



HASTINGS
DISTRICT
COUNCIL

CITY OF
NAPIER



HAWKE'S BAY
REGIONAL COUNCIL

HERETAUNGA PLAINS URBAN DEVELOPMENT STRATEGY

SUMMARY OF SUBMISSIONS: INFORMAL CONSULTATION

Introduction

The following three scenarios went out for public consultation alongside the vision and principles:

- Current Approach
- Consolidation with Growth off the Heretaunga Plains
- Compact Development

About Each Scenario

1. Current Approach

- a. No change in existing approaches. Growth is catered for in its current manner where Napier and Hastings communities act independently.
- b. The planning methods are those that have been used since the first growth studies for each district were developed in the early 1990's.
- c. Growth is responded to as it occurs. There are conflicts between desires for a wide range of lifestyle and business development in new areas and the importance of the primary sector to the districts' economies.
- d. Heavy reliance on private transport modes eg car.

2. Consolidation with Growth off the Heretaunga Plains

- a. Continued reliance on primary production for income and community well being.
- b. Recognition that a medium level of growth and an ageing population need to be provided for.
- c. Future growth considered in context of providing for an increasing number of households on a smaller land area in settlements across the sub-region.
- d. Reduced reliance on the private car and alternative modes of transport such as walking, cycling and public transport are viable

3. Compact Development

- a. Major shift in approach to ensure long term sustainability for the Heretaunga Plains' versatile soils – there is consensual agreement that they are the District's most valued natural resource.
- b. Napier and Hastings have defined urban limits lines so there is a need to balance increased intensification and higher densities close to the commercial nodes and higher amenity areas in the districts, against the provision of lifestyle choice.
- c. Reduced growth in the settlements surrounding both districts but their existing character is maintained.
- d. Greater emphasis on public and alternative transport modes.

Submitter	Adam Horvarth	Number 001
Preferred Scenario	Combination of Scenarios 1 and 2	
Submission	<ul style="list-style-type: none"> Options that allow Greenfield's Growth but also encourage infill. 	
Submission	<ul style="list-style-type: none"> Managing the availability of rezoned land in order to not under or over supply. Difficult but achievable. 	

Submitter	Quentin Roberts	Number 002
Preferred Scenario	Option 3 - We are emerging from a century of development of a largely unoccupied landscape and use of fertile soils for housing has largely gone unchecked. It cannot continue. Infill of present urban boundaries is imperative. If anywhere can be built on, it is the hills around H. North and within existing rural urban communities (Haumoana, Bay View etc)	
Submission	Preservation of the productive land. All land in Hawke's Bay has now proven to be productive and there is nowhere that should go under buildings. Piecemeal development of successive small areas must stop, they all add up (Frimley subdivision is scandalous). What is the imperative here is long-term vision. The ability to appreciate the fact that our soils are finite whilst our population (here and overseas) is burgeoning at an ever increasing rate. The call for food production will continue. Land remains as our provider and income earner.	

Submitter	Des Ratima	Number 003
Preferred Scenario	<p>Nil - The scenarios do not take into account Maori values.</p> <p>A vision for 2045 which then allows the Maori communities to align their growth and development or alter rather than blindly move forward with the best intentions of the hapu disconnected from urban development - sewage, roads, water etc.</p>	
Submission	Protecting marae & Maori communities from invasive industry development. Water, gravel, petroleum, gas, mineral protection and sustainable management are important issues. Essentially through the entire landscape is going to change. Maori will alert their leadership and representation with an ability to lever support from their revenue holistically.	

