



Whakatu Arterial Link

Notice of Requirement

June 2014

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NOTICE OF REQUIREMENT FOR A DESIGNATION FOR THE WHAKATU ARTERIAL LINK

Notice of Requirement for a Designation under Section 168A of the Resource Management Act 1991

To: Hastings District Council (in its capacity as a Consent Authority)
Private Bag 9002
Hastings

From: Hastings District Council (in its capacity as a Requiring Authority)
Private Bag 9002
Hastings

1. **HASTINGS DISTRICT COUNCIL** gives notice of its requirement for the following designation for a public work to be included in the Hastings District Plan:

Whakatu Arterial Link

The public work authorised by the designation is the construction, operation and maintenance of the Whakatu Arterial Link to provide a strategic roading link between State Highway 2 North and Pakowhai Road in order to improve connections into and out of the Whakatu Industrial Area and through to the Hawke's Bay Expressway and Port of Napier.

2. The site to which the requirement applies is located northeast of the city of Hastings and is described as follows:
 - A corridor of land extending in a general southeast direction from Pakowhai Road near Rangitane Road (closed) through to State Highway 2 near the current intersection with Napier Road;
 - The corridor of land is approximately 3,500 metres long, a maximum of 80 metres wide and an average of approximately 36 metres wide;
 - The alignment crosses the Karamu Stream via a new bridge approximately 450 metres east of Pakowhai Road;
 - Three new roundabouts are proposed where the Arterial will intersect with Pakowhai Road, Whakatu Road and State Highway 2; and
 - A new level crossing on the Palmerston North – Gisborne Rail Line is required.

The land which is the subject of this Notice of Requirement is shown on Land Requirement Plans 1 to 3 presented in **Schedule 1** which forms part of this Notice of Requirement.

The addresses, legal descriptions and the owners and occupiers of the land which is the subject of this Notice of Requirement are presented in **Schedule 2** which forms part of this Notice of Requirement.

3. The nature of the proposed work is the construction, operation and maintenance of a new arterial road, being the Whakatu Arterial Link, linking State Highway 2 with Pakowhai Road, including all associated works, earthworks, structures, bridges, and other ancillary activities, as more fully described in the Project Description (GHD 2014a), Volume 1, B1.
4. The proposed conditions to be applied to the designation are set out in the Proposed Conditions (HDC 2014d), Volume 1, A4.
5. The effects that the public work may have on the environment, and the ways in which any adverse effects will be mitigated, are set out in the Assessment of Environmental Effects (HDC 2014c), Volume 1, A3.
6. Alternative sites, routes and methods have been considered and are described in the Alternatives Assessment Report (EMS 2014b), Volume 1, B3.
7. The work and designation are reasonably necessary for achieving the objectives of the Requiring Authority for the following reasons:

Objectives

The objectives of the Requiring Authority are to enhance and improve the safety and efficiency of the transport network of the district and region so as to:

- Improve accessibility for individuals and businesses and support economic growth and productivity;
- Provide convenient, efficient and safe access for freight movements to and from the Whakatu Industrial Area;
- Promote the use of the Hawke's Bay Expressway for the road transport of freight and vehicles between the Whakatu Industrial Area and the Port of Napier;
- Provide convenient, efficient and safe access between Havelock North and the Napier/Hastings Airport and Napier's north-western employment and residential areas; and
- Enhance the safety of the Whakatu residential area by reducing freight movements through it.

The Work

The manner in which the work will achieve these objectives is as follows:

- The Whakatu Arterial Link has been identified by the Heretaunga Plains Transport Study 2012 and the Regional Land Transport Strategy as the highest priority roading project in the region;
- As one of Hasting's key business and employment nodes, the improved transportation connections provided by the Whakatu Arterial Link will enhance productivity and growth;
- Intersections in the Whakatu area that are currently inefficient and present safety concerns will be significantly improved as a direct result of the Whakatu Arterial Link, including the intersections at Napier Road and State Highway 2, Pilcher Road and State Highway 2 and Ruahapia Road and Pakowhai Road. Additional intersection improvements incidental to the Whakatu Arterial Link will also occur;
- The current road network promotes the use of State Highway 2 as the primary freight route between Whakatu and the Port of Napier and directs heavy commercial traffic through residential areas; The Whakatu Arterial Link will provide a more efficient alternative route utilising the Hawke's Bay Expressway;
- The Whakatu Arterial Link will provide a more efficient route between Havelock North and the Napier/Hastings Airport and Napier's north-western employment and residential areas utilising the Hawke's Bay Expressway; and
- The Whakatu Arterial Link will maintain existing connections for cyclists and pedestrians, and provide an additional crossing over the Karamu Stream for cyclists and pedestrians.

The designation

Designation is the most appropriate method of achieving the objectives, including because:

- It will allow the project to be constructed, operated and maintained notwithstanding anything to the contrary in the operative or proposed Hastings District Plan. This is particularly important where the work extends over various properties held in private and public ownership with different zoning under the District Plan;
 - It will allow the land required to be identified in the Hastings District Plan, giving a clear indication of the intended use of the land;
 - It will enable the Whakatu Arterial Link to be undertaken in a comprehensive and integrated manner;
 - It will protect the proposed route from future development which may otherwise preclude the construction of the work.
8. Resource consent applications have been lodged with the Hawke's Bay Regional Council for those matters requiring resource consent under the Hawke's Bay Regional Resource Management Plan as outlined in the Resource Consent Applications (HDC 2014b), Volume 1, A2.

9. The consultation undertaken with parties that are likely to be affected by this Notice of Requirement is as described in the Assessment of Environmental Effects (HDC 2014c), Volume 1, A3.
10. Hastings District Council hereby requests that the requirement for an outline plan be waived under s. 176A(2)(c), on the basis that sufficient information has been provided and will be incorporated into the designation.
11. Hastings District Council provides the following information in two volumes which relates to this Notice of Requirement:

Volume One

- **Part A – RMA Application Suite**
 - (1) – *Notice of Requirement (this document)*
 - (2) – Resource Consent Applications
 - (3) – Assessment of Environmental Effects
 - (4) – Proposed Conditions
- **Part B – Project Reference Reports**
 - (1) – Project Description
 - (2) – Planning Assessment
 - (3) – Assessment of Alternative Sites, Routes and Methods

Volume Two

- **Part C – Technical Assessment Reports**
 - (1) – Transportation Assessment
 - (2) – Economic Impact Assessment
 - (3) – Productive Land Use Assessment
 - (4) – Noise Assessment
 - (5) – Landscape and Visual Assessment
 - (6) – Natural Hazards Assessment
 - (7) – Aquatic and Terrestrial Ecology Assessment
 - (8) – Cultural Impact Assessment
 - (9) – Social Impact Assessment
 - (10) – Contaminated Land Assessment
 - (11) – Archaeological Assessment
 - (12) – Construction Effects
- **Part D – Management Plans**
 - (1) – Stormwater Management Plan
 - (2) – Erosion and Sediment Control Plan
 - (3) – Construction Environmental Management Plan
 - (4) – Traffic Management Plan
 - (5) – Accidental Discovery Protocol

Dated this 30th day of June, 2014.

Signed for and behalf of Hastings District Council:



Craig Thew
Group Manager: Asset Management

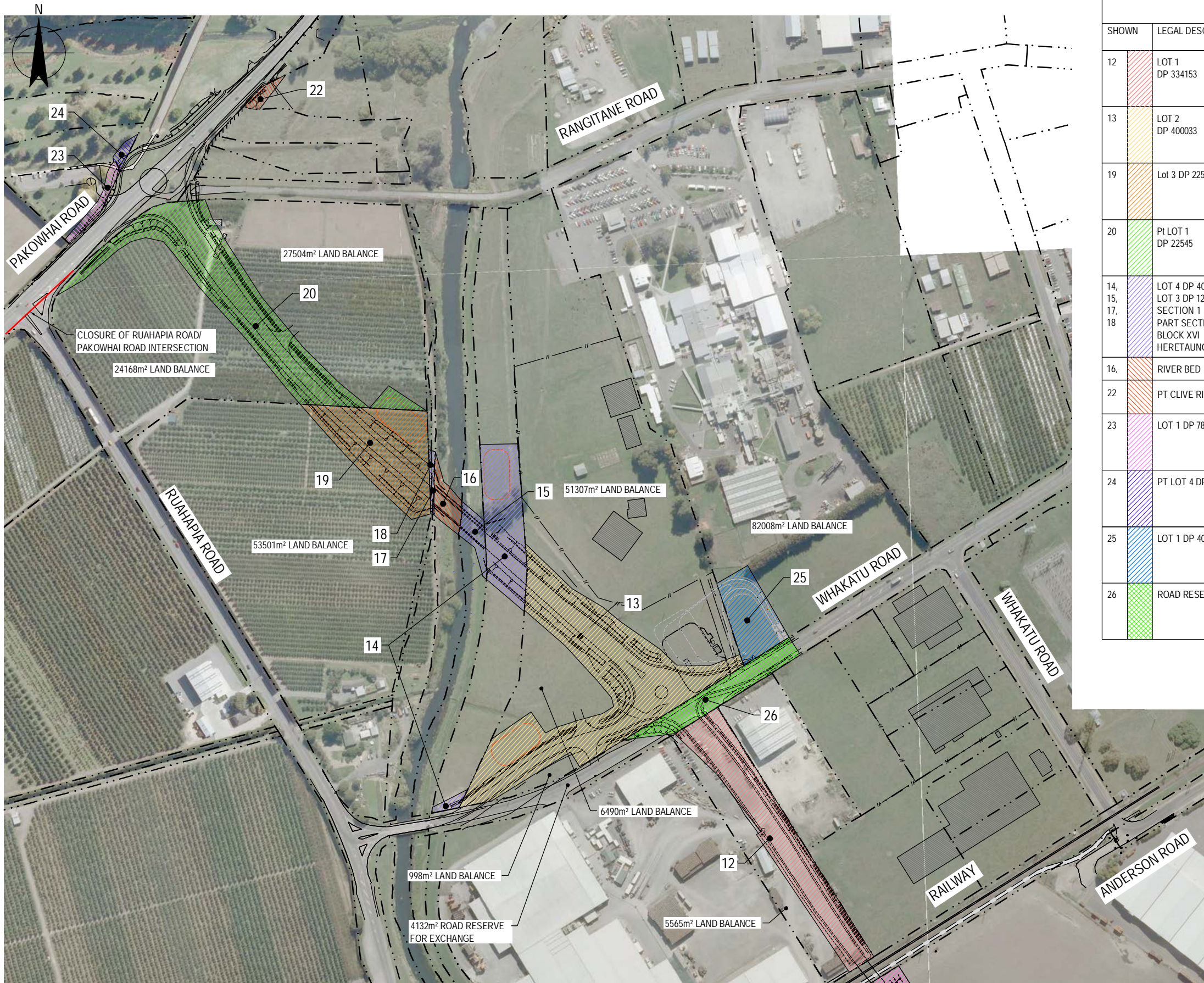
Address for Service:

Hastings District Council
Private Bag 9002
Hastings


Attention: Tony Mills
Telephone: (06) 871 5000
Email: tonyjm@hdc.govt.nz

Schedule One

Land Requirement Plans

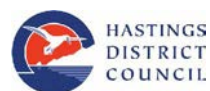
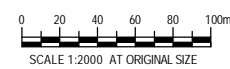


