

BEFORE THE INVERCARGILL CITY COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of application for resource consent for the
Hawthorndale Care Village

BY **THE HAWTHORNDALE CARE VILLAGE
CHARITABLE TRUST**

Applicant

**BRIEF OF EVIDENCE OF NICK HAMLIN FOR THE HAWTHORNDALE CARE
VILLAGE CHARITABLE TRUST**

November 3, 2020

Introduction

1. My full name is Nickoli Dean Hamlin. I hold a National certificate in Construction, and I am a Full Member of the NZIOB, Site Safe New Zealand, Member of the Institute of Directors and a Licenced Building Practitioner.
2. I have 20 years' experience as a Project Manager. I currently work for Maxis Projects and have done so since April 2019
3. I am familiar with the Code of Conduct for Expert Witnesses contained in Environment Court of New Zealand Practice Note 2014. I have read and agree to comply with that Code. My evidence is within my area of expertise and I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

Scope of Evidence

4. In my evidence I discuss my involvement in the project, highlight some briefs aspects from the AEE and provide comment on some of the proposed conditions.

Involvement in the Project

5. I have been employed by the applicant as the Project Manager. I have been involved since 24 September 2019 and have led the engagement of the design consultants, development of project budgets and programmes and overseen the consent application. I have read the submissions and I have visited the site.

Background

6. The Hawthorndale Care Village Charitable Trust (THCVCT) is a charitable trust proposing construction of a new care village (The Hawthorndale Care Village) at the former Hawthorndale School site in the suburb of Hawthorndale in Invercargill. I attach a copy of the concept site plan as Appendix One.

Environmental setting

7. The proposed development is located within an urban part of Invercargill City which is zoned for residential purposes. The areas surrounding the site are residential properties and well developed for roading infrastructure (roads, footpaths, grassed and landscaped verges). Water, stormwater, wastewater and power infrastructure is present and can easily service the proposed development.

The Site

8. The Development site is located at 40 Fairview Avenue and 32 Stuart Street, Hawthorndale Invercargill. The site is a large vacant property that was previously occupied by the Hawthorndale Primary School. Both sites are proposed to be developed. The current site is fully fenced from existing neighbours. Parts of the fence on the eastern boundary are in disrepair, and the Trust intends to repair those.

Earthworks

9. Earthworks are proposed across the application site to enable the construction of HCV, formation of access roads, car park areas and landscaping. As part of the HCV development 150mm of topsoil will be stripped across the development site (including 32 Stuart St). A further 350mm of soil material will then be stripped and backfilled with imported fill material to enable formation of the building platforms. Geotechnical investigations of the site identified a historic channel or ditch that has been filled with uncontrolled fill. This channel will be excavated and backfilled with compacted engineered fill.

Staging

10. It is anticipated that HCV will be constructed in three stages:
 - (a) Stage 1 would be formed of 10 independent living units, all the Dementia Care Homes, administration facilities, village amenities, the main access to State highway 1 Tay Street and car parking in the northern parts of the development site.
 - (b) Stage 2 will be the construction of the 9 remaining independent living units and remaining car parking and access driveways.
 - (c) Stage 3 will be the construction of the final 2 story Apartment building and remaining carparking and landscaping areas
11. The proposed staging of the development may alter. Staging is not anticipated to give rise to any specific environmental effects.
12. A Staging plan is set out below.



Demolition Activities

13. The Demolition to 40 Fairview Avenue has already taken place but the old scout hall on 32 Stuart street is still to be removed and will be demolished by an experienced operator. A management plan will be put in place during the demolition period to ensure minimal disruption to the surrounding properties.

Proposed conditions

14. Below, I set out the Applicant's comments and suggestions on conditions proposed by the Council.
15. **Condition 10 – Signs:** The proposed condition¹ is very restrictive for a site of this scale and activity. What is proposed is shown on the attached plan, as Appendix Two. It is important that

¹ "A maximum of one free-standing sign shall be displayed at each of the Stuart Street and Fairview Avenue. Each of these sign shall not exceed 0.25m² in area and 2m in height."

sufficient signage is erected, to make clear the site is a Residential Care Village. This is not dissimilar to signage erected outside other Residential Care Villages in Invercargill. The Applicant therefore wishes to put forward an alternative condition, as follows:

A maximum of one free-standing sign shall be displayed at each of the Stuart Street and Fairview Avenue. Each of these signs shall not exceed 1.5 m² in area, and 2m in height.

16. **Condition 11 – Signs:** The proposed condition² is very restrictive for a site of this scale and activity and the Applicant propose the following alternative condition:

A maximum of two free-standing signs shall be erected adjacent to the Tay Street road boundary, as indicated on the site plan. These signs shall have a maximum area of 5m² and a maximum height of 2 m.