Submitter	Tony Parker	Number 004
Preferred Scenario	Scenario 2 is the development potential which interests me the most.	
Submission	<p>I agree that the fertile plains should be preserved at all costs from further urban development. In May 1987 I put in a submission to the then HB County Council for rezoning a portion of our hill block at the northern end of the Kaokaoroa Range, and in April 1989 the Council approved rezoning of this area to "Rural 5" which allowed housing development on 1.5 ha blocks. We had already planted some 17,000 trees and the Enfield subdivision is now known for its beautiful homes and gardens. Further development in this area has been declined by the Hastings District Council because the northern end of the Kaokaoroa Range had been declared a "Significant Special Character Area". This classification has made housing development on the hills surrounding the Heretaunga Plains difficult. I agree that Te Mata Peak and Mt Erin, which have been declared "Outstanding Landscape Character Areas" should be preserved, but I think that some of the other</p>	

	hills surrounding the Heretaunga Plains have no iconic value and that their "Significant Special Character" designation should be removed. The hills lend themselves well for the development of houses and gardens and some of these hills are closer to Hastings than parts of Havelock North and are connected to Hastings with roads presently uncluttered with traffic.
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Submitter	Alan Dibley Ministry of Education	Number 005
Preferred Scenario	Scenario 3 is the most preferred option for the Ministry of Education. The existing network of schools is already in place.	
Submission	<p>Scenario 1 is very difficult to plan for. Schools are part of the community infrastructure and for a school to be developed there needs to be a critical mass of housing and children. Periphery development is resulting in some overcrowded schools, yet the numbers are insufficient to justify either the expansion of existing sites or planning for a new school site (e.g. Te Awa Avenue development in Napier- this will result in Te Awa School becoming overcrowded) and Lyndhurst development in Hastings - this will result in Frimley School becoming overcrowded).</p> <p>Scenario 2 is the second preferred option for the Ministry of Education. Existing school sites are more likely to manage population movements and those areas where concentrated long term development is occurring are more likely to support either significant development/expansion of existing schools or for new site development.</p> <p>Scenario 3 is the most preferred option for the Ministry of Education. The existing network of schools is already in place. It would be a question on how to intensively develop these sites to cater for student movement. Enrolment schemes may limit development on some sites and encourage development on others.</p> <p>Having some knowledge of where development is likely to happen. Supporting developments that have some degree of critical mass to support school site expansion. Minimising the impact of transportation issues on existing school sites. Developing a long term strategy to support manage roll movements between schools which is sustainable.</p> <p>Private plan changes are most difficult to plan for. There seems to be little thought given to the community infrastructure which is required to support expansion. Community infrastructure refers to community centres, location /capacity of schools, road networks, local transportation links etc.</p> <p>We prefer more development to the north of Havelock North to support the establishment of a new school in the future. A site has been purchased as insurance to meet demand in this area if this occurs.</p>	

Submitter	Chris Bain – Chief Operating Officer Port of Napier	Number 006
Preferred Scenario	Option 3 - With perhaps some very limited expansion (i.e. aspects of #2) where it can be demonstrated that any encroachment does not impact on the Heretaunga Plains. This might entail limited expansion of BayView, Clive, but not new development areas such as Taradale/Havelock Hills.	
Submission	Avoiding sprawl and the protection of water and productive soils. Ensure District Plans and planning rules are conducive to urban intensification.	

Submitter	Ru Collin	Number 007
Preferred Scenario	Assuming the extrapolations are proven correct, the 3 options that have been offered to consultation are asking the right questions that the community needs to consider now. As a horticultural representative, who wants to see versatile and productive plains passed onto next generations, the best option to take is option 3 – compact development.	
Submission	<p>Support for Option 3 with considerations.</p> <p>The bullet points to the reasoning behind this option choice are these;</p> <ul style="list-style-type: none"> ▪ The option guarantees recognition of the importance of the industry to the region ▪ The industry’s main resource – the versatile soil will be protected ▪ Urban sprawl will be halted, smarter urban design will take effect, and we would see Marae, peripheral settlements and Flaxmere’s original plans completed ▪ The assumed plains demographic are aging fast. So I see urban intensification should cater better for the aging population as forecast ▪ Multi –use assets located in the best strategic locations must be part of the plains, and become a hallmark of plains planning processes ▪ Development must be allowed to continue, however in generating a degree of scarcity in rural, residential, industrial and commercial land use, I think most community will see added value from that approach over time ▪ Existing residential, plains and rural zone lines should be reviewed and if necessary changed. ▪ I would support building on the hills, to an acceptable altitude. For example the current height restriction of housing to 180m (2/3rds of the Te Mata peak) has real merit, and would help protect one asset the plains users has – the sky. ▪ Rural residential development would be limited, and the 12 ha minimum subdivisible lot currently in HDC plans, continued. This land use rule would be open to review if necessary, but the intent behind the ruling left as it is today. ▪ Resource planning of the Heretaunga plains (soil, water, air, transport, energy and people) to support the option chosen needs to continue in depth. 2045 energy supplies should be different from that today. For a successful outcome regardless of option taken, careful planning into each of these six areas needs to be done, and I would like to see horticulture represented and involved in future discussions. ▪ Recognition of the importance of land based industries to Hawkes Bay and the importance of protecting the soil resource. ▪ Allows for existing settlements to be filled in, completed. ▪ Catering for the aging population and access to amenity/facilities. ▪ Consider amending zoning boundaries to facilitate strategy direction. ▪ Allow some development on the Hills (with controls) as a mechanism to protect the plains/sky. ▪ Need to continue to monitor and plan for development in relation to soil, water, air, transport, energy and people. 	

