

Meeting of the Heretaunga Plains Implementation Working Group

Date: Tuesday 4 October 2016

Time: 9:00 am

Venue: Council Chamber
Hawke's Bay Regional Council
159 Dalton Street
NAPIER

Present: F Wilson – Chairman
A J Dick
F White
B Dalton
J Roil
L Yule (substituted by C Bowers from 2.45pm)
M Lester

In Attendance: M Clews
G Ide
D Moriarity
P McKay
R Macdonald
A Sowersby
J Raihania
S Lambert
N van Pelt
C Bowers

1. **Welcome/Apologies/Notices**

The Chairman welcomed everyone to the meeting.

Karakia

Joyce-Anne Raihania & Shane Lambert.

2. **Conflict of Interest Declarations**

John Roil declared an interest insofar as landholdings in the Irongate industrial area.

3. **Presentation of submissions on the draft revised 2016 Heretaunga Plains Urban Development Strategy**

The HPUDS Implementation Working Group ('IWG') commenced hearing the verbal submissions from members of the public.

Josi Beamish (submission 4) Iona/Havelock Hills outlined key points of her submission in relation to the areas special character, birdlife, cost and landscape effects. Ms Beamish expressed concern that HPUDS proposes to bring forward development of the Iona/Havelock North area from 2026 to the present. Ms Beamish also noted that a Hastings District Council-led community workshop that was meant to happen in May 2016 to help develop options for proposed development in the area never took place and urged the staff to look at amenities also before making a decision.

Maurice Smith (Submission 42) Te Aute Road/Middle Road - represented by Mr Julian Smith outlined key points of this submission including Retirement development, needs to be flat, think about transport, not isolated, 6-hectare minimum and community integration. Mr Smith requested that HPUDS be amended to include property 162 Te Aute/Middle Road as a special interest area for retirement sector development as it meets all the criteria required of a commercially viable retirement sector development.

Peter Rutter (Submission 41) Iona/Havelock Hills supported Mr Smith's submission, requesting that the property at 162 Te Aute Road be rezoned for development immediately. Mr Rutter also supported the Brookvale submitters and requested that the Brookvale area go ahead immediately also. Mr Rutter suggested that Brookvale & Middle Road areas would be cheaper to develop. Mr Rutter would like to see Iona/Havelock Hills deleted from the HPUDS identified growth areas for several reasons including no firefighting water, reverse sensitivity impacts, destroying amenity landscape which people come to enjoy.

Graeme Lowe Properties Limited (Submission 18) Iona/Havelock Hills, Middle Road and General - represented by Mr Stephen Daysh. The Lowe submission is generally supportive of the comments & recommendations on pgs. 2-7, and the officer's comments based around maintain the Havelock North 'triangle' area. In regards to the density requirements in Middle Road/Iona the Lowe submission considered there is potential for 210 dwellings not 160 as indicated in the proposed document. The Lowe family support Middle Road being a reserve area. In conclusion both Middle Road/Iona & Havelock Hills are critical for achieving HPUDS' principles, they offer a range of different housing types, Middle Road is appropriate for a greenfields 'reserve area' and would like to see HPUDS introduce a process for picking up the reserve areas if other preferred greenfield growth locations can't be brought to market for any reason.

Mervyn & Robyn Batt (Submission 2) Clive – represented by Janeen Kydd-Smith who expanded on their submission in relation to their property at 91 Main Road, Clive. The Batts consider that their property meets the criteria in the strategy and should be considered as a Greenfield growth area. The Batts in their submission have requested that their area be removed from the wider Clive area' classification as an inappropriate development area recognising that the Batt's property is suitable now in terms of the stormwater issues that can now be overcome. In conclusion the Batts have

requested that Clive South be included as a 'reserve' greenfield growth area and that Clive South be removed from the list of 'Inappropriate Areas for development.'