| LAND REQUIREMENT PLAN | | | | |
|-----------------------|---|---|--|-----------------------------|
| SHOWN | LEGAL DESCRIPTION | CERTIFICATE OF TITLE | PROPERTY OWNER | LAND REQUIRED FOR ROAD (m²) |
| 12 | LOT 1 DP 334153 | 140100 | APOLLO PAC LIMITED | 9432m² |
| 13 | LOT 2 DP 400033 | 398940 | LUCKNOW HOLDINGS LIMITED | 18590m² |
| 19 | Lot 3 DP 22545 | HBP2/719 | ANDREW BRYAN DILLON AND CDT 11 LIMITED | 7625m² |
| 20 | PI LOT 1 DP 22545 | HBP2/717 | LUCKNOW HOLDINGS LIMITED | 12831m² |
| 14, 15, 17, 18 | LOT 4 DP 400033, PART LOT 3 DP 12384, SECTION 1 SO 10514, & PART SECTION 15 BLOCK XVI HERETAUNGA SD | 428868 & GAZETTE NOTICES 1991 p3458 & p3394 | HAWKE'S BAY REGIONAL COUNCIL | 7065m² |
| 16, | RIVER BED | N/A | CROWN | 1106m² |
| 22 | PT CLIVE RIVER BED | GN1976 P198 | HBRC | 425m² |
| 23 | LOT 1 DP 7876 | HB128/153 | HASTINGS DISTRICT COUNCIL | 720m² |
| 24 | PT LOT 4 DP 6514 | GAZETTE NOTICE 1940 p2349 | HAWKE'S BAY REGIONAL COUNCIL | 293m² |
| 25 | LOT 1 DP 400033 | 398939 | SILVERFERN FARMS | 3480m² |
| 26 | ROAD RESERVE | | ROAD RESERVE | 3378m² |

KEY:
 SEDIMENTATION POND

PLAN
SCALE 1:2000

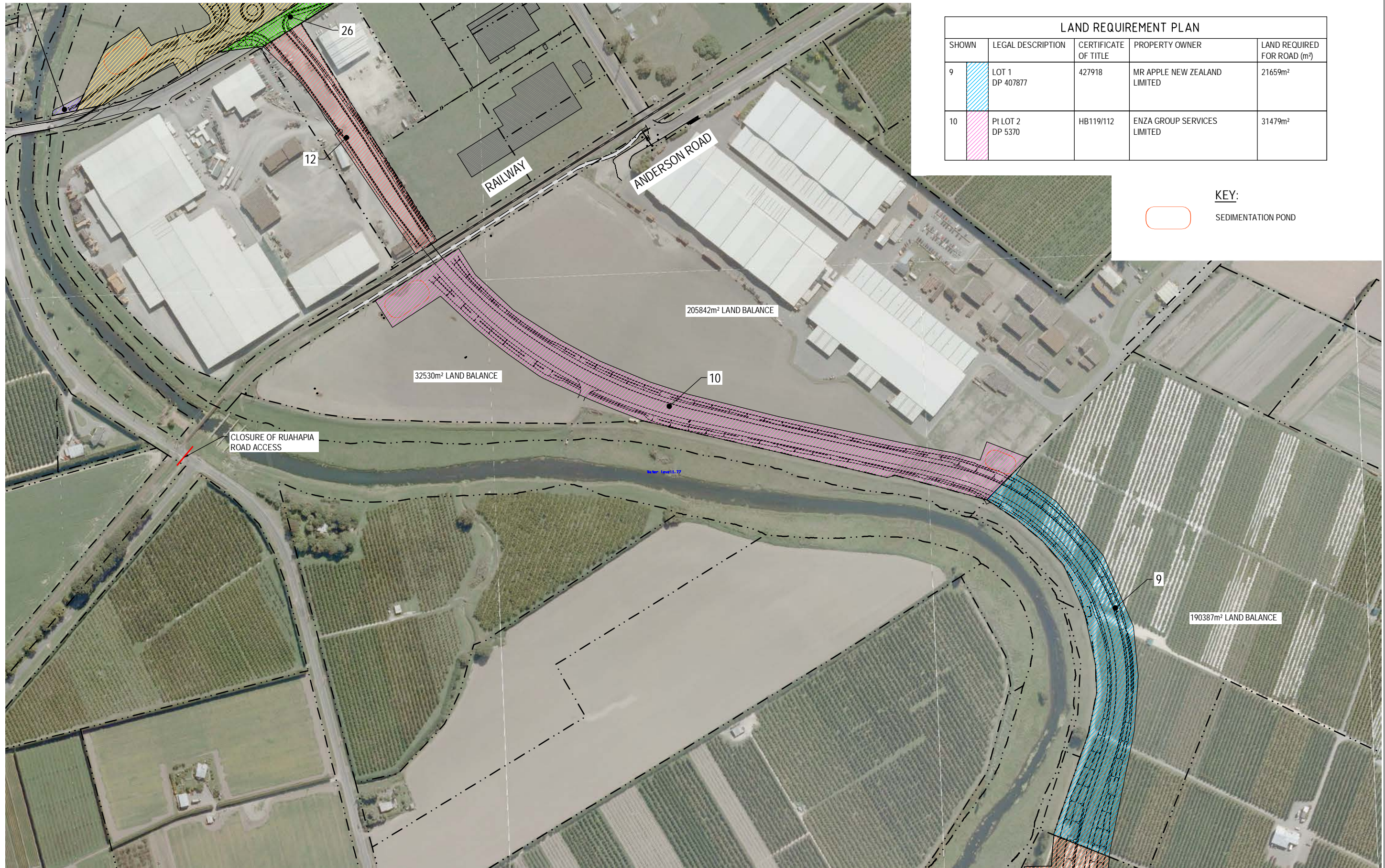
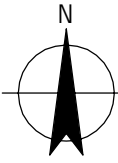
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|----|---|---|-------|-------------|------------------|
| E | INCLUDE ROAD RESERVE AREA | LSW | | | |
| D | LAND TAKE AREA 12, 13, 14 UPDATED | NM | | | |
| C | LAND TAKE AREA 10 UPDATE | AN | | | |
| B | LAND TAKE AREA 13, 21 UPDATED AND AREA 25 ADDED | AN | | | |
| A | PRELIMINARY ISSUE | NM | | | |
| No | Revision | Note: * indicates signatures on original issue of drawing or last revision of drawing | Drawn | Job Manager | Project Director |