Submitter	G D Mountcastle Family Trust	Number 008
Preferred Scenario	None really. Scenario 1 more leans towards what we believe is the correct path. It is the lack of infrastructure that is suffocating areas that should be developed.	
Submission	<ul style="list-style-type: none"> ▪ Need to ensure that asset management planning does not suffocate areas from being developed. ▪ Protection of the Plains should be balanced against the size of the "blocks", small block on the periphery are not likely to be viable production units unless amalgamated. ▪ Recommendation to place Kaiapoi Road back on the list as an area for suitable residential development , citing location, condition of soil, size of land parcels, proximity to HDC etc (refer to comments off further details). ▪ For the council to adopt a more commonsense approach to what they consider Heretaunga Plains land. We live at 84 Kaiapo Road and are on the Camberley border. If the Council is limiting us in development because we are classified as Heretaunga Plains, they should come down here for a look. You ask any farmer if he can make a living of 5 or 10 acres (which is what we all have down here) and they will laugh at you. Development shouldn't be stopped in areas that are clearly non-workable and are clearly not part of our Heretaunga Plains heritage. ▪ When we bought our property at 84 Kaiapo Road 5 years ago, we were told it was "earmarked for development". Various discussions with various council representatives (none of which are still working with you)have all indicated the development of Kaiapo Road was linked to the final development of the Omahu Road Industrial development (infrastructure). This has now happened. However, in the latest Council Strategy, Kaiapo Road has been completely dropped as unsuitable for development. We live on the Camberley side of Kaiapo Road and this land is crying out for development. On this side of the road, we all have between 5 and 10 acres and there is no way this land forms part of the Heretaunga Plains. On this side of the road the land slopes away to the South, so there are no ponding issues here (unlike Lyndhurst Road that you have put the infrastructure into). I have since heard from a long-time neighbour, that Kaiapo Road has been earmarked for development for decades! Do you not recall when the top end of Kaiapo Road (on the Harding Road boundary) was opened up for development, how quickly those sections all sold. We are also within the city boundary (our suburb is Camberley) so we fall within the city limits. Part of our house at 84 Kaiapo Road is actually within the Camberley border (check the records). This land cannot ever be worked again. It is dry and why would you want people down here trying to grow things and irrigating flat out. That isn't doing our district any good. Kaiapo Road should be put back on the table immediately. I challenge Council to meet with us all down here and put up your best argument. How long has it been since you physically visited this area. People down here are waiting. You have been promising development for decades. It time Council stepped up and let us finally make this area a beautiful residential suburb. It would be more high class than anything you have seen recently, if the correct constraints were placed on developers. Section 	