Charlie & Susan Davidson (Submission 13) Clive expanded on their submission for HPUDS to consider the inclusion of their property at 126 Main Road, Clive. The Davidson's presentation suggested this as a logical extension of the urban boundary for a site which is mostly urban in character, in close proximity to the existing residential zone, can easily connect to council services and subject to consent, the sites could be provided to the market quickly. The Davidsons consider the site to be a perfect candidate for inclusion in the HPUDS for future growth of Clive.

Hastings District Council (Submission 55) Arataki – represented by Mr Rowan Wallis. The Hastings District Council is supportive of and endorses the revised HPUDS Strategy 2016 with the exception of the Arataki Extension area. The Arataki Extension was identified as an appropriate area for greenfield development through the 2010 strategy. In regards to Te Mata Mushrooms, apart from the odour non-compliance/reverse sensitivity issue this is an excellent greenfield growth area in terms of achieving the HPUDS criteria.

Mayor Lawrence Yule advised that in regards to the Te Mata Mushrooms Company a mediation meeting between all parties had recently been held and it was agreed to get independent advice from an international expert on the odour issues.

The meeting adjourned at 10.20am and reconvened at 10.50am

Michael Whittaker (Submission 52) Te Mata Mushrooms – Brookvale highlighted his concerns around the encroachment of the urban area and the effect it has had on the business and the need for the area of separation to be at least 500-600 metres from urban growth, even at 1,000 metres it will compound the reverse sensitivity issues that TMM Ltd currently faces. Mr Whittaker informed the IWG about the company's intention to lodge a revised resource consent application to HBRC in December 2016 dealing with odour discharges.

Brookvale Road Residents Association & Michael Bourke & Bourke Family (Submission 8 & 6) – Represented by Carl Wezel & Matthew Lawson, highlighted that Brookvale Road is a natural progression from the Arataki Extension and are proposing Brookvale Road is identified as an immediate greenfield growth location. All the infrastructure is in place already and it is an ideal time to tidy up the properties' bores and wells for residential development. In conclusion, the submitters recommended that not only should the Brookvale Road land be rezoned but the inclusion of the reserve land is also brought into the deferred zoning. The submitters suggested odour issues from Te Mata Mushroom's operations and other reverse sensitivity issues should not be a factor in assessing suitability of the Brookvale Road area for residential development at this time.

Endsleigh Cottages, Raymond Road Rezoning Group (Development Nous) & Raymond Road Rezoning Group (Maurenbrecher), (Submissions 16,39,40) Raymond Road, Haumoana – Represented by Mr Mathew Holder who expanded on the written submissions. The submitters support the notion of a 'masterplan' approach as outlined in the officers' report and recommendations. The submitters also suggested additional wording under Officer Comments 3, pg. 20 of the agenda being " or alternatively through a resource consent process".

Pat Heavey (Submission 25) Brookvale expanded on his submission in relation to Brookvale/Romanes areas. Due to the reverse sensitivity of Te Mata Mushrooms, the submitters suggested that the council consider bringing the Romanes Reserve Area in as a substitute. Romanes is close to parks, shops, village amenities, within walking distance of all schools and all services run down Romanes Drive.

Boyes Whiting & Stone (Submission 7) Ada Street – Represented by Mr Matthew Holder this submission sought that the Ada Street land be considered as a housing area, it has physical boundaries, physical drains, roading structure, is easily serviced and readily available by identifying the land it can stay as is until required.

The meeting adjourned at 12.15pm and reconvened at 1.10pm

Kevin Bayley (Submission 3) and the Gregory Group (Submission 19) – Pakowhai Road (new Greenfields) - Represented by Jason Tickner the two land owners consider that all or part of their land is suitable for use under the strategy and are seeking inclusion in the overriding strategy as an alternative development option to provide the territorial authority (HDC) a logical easy to service extension to residential boundaries. This will help fulfil the current demand and under supply and ensure affordability. The submitters would like this land to be considered as a suitable reserve option.