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| Drafting Check | | Design Check | |
| Approved (Project Director) | | Date | |
| Scale | 1:2000 | This Drawing must not be used for Construction unless signed as Approved | |

| | | | |
|---------------|------------------------------------|-------------|-----------------------|
| Client | HASTINGS DISTRICT COUNCIL | | |
| Project | WHAKATU ARTERIAL PROJECT | | |
| Title | LAND REQUIREMENT PLAN | | |
| | WHAKATU ARTERIAL LINK MAP 1 | | |
| Original Size | A1 | Drawing No: | 51-31468-SK071 |
| Rev: | E | | |

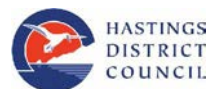
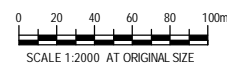


| LAND REQUIREMENT PLAN | | | | |
|-----------------------|-------------------|----------------------|------------------------------|-----------------------------|
| SHOWN | LEGAL DESCRIPTION | CERTIFICATE OF TITLE | PROPERTY OWNER | LAND REQUIRED FOR ROAD (m²) |
| 9 | LOT 1 DP 407877 | 427918 | MR APPLE NEW ZEALAND LIMITED | 21659m² |
| 10 | PI LOT 2 DP 5370 | HB119/112 | ENZA GROUP SERVICES LIMITED | 31479m² |

KEY:
 SEDIMENTATION POND

PLAN
SCALE 1:2000

| | | | | | |
|----|-----------------------------|---|-------|-------------|------------------|
| E | RUAHAPIA ROAD CLOSURE SHOWN | NM | | | |
| D | LAND TAKE AREA 10 UPDATED | NM | | | |
| C | LAND TAKE AREA 10 UPDATED | AN | | | |
| B | LAND TAKE AREA 10 UPDATED | AN | | | |
| A | PRELIMINARY ISSUE | NM | | | |
| No | Revision | Note: * indicates signatures on original issue of drawing or last revision of drawing | Drawn | Job Manager | Project Director |