	sizes here should be no less than 1012m2 to allow for open, uncrowded development. Unlike the mess the Frimley development has turned into. I would be very disappointed to think the Council (that represents, works for and is paid for by the people) does not come forward and speak with us all.
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Submitter	Alayna Watene	Number 009
Preferred Scenario	<p><i>Scenario 1.</i> Short to mid-term (up to 2025) it would be of benefit to allow some areas on the periphery of the city/plains boundary that are already zoned and under investigation for housing, to be developed and completed. This allows a wider choice for home-owners short term and gives a transition time for the new strategy to be integrated and accepted by the community.</p> <p><i>Scenario 2</i> Cluster housing and Papakāinga are the priority for Maori in both urban neighbourhoods and marae communities. Development of marae communities would be of mutual benefit to Maori and the HDC. These communities are currently either not serviced well or are victims of continual deferred infrastructure. In order for development to take place in marae communities (which will relieve some of the inner city housing issues) there would need to be significant investment in infrastructure and public transport would have to be considered. Development of marae communities with consultation would hopefully result in positive Maori community models which might see Whanau/hapu economics emerge e.g. communal gardens, bartering, cooperatives, intergenerational social support, etc., and not least, communities where people live and play together, have a vested interest in their surroundings and each other's well-being. Planning must also meet the inherent need for people to gather together and have access to green spaces or parks. It must include convenient services & amenities and so on. An example of the inherent need to have their own 'space' to gather & socialise manifested recently in the example where the children of Raureka wanted to turn an empty section into a park for their use as they felt they had made it their own by playing there daily. Brownfield development is supported with reservation i.e. it mustn't lead to loss of well-used green spaces / community amenities for the sake of housing. Greenfield development is not an option. Lifestyle blocks are not supported as they are not cost effective. From an economic point of view they produce little; tie up usable space; stretch infrastructure services across larger areas; incur high fuel costs for services as well as owners; higher carbon footprint; and so on. Any further development of this type should include environmental standard requirements such as maximum tree planting, 'factory' septic tanks & overflow reticulation, water conservation measures, solar or alternative power solutions etc so these properties contribute to a sustainable environment.</p> <p><i>Scenario 3. Compact Development (within existing boundaries)</i> Some compact, high density housing could take the form of condominium/apartment type complexes with amenities included (car parking, park/gardens/etc) and be designed to standards that incorporate environmental solutions, solar power etc, and 'eco' solutions for</p>	

	<p>sustainable energy. If this is the standard from the beginning, future compliance issues should be reduced or mitigated. Social aspects of multi dwelling complexes would also need to be a high priority however if the models include spaces for people to live and play together, it would help to create a sense of community and a vested interest in their surroundings and each other's well-being. It is said that London is a city of villages joined together and it has taken centuries to reach what it is today, good or bad. The 'city of villages' concept is one that we think is workable for high density developments. Ideally, for every X number of dwellings ideally there would be agencies' presence (post box, bank ATM), doctors outreach clinic, perhaps a local superette, etc around a small village square with a green, or Mediterranean type piazza concept. This would give a neighbourhood focus. Having to go a long distance from the outskirts of a suburb for shops and services does nothing to enhance a sense of community. Our water sources & the aquifer are the most important environmental item for the HPUDS as they are the lifeblood of the Plains. Any development will impact on our water supply and management of this is a high priority</p>
Submission	<ul style="list-style-type: none"> ▪ Benefits in completing "round off" of periphery areas with potential for residential housing. New Greenfield, lifestyle development is not favourable, Brownfield development should be carefully managed. ▪ Lack of services is a major limitation to development - Papakāinga and marae neighbourhoods - requirement for investment in services (water and waste), public transport, provisions for open spaces (for gathering, interacting, playing etc). ▪ Future development of lifestyle properties should be controlled in a manner to ensure contribution to a sustainable development outcome (eco, solar, energy, open-space etc). The same "controls" would also apply to medium more compact housing solutions. ▪ "Village" concept has merit if in close proximity to amenities, services etc. ▪ Broad Maori views not expressed in reports, only high level concepts - need a broad spectrum of input from all levels of the Maori community. ▪ Protection of water sources and aquifer is a high priority. ▪ Need to have a 100 year period for true sustainability focus. ▪ Infrastructure for village-type development would need to be well-thought out but if investment was targeted at existing suburbs, marae communities, and already mooted housing areas over the next 20 years any design innovations or flaws could be evaluated, refined, further developed up to 2045 and beyond . ▪ Care of the natural environment, in particular our water sources are paramount. ▪ Investment is needed to improve waste management to a standard where it is not a threat to the environment i.e. long term solutions. There is merit in all 3 scenarios, however after a transition period; future plans for housing developments should be aligned with scenario 2 or 3 of the HPUDS. The highest investment should go into provision for increased infrastructure. The HPUDS time frame for planning should be 100yrs plus for regional sustainability. ▪ It was not evident that Maori grassroots community opinion was sought for the reports. The Mana Whenua report gave background to Maori