17. **Condition 23 – Construction:** The proposed condition is to keep the Fairview Access closed and locked until a gate is installed. This gate/ access cannot remain locked for the entire construction period however, as it may need to be accessed for emergency purposes. It is proposed to install a gate to control traffic but it will not remain locked for the entire construction process, to allow emergency access to the site. All construction traffic is proposed to enter off Tay street.

18. The Applicant's proposed amended condition would read as follows:

"Prior to construction works commencing on site, a gate or other effective vehicle barrier shall be installed at the entrance to the Fairview Avenue site access, The gate or barriers shall remain in place and shall be closed ~~and locked~~ until the gate required by condition 22 is installed.

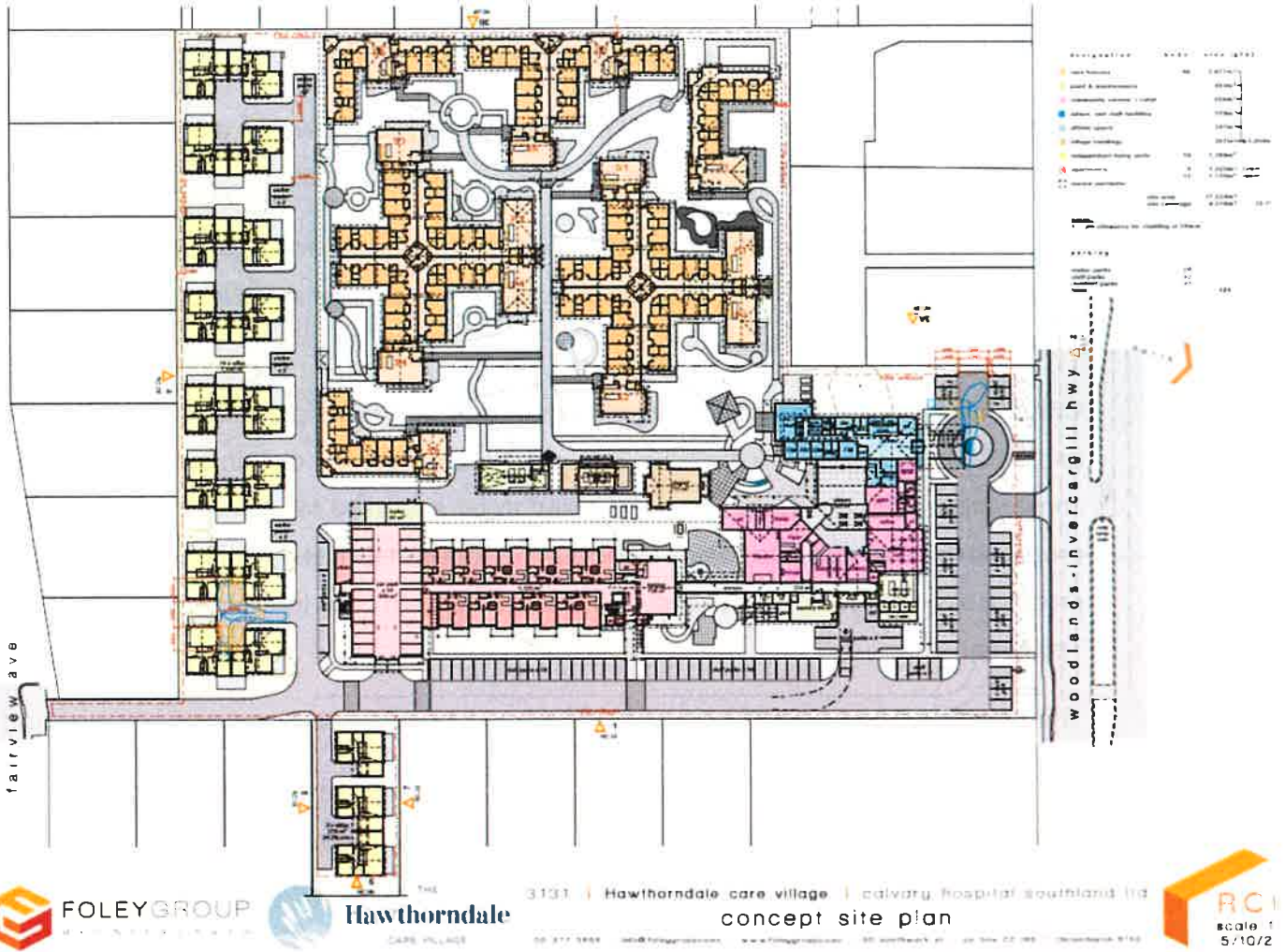


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² "A maximum of one free-standing sign shall be erected adjacent to the Tay Street road boundary, as indicated on the site plan. This sign shall have a maximum area of 1m² and a maximum height of 2m."

Appendix One - Concept Plan



Appendix Two – Proposed signage