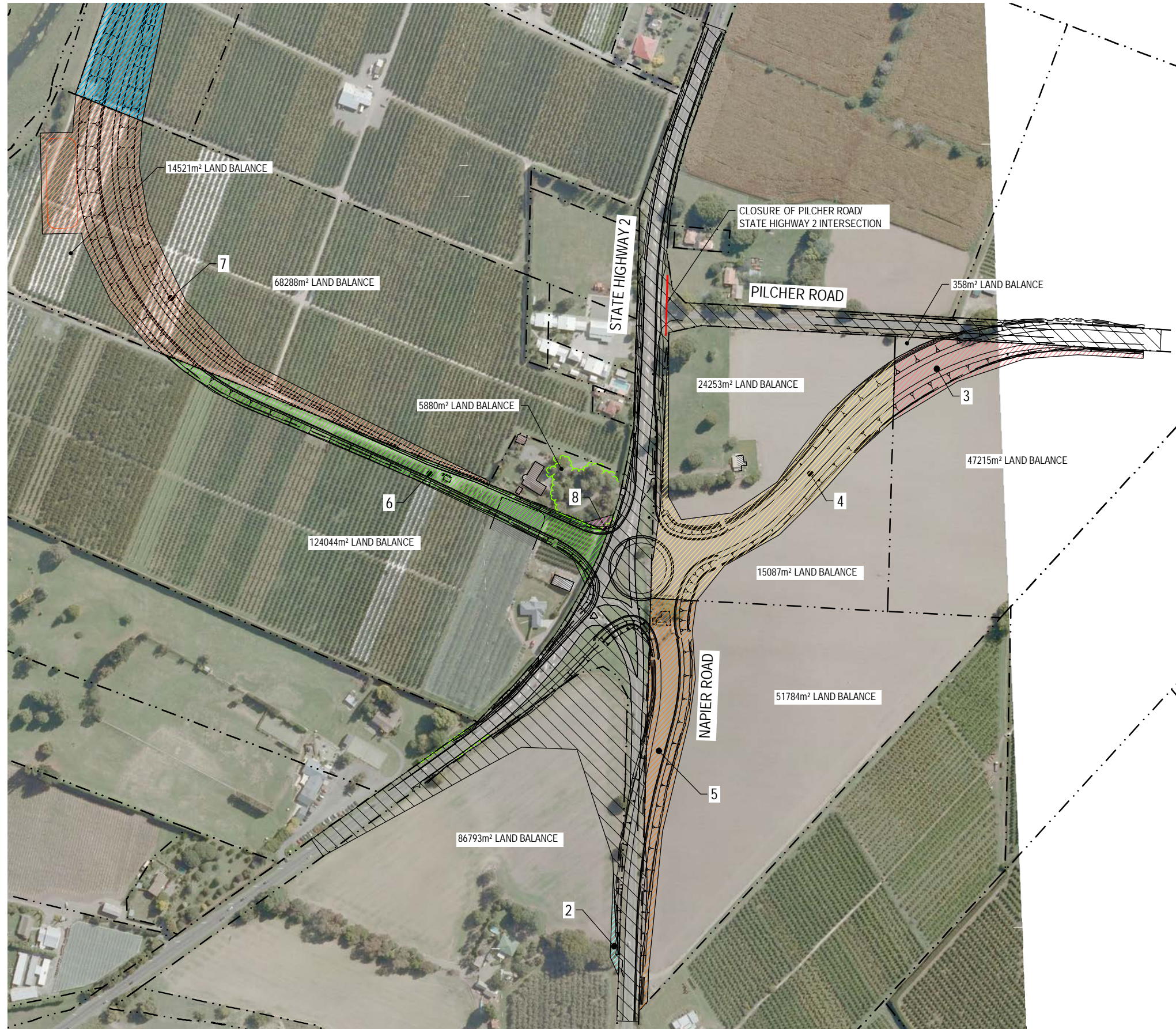
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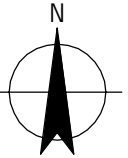
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| Drafting Check | | Design Check | |
| Approved (Project Director) | | Date | |
| Scale | 1:2000 | This Drawing must not be used for Construction unless signed as Approved | |