	concepts that are integral to Maori aspirations and needs; however it did not offer practical solutions. It is important that a broad spectrum of Maori voices is included in this process from start to finish.
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Submitter	Hawke's Bay Fruitgrowers' Assn Inc	Number 0010
Preferred Scenario	Scenario 3, with tight rules is the preferred option and best reflects how HBFA thinks how growth should be managed. City boundaries should be clearly established and backed up with stronger rules covering activities for each zone.	
Submission	<ul style="list-style-type: none"> ▪ Possibility of a "food production zone" to protect the production versatility of soils and associated activities. ▪ Using dual use buffer zones/areas to separate these areas from other potentially conflicting areas i.e. residential sites. ▪ Moving towards a more condensed model supported by good public transport. ▪ Protection of versatile soils (environ quality and features suitable for food production). ▪ Right to farm - The ability of food producers to operate without constraint. ▪ Access to resources, soil, water, air, transport, energy and people to enable food production. ▪ Need to be able to protect business by having certainty that you can continue to operate your business in the future - conflicting land uses at boundaries (rural vs. residential). ▪ A review of zones, taking into account soils, environ qualities and land features would help determine versatility, which would allow ranking of sites, which could be monitored and reviewed - possibly a "food production zone", supported by rules governing activities that can be carried out in these areas. ▪ The establishment of buffers to protect food production sites - minimising the impact of conflicting activities. If you apply good design these zones can serve dual purposes, such as walkway/cycle tracks. ▪ Condensing living environments and establishing efficient/alternative transport networks. 	

Submitter	Phil Hocquard	Number 0011
Preferred Scenario	Only scenario 3 refers to Coastal settlement, although it reads as a superficial afterthought. The submission suggests specific "coastal" development approaches for each of the three scenarios. Interpretation of the submission is an S2/S3 scenario is preferred which allows some development on the coast to cater for the demand for sunbelt-coastal developments.	
Submission	<ul style="list-style-type: none"> - Recommend changing the strategy to "Heretaunga Plains Settlement Strategy" to reflect the wider issues such as rural and coastal issues. - Vision and Guiding Principles, the avoidance of sensitive natural environments is potentially an unrealistic principle. There are often tradeoffs to be made in accommodating growth and development which have benefits, avoidance is not always achievable. - Need to recognise "quality living environments" as a principle for recognising and protecting character, amenity and heritage. - Growth Assumptions - where is a reference in this paper to an emerging 	

	<p>coastal market which is not currently recognised in growth studies' - this is not addressed in easier of the three scenarios, other than partially in Scenario 3. It is important to recognise the other regional attributes that make H-Bay coastal property attractive (wine, lifestyle, climate, access to produce).</p> <ul style="list-style-type: none"> - Query the household growth vs., population growth stat - is it correct, implies very small household numbers - needs to be verified. - Hill Country would like to be involved in the development of HPUDS specifically related to addressing the issues associated with Coastal Settlements.
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Submitter	Monique Dawson Deputy Secretary - Work Directions	Number 0012
Preferred Scenario	None	
Submission	<ul style="list-style-type: none"> - While the Dept has no particular view on how growth should be managed, there are some material which may be of interest. - WORKFORCE 2020 (www.dol.govt.nz) - Labour Market Information (www.dol.govt.nz) - Notable forces which have an effect on land use planning include: <ul style="list-style-type: none"> o Globalisation - movement of workers and matching productivity gains o Technology and skills changes: Impacts on industry, occupations etc. o The effects of climatic changes and resource pressures which drive sectoral shifts, technology changes and new migration patterns. 	