Jim Bishop (Submission 5) & Token Holdings (Submission 46) Tomoana Industrial - Represented by Jason Tickner. Both land owners have large properties identified within or bisected by the area identified in the 2016 Draft HPUDS as an 'indicative node' for industrial development. The landowners are not seeking fundamental changes to the HPUDS Strategy but are requesting that the working group change the 'indicative node' to a clearly defined 'indicative area' – not just a circular identifier - which will provide more certainty around proposed urban boundaries.

Mark Mahoney (Submission 28) & Clifton Bay Limited (Submission 9) Te Awanga – Represented by Mark Mahoney. Highlighted concerns in the written submissions over land shortage, disconnect over residential zoning and retirement and industrial investment properties. Need to provide for downsizing and take a more comprehensive approach to working with builders, developers and rest home providers.

Evans Family Trust (Submission 17) Whirinaki – Represented by Matthew Holder. The origins of the Evans' submission was that initially in terms of the Hastings District Plan review two areas were submitted, one was 15 lot stage 1 option and the other a future stage 2 option. Stage 1 subdivision has already been approved and the Evans Family Trust have asked to advance a submission for the remainder of the property based on demand as a future growth area. The Whirinaki area was initially classed in HPUDS2010 as unsuitable for urban development due to a water supply constraint, however that water supply issue has been resolved by HDC.

Guy Panckhurst (Submission 37) Napier and General theme. Expanded on the key points of his written submission including feasibility, retirement housing and Papakainga. Mr Panckhurst pointed out that the two large parcels of land to the west of Churchill Drive at Taradale present a unique opportunity for innovative development that could relieve pressure for greenfields and rural residential land and believes this site is highly compatible with Policy UD4.2 of the HB Regional Policy Statement.

The meeting adjourned at 2.45pm reconvened at 3.00pm

Lawrence Yule left the meeting at 2.45pm Cynthia Bowers replaced Lawrence Yule.

Marist Holdings (Greenmeadows) Ltd (Submission 31) Napier – Represented by Mr Phil Hocquard. Would like HPUDS' mapped growth area to be widened to include the Mission's Western Hills Residential Zone Plan Change fronting Puketitiri Road. This area can be readily serviced, and also if developed in association with replanting of the Taradale Hills backdrop to the city, landscape issues can be addressed. The area is in close proximity to established residential areas for energy efficiency considerations. The submitter considers that it is also an appropriate location for a future greenfield expansion area 2015 – 2045. Also requested that references to the 'Taradale Hills' or 'Mission' in both text & maps of the HPUDS Revised Strategy be replaced with 'Western Hills'.

Neal Absalom (Submission 1) Napier. Highlighted his concern that there is inadequate provision for rural lifestyle lots in the review. Specifically, the land along the eastern side of Meeanee Road is already fragmented will not return to horticultural use because of economic factors and would like to see subdivision allowed in this area. Also soils are not of high quality in this area. Mr Absalom commented that he has lodged a subdivision consent application to Napier City Council for the Meeanee Road property.

Rose Mohi (Submission 34) – Iona/Havelock Hills & General theme.

Highlighted her concerns over the Lyndhurst extension, this should not be allowed, water strategy, far tighter controls need to be introduced for Heretaunga Plains and encroachment on to fertile plains soil around Hastings is still occurring. Ms Mohi reiterated that safe drinking water is vital for communities.

Paul Harris (Submission 22) – Napier. Expanded on his written submission that infill housing needs more consideration and that equity on contributions of development costs needs addressing.