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|---------------|------------------------------------|-------------|-----------------------|
| Client | HASTINGS DISTRICT COUNCIL | | |
| Project | WHAKATU ARTERIAL PROJECT | | |
| Title | LAND REQUIREMENT PLAN | | |
| | WHAKATU ARTERIAL LINK MAP 2 | | |
| Original Size | A1 | Drawing No: | 51-31468-SK072 |
| Rev: | E | | |



| LAND REQUIREMENT PLAN | | | | |
|-----------------------|----------------------------------|----------------------|--|--|
| SHOWN | LEGAL DESCRIPTION | CERTIFICATE OF TITLE | PROPERTY OWNER | LAND REQUIRED FOR ROAD (m ²) |
| 2 | PI LOT 1 DP 432 | B4/444 | MARGARET RUTH WEDD, DIANNE REBECCA WARD & ROBIN JOSEPH BELL | 371m ² |
| 3 | PI LOT 2 DP 14513 | HBG2/1225 | MARGARET RUTH WEDD, DIANNE REBECCA WARD & ROBIN JOSEPH BELL | 5548m ² |
| 4 | PI LOT 1 DP 14513 | HBG2/1224 | MARGARET RUTH WEDD, DIANNE REBECCA WARD & ROBIN JOSEPH BELL | 13925m ² |
| 5 | Lot 3 DP 14513 | HBG2/1226 | MARGARET RUTH WEDD, DIANNE REBECCA WARD & ROBIN JOSEPH BELL | 8875m ² |
| 6 | PI LOT 2 DP 13109 | HBE2/969 | OMAHURI ORCHARDS LIMITED | 9547m ² |
| 7 | Lot 2 DP 334708 & LOT 1 DP 18946 | 142154 | MR APPLE NEW ZEALAND LIMITED | 22071m ² |
| 8 | Lot 1 DP 334708 | 142153 | GABRIELLE MAUREEN HALEY, MICHAEL JOSEPH HALEY & INDEPENDENT TRUST COMPANY (2006) LIMITED | 187m ² |

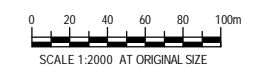


NOTE:
STATED LAND AREAS ARE INDICATIVE AND SUBJECT TO THE FINAL DETAILED DESIGN OF THE ROAD CONSTRUCTION.

- KEY:**
- INDICATIVE EXISTING ROAD DESIGNATION HELD BY NZTA
 - SEDIMENTATION POND

PLAN
SCALE 1:2000

| | | | |
|-------------------------------------|-------------|---|------|
| B PILCHER ROAD CLOSURE SHOWN | | NM | |
| A PRELIMINARY ISSUE | | A | |
| No | Revision | Note: * indicates signatures on original issue of drawing or last revision of drawing | Date |
| Drawn | Job Manager | Project Director | Date |



| | | |
|---|-----------------------------|--|
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| | Approved (Project Director) | Date |
| | Scale 1:2000 | This Drawing must not be used for Construction unless signed as Approved |

| | |
|---------------|--|
| Client | HASTINGS DISTRICT COUNCIL |
| Project | WHAKATU ARTERIAL PROJECT |
| Title | LAND REQUIREMENT PLAN WHAKATU ARTERIAL LINK MAP 3 |
| Original Size | A1 |
| Drawing No: | 51-31468-SK073 |
| Rev: | B |