Submitter	Ministry of Civil Defence and Emergency Management Regional Emergency Management Advisor	Number 0013
Preferred Scenario	MCDEM has no preferential option.	
Submission	<ul style="list-style-type: none"> ▪ MCDEM requests that consideration been given to hazard creation, management, response (which include the impacts of climatic changes) and the resilience of communities to respond to these hazards/risks. ▪ For example flooding in an area of intensive development has greater consequence effects than in lower density areas. ▪ Other factors such as an aging population can influence vulnerability, which is linked with planning. In addition the impact on "peripheral" communities service networks can be significant, although there is the possibility to offset this if systems are standalone. 	

Submitter	Brian Dug	Number 0014
Preferred Scenario	Scenario 3 - Compact Development (Holding existing boundaries)	
Submission	<ul style="list-style-type: none"> ▪ Containing urban sprawl ▪ Protect the Plains for agricultural production ▪ Separate residential land use from "passive" land use. ▪ The small population increase allows for controlled development to occur. It is ideal to "ring fence" urban sprawl which has been expanding outward with lifestyle blocks increasingly making farmland redundant. This expansion must stop. 	

Submitter	Baywatch - Via BayBuzz Website	Number 0015
Preferred Scenario	<p>Overall, the goal of this Strategy should be to define the future needs of human settlement in our region within the context of the natural environment, with the aim of creating a healthy living system. Of the scenarios currently proposed for consultation, Baywatch prefers Scenario 3, which represents the most compact development scenario. By definition, a scenario which sharply defines limits to urban growth and prescribes more efficient use of land provides the greatest environmental advantages. As we understand it, Scenario 3 ...</p> <ol style="list-style-type: none"> 1 Offers the most protection for the versatile soils of the Heretaunga Plains, which should be our utmost priority. 2 Minimizes transport distances - and thereby energy consumption and costs - for work, recreation and daily living activities: another critical priority, given predicted energy supply scenarios. 3 Excludes especially treasured and environmentally sensitive areas, such as Ocean Beach and Waimarama, from further development. 4 Encourages separation between residential areas and fanning/industrial activities that might pose environmental health threats. 5 By and large, keeps housing and other development apart from areas of greater long term environmental risk, including stormwater/wastewater management problems and exacerbated erosion and flooding associated with global warming. 	
Submission	<p>Limited Acceptance</p> <p>In indicating this preference, however, Baywatch does not signal its full acceptance of all of the underlying assumptions or conclusions presented in more detail in the working, papers prepared for this review.</p> <p>For example ...</p> <ul style="list-style-type: none"> ▪ Very modest population growth is assumed as the primary driver of increased housing needs (and potentially industrial land requirements) in the Bay. We do not agree that such minimal growth, if it indeed occurs, in and of itself, should be taken as an "excuse" to advance development in any part of the Bay. Having a framework within which to assess concrete (and creative) proposals for specific development justified by substantiated demand is one thing; using the planning process to "pre-license" development is a different matter. ▪ Certain areas are identified tentatively for either Brownfield, Greenfield or intensified development that we would challenge in specific cases, either as to suitability of locations or development approach. In particular, we believe that additional Greenfield development - especially single level housing on small sections - could be significantly reduced, if not eliminated. As for Brownfield development's we do not favour the current pattern of infill development, generally characterized by poor drainage, large areas of concrete and seal, no outlook (only high walls and fences), no play areas or recreational space. While appropriately attempting to increase residential density, too many existing approaches are still wasteful of land and lack vision. It is essential that all communities be designed around a recreational and commercial hub within walking distance for all residents. Baywatch will present more detailed recommendations on specific 	

