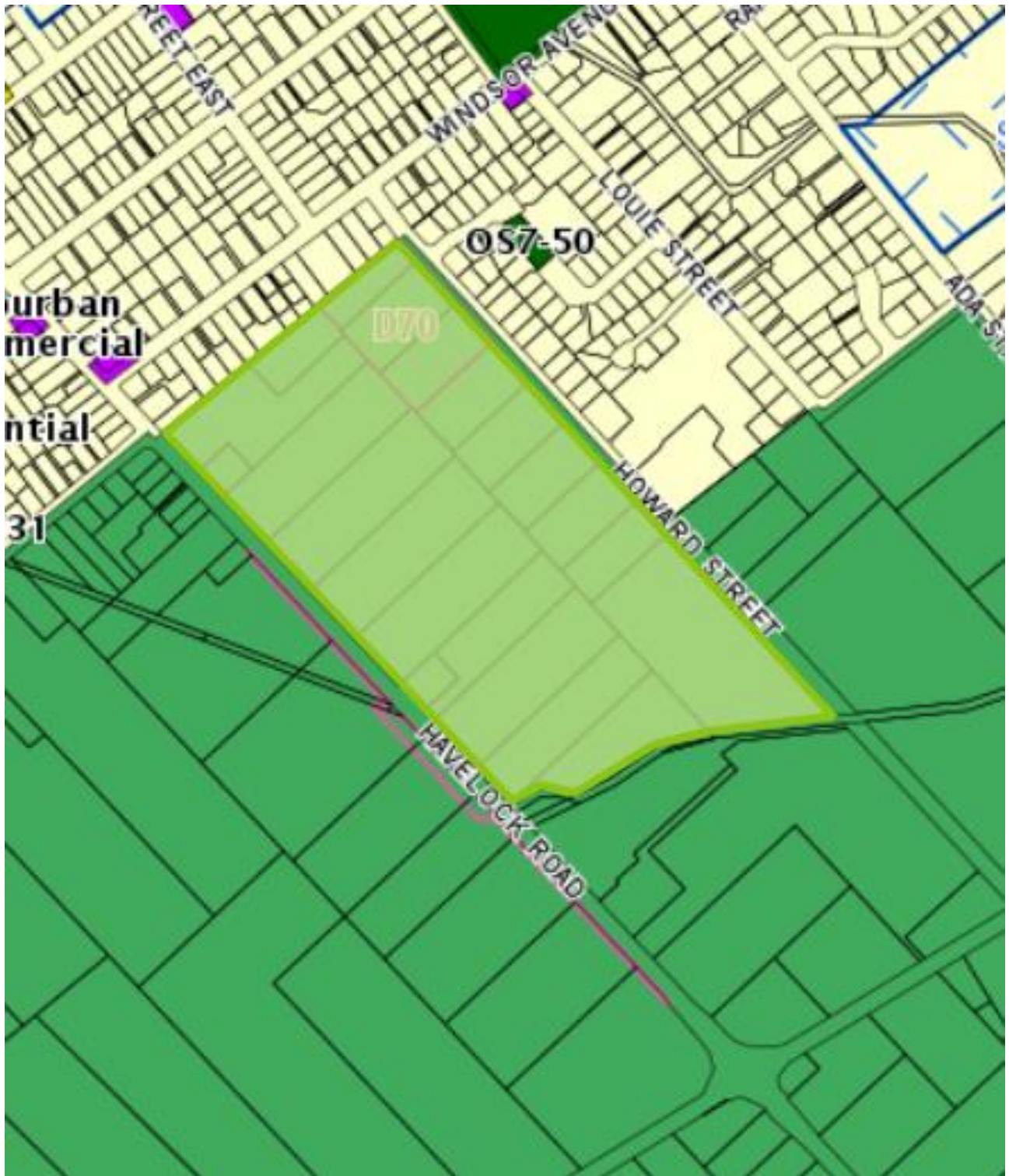


Figure 2 – Howard Street Residential rezoning Area

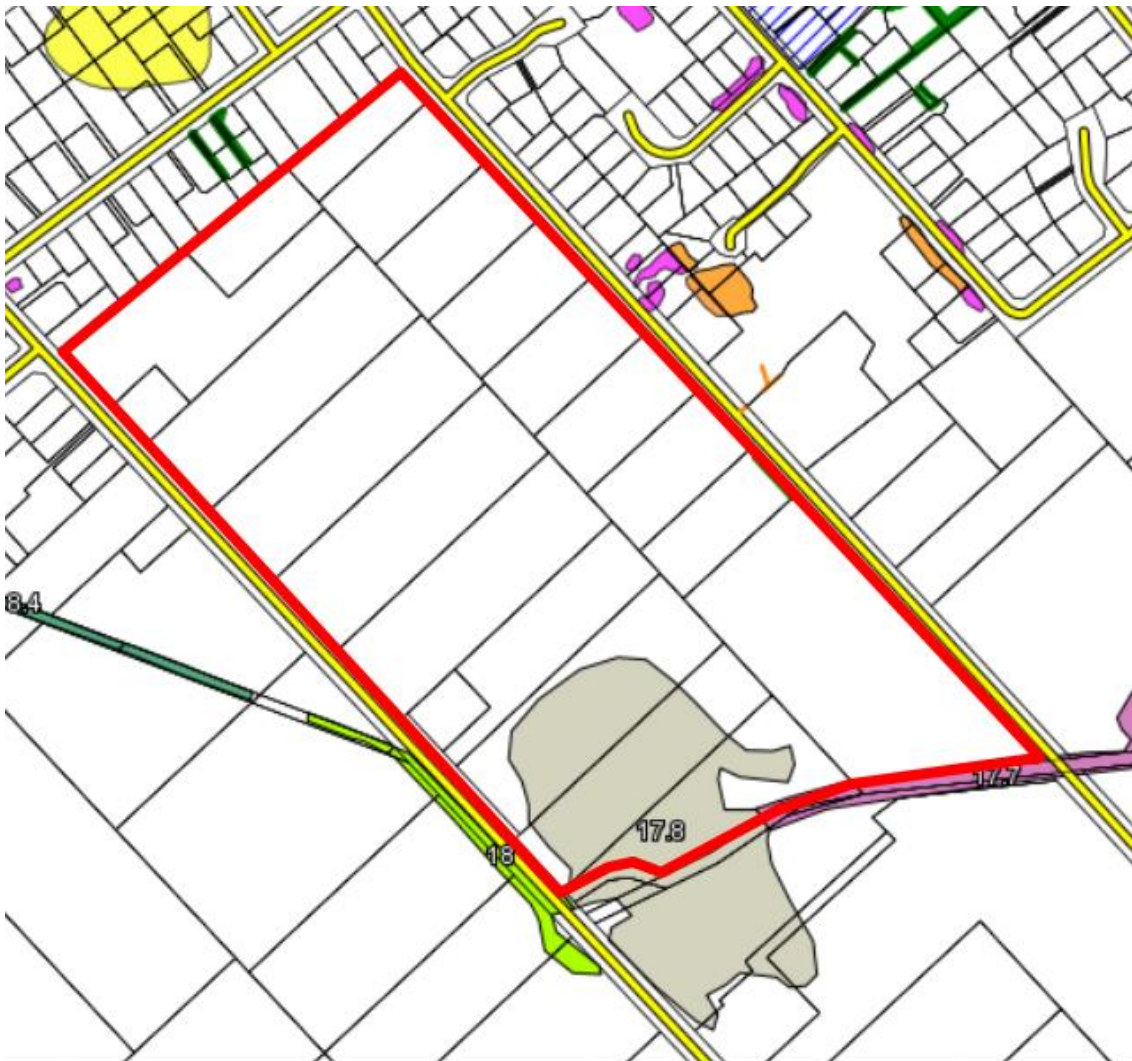


2. Natural Hazard Information

2.1 Methodology

The study involved a study of existing hazard information on Council's GIS database for natural hazards relating to Flooding, Filling, Ponding, Inundation Areas, Fault locations, Contaminated Sites and Instability Hazards. A review of the Hawkes Bay Emergency Management Hazard Information Portal was also undertaken, however no hazards were shown under this information.

- 2.2 Hastings District Council GIS Database has multiple natural hazards recorded over the District. As mentioned, this report reviewed the following hazards: Flooding, Filling, Ponding, Inundation Areas, Fault locations, Contaminated Sites and Instability Hazards. The only hazard to appear within the Howard Street Residential Rezoning Area is an area of flooding in the southern corner of the rezoning area. The flooding has a RL level of 17.8. The flooding area is shown on figure 3 below.



There are no specific rules in the District Plan relating to developments around flooding practice, however it is a general requirement of Section 106 of the Resource Management Act that no subdivisions should be granted for land that is subject to inundation.

There is also an opportunity to incorporate the current flood hazard within the detention area of the Awahou drain thereby reducing or eliminating the current ponding that occurs on this land enabling residential development to proceed. This option would require a large detention area to be required along the Awahou Drain, this has been shown in the draft Structure Plan in figure 1.

If the detention option is not achieved, other measures would need to be required which would involve an alternative options to eliminate the flooding hazard, or proposed mitigation measures for any additional dwelling to be located within the area. This could be achieved through District Plan requirements relating to the structure plan.

3. Conclusion

While the investigation into hazards within the Howard Street Residential Rezoning area has shown there to be an area of flood hazard, it is anticipated that this can be mitigated through engineering measures. In any case, it is not of a scale and location as to where it will cause significant impact on the overall viability of the zone, particularly as this area is already reasonably developed, it only takes up 2.4 hectares of land.

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