Hawke's Bay Fruitgrowers' Association & Horticulture NZ (Submissions 23 & 54) Brookvale & General theme – Represented by Lesley Wilson. Asked that the working group change the review period from five years to 7-10 years. The use of circles to indicate land area in the review is very vague and open to wide interpretation, areas need to be defined in a better way to show clarity. The submitters requested that the Arataki site not be ruled out completely and that solutions be found to the odour issues. Concerns were presented that the review document includes land that has already been considered for urban development, at the time, the applications to rezone in the district plan were considered and were declined for good reasons, none of the reasons to decline those rezonings have changed. The Howard Street development area has increased in size with no notification. In terms of land banking, the councils need to have a strategy in place to combat land banking for residential development and also for new industrial zones. The submitters expressed concerns that developer-driven urban planning is stifling the community's ability to provide for the range of homes needed for affordable, comfortable and compact urban development to cater for present and long term population requirements. They would like to see housing development which is planned, calculated and justified for the needs of Hawke's Bay including low cost intensive, infill, lifestyle blocks, retirement villages and million dollar homes. The submitters want to protect the soils of Hawke's Bay for the region's economic development.

The Chairman announced that the IWG would reconvene for discussions and deliberations regarding submissions at 9.00am Wednesday 5th October at HBRC Chambers. There being no further business the Chairman declared the meeting closed at 4.25pm on Tuesday 4 October, 2016.

Meeting of the Heretaunga Plains Implementation Working Group

Date: Wednesday 5 October 2016

Time: 9:00 am

Venue: Council Chamber
Hawke's Bay Regional Council
159 Dalton Street
NAPIER

Present: F Wilson – Chairman
A J Dick
F White
B Dalton
J Roil
L Yule
M Lester

In Attendance: M Clews
G Ide
D Moriarity
P McKay
R Macdonald
R Munneke

3. Welcome/Apologies/Notices

The Chairman welcomed everyone to the reconvened meeting.

4. Conflict of Interest Declarations

John Roil declared an interest insofar as landholdings in the Irongate industrial area.

5. Consideration of submissions on the draft revised 2016 Heretaunga Plains Urban Development Strategy

The HPUDS Implementation Working Group ('IWG') briefly discussed how it might proceed with discussing the issues and materials presented to it for forming the IWG's recommendations regarding any amendments to the draft revised HPUDS 2016. The IWG agreed to proceed by working through the submissions and themes as grouped in the Officers' reports.

The meeting adjourned at 10.35am reconvened at 10.47am

6. Recommendations by the HPUDS Implementation Working Group

- A) That the report titled *Draft Heretaunga Plains Urban Development Strategy Submission Overview Report* dated 4 October 2016 be received.
- B) That the HPUDS Implementation Working Group:
- a. Receive the written submissions and hear oral submissions in response to the Draft Revised HPUDS 2016 for Public Consultation.
 - b. Receive officer comments in response to the written and oral submissions made.
 - c. Adopt in part the recommendations set out through the officers' comments, subject to the amendments agreed by the IWG as set in **Appendix 1** and authorise the Technical Advisory Group to make such consequential amendments to the Draft Revised HPUDS 2016 as may be required to give effect to them.
 - d. Instruct officers to forward replies to all submitters thanking them for their submissions; advising of the Working Group's recommendations in response to their submissions and offering explanations based on the officer comments as amended by the Working Group at the meeting; and advising the submitters that final adoption of a revised HPUDS document cannot occur until after the new councils are formed following the local body elections.
 - e. Recommend to the individual partner councils the adoption of a revised Heretaunga Plains Urban Development Strategy 2016 as amended by recommendations of the HPUDS Implementation Working Group.

**Wilson/Yule
CARRIED**

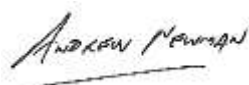
The Chairman thanked council staff and others who had contributed to the HPUDS submission reporting work. There being no further business the Chairman declared the meeting closed at 12.09pm on Wednesday 5 October, 2016.

Signed as a true and correct record.



HPUDS IWG Chairman

Dated: Wednesday 15th March 2017



Chief Executive of HPUDS IWG
administrating council (HB Regional Council)

Dated: Wednesday 15th March 2017