Schedule Two

Legal Descriptions of Land Subject to Notice of Requirement

Schedule 2: Legal Descriptions of Land Subject to Notice of Requirement

| Claimant | Plan Reference No. | Address | Legal Description | Certificate of Title |
|--|--------------------|--|------------------------------------|----------------------|
| Margaret Ruth Wedd & Dianne Rebecca Ward & Robin Joseph Bell | 2 | 555 Napier Road, Mangateretere, Hastings | Part Lot 1 DP 432 | HBB4/444 |
| Margaret Ruth Wedd & Dianne Rebecca Ward & Robin Joseph Bell | 3 | Pilcher Road, Mangateretere, Hastings | Part Lot 2 DP 14513 | HBG2/1225 |
| Margaret Ruth Wedd & Dianne Rebecca Ward & Robin Joseph Bell | 4 | 297 State Highway 2, Mangateretere, Hastings | Part Lot 1 DP 14513 | HBG2/1224 |
| Margaret Ruth Wedd & Dianne Rebecca Ward & Robin Joseph Bell | 5 | 582 Napier Road, Mangateretere, Hastings | Lot 3 DP 14513 | HBG2/1226 |
| Omahuri Orchards Limited | 6 | 280 State Highway 2, Mangateretere, Hastings | Part Lot 2 DP 13109 | HBE2/969 |
| Mr Apple New Zealand Limited | 7 | 324 State Highway 2, Mangateretere, Hastings | Lot 2 DP 334708 and Lot 1 DP 18946 | 142154 |
| Michael Joseph Haley, Gabrielle Maureen Haley and Independent Trust Company (2006) Limited | 8 | 296 State Highway 2, Mangateretere, Hastings | Lot 1 DP 334708 | 142153 |
| Mr Apple New Zealand Limited | 9 | 324 State Highway 2, Mangateretere, Hastings | Lot 1 DP 407877 | 427918 |
| ENZA Group Services Limited | 10 | 2 Anderson Road, Whakatu, Hastings | Pt Lot 2 DP 5370 | HB119/112 |
| Crown (KiwiRail) | N/A | Palmerston North to Gisborne Railway | N/A | N/A |

| Claimant | Plan Reference No. | Address | Legal Description | Certificate of Title |
|--|--------------------|--|---|---|
| Apollo Pac Limited | 12 | 32 Whakatu Road, Whakatu, Hastings | Lot 1 DP 334153 | 140100 |
| Lucknow Holdings Limited | 13 | 39 Whakatu Road, Whakatu, Hastings | Lot 2 DP 400033 | 398940 |
| Hawke's Bay Regional Council | 14, 15, 17, 18 | Soil Conservation and River Control Reserves beside the Karamu Stream. | Lot 4 DP 400033, part Lot 3 DP 12384, Section 1 SO 10514, and part Section 15 Block XVI Heretaunga SD | 428868 and Gazette Notices 1991 p3458 & p3394 |
| Crown | 16 | Karamu Stream Bed | River Bed | N/A |
| Andrew Bryan Dillon and CDT 11 Limited | 19 | 238 Ruahapia Road, Whakatu, Hastings | Lot 3 DP 22545 | HBP2/719 |
| Lucknow Holdings Limited | 20 | 262 Ruahapia Road, Whakatu, Hastings | Pt Lot 1 DP 22545 | HBP2/717 |
| <i>Daniel Joseph Bearsley, Marilyn Celia Bearsley and Napier Independent Trustees Limited*</i> | 21 | <i>38 Whakatu Road, Whakatu, Hastings</i> | <i>Lot 2 DP 334153</i> | <i>140101</i> |
| Hawke's Bay Regional Council | 22 | Soil Conservation and River Control Reserve beside Pakowhai Road | Part Clive River Bed | Gazette Notice 1976 p198 |

* *There is no land requirement in respect of this property; however the property's existing vehicle access onto Whakatu Road is required to be relocated due to its proximity to the proposed roundabout connecting Whakatu Road with the Whakatu Arterial Link.*

| Claimant | Plan Reference No. | Address | Legal Description | Certificate of Title |
|--|---------------------------|---|-----------------------------|-----------------------------|
| Hastings District Council | 23 | Country Park, Pakowhai Road, Hastings | Lot 1 DP 7876 | HB128/153 |
| Hawke's Bay Regional Council | 24 | Ngaruroro River Stopbank, Pakowhai Road, Hastings | Pt Lot 4 DP 6514 | Gazette Notice 1940 p2349 |
| Silver Fern Farms Limited | 25 | 97 Rangitane Road, Whakatu, Hastings | Lot 1 Deposited Plan 400033 | HBJ3/767 |
| Road Reserve (Hastings District Council) | 26 | Whakatu Road | N/A | N/A |