	<p>housing/community development alternatives as the consultation process proceeds.</p> <ul style="list-style-type: none"> ▪ There is no non-linear thinking presented in the discussion papers or scenarios... merely straight-line projections from the past. For example, given the 30-year timeframe contemplated by HPUDS, what if the Bay conducted a sustained economic development strategy designed to both upgrade local skills and attract higher wage and/or "green" businesses to the region? How might this affect out population profile, including its housing and amenity tastes, or the environmental footprint of our economy? Or another example, would housing/workplace proximity become a far more paramount issue if energy costs were to, say, triple in the next thirty years? ▪ The working paper assumptions regarding global warming are outdated, and in most government circles are being replaced by more drastic scenarios. These more severe assumptions should be incorporated into the HPUDS review process. ▪ The precise extent and location of reserves, community gardens, recreation facilities and other community amenities is not discussed to an adequate level of detail for any public sign-off. For example, the Greenfield sites have basically nothing more than "walkway reserves." Proper reserves of a suitable size for sport, markets and community gatherings of all types should be included in every new development. Taradale Park is a reasonable size. School fields should also be better utilised. ▪ Similarly, since we see no specific mention of these, we would like to be reassured that the HBRC's updated contaminated sites list would be consulted in any future residential or community amenity siting decisions. And with appropriate remediation, perhaps alternative uses can be found for publicly-owned sites. ▪ Whatever HPUDS scenario is adopted, major opportunities will be presented in the crafting of the detailed Hastings, Napier and Regional implementing plans to either advance and codify sustainability and environmental protection objectives... or not to do so. In other words, the devil is in the details. Examples include: requirements for household water storage, solar heating of new buildings, energy efficient design features, building restrictions that mitigate flood risk, the extent and location of reserves and other protected lands, and so forth. Baywatch would expect to be consulted on such issues as these plans are drafted. Before coming to any final conclusion about preferred scenarios, Baywatch would like to see these further issues addressed. And in fact, we believe the need for further consultation on issues like these is far more important than adhering to the current arbitrary timeframe for this planning exercise. We have already noted the special need for educating seniors and Maori as to trends and alternatives... let alone seeking informed response. But beyond those two groups, it is ridiculous to expect that the volume of data and analyses released just before the holidays could be adequately assessed in the allotted timeframe by individual residents or any volunteer associations like our own. ▪ Now - at this stage of alternative scenarios development - is the point when adequate breathing space must be built into the planning process,
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	<p>so that underlying data and assumptions can be thoroughly examined (and challenged if need be); more creative examples of and options for smart development can be tabled; additional or different overall scenarios presented; and memberships of interested community groups can be properly educated and consulted.</p> <ul style="list-style-type: none"> ▪ Promises of later "formal" public consultation do not meet these needs, as the die will be cast once Councils' staffs and consultants decide on the single scenario they wish to pursue and present to the public... essentially for ratification. ▪ We see no countervailing public need - only a possible political one - for a "forced march" to complete the HPUDS process on the currently proposed schedule. Accordingly, we request that this current phase of consultation be extended, and that all interested parties have the opportunity to weigh feedback more systematically gathered from community groups and interested individuals. ▪ The strategy should take a holistic approach to the region considering the regional 'ecosystem' including humans, fauna, flora, rivers, marine, mountain and bush environments and how these connect with other regions. For instance, restoration of natural habitats of indigenous fauna and flora to the urban and rural environments will greatly enhance the region as a whole. <p>Finally, we wish to raise a consultation issue that falls somewhat outside the core environmental focus of Baywatch. As noted above, the rationale for undertaking the HPUDS process is largely grounded upon presumed population growth. However, when one examines the projections, virtually all growth is assumed to stem from two quite distinct groups - senior citizens and Maori. We see no effort made in the HPUDS analyses to examine the unique future housing needs and aspirations of these two different populations. So far, the documents we have seen leave the resolution of Maori housing needs to a process yet to be undertaken within the Maori community. And as for senior citizens, we are aware of no efforts to ascertain directly from the Bay's seniors their views regarding the types of housing choices they would like to have available in the future... or where. In a related vein, no assumptions are advanced concerning the income levels and income distribution of future residents of Hawke's Bay. This would seem to us to be a major factor shaping viable housing alternatives. Will the growing "seniors" population consist of well-heeled retirees (from where?!) happily ensconced on the hillsides of Havelock North or Napier Hill, or instead, pensioners barely able to afford rates on homes they already own, and unable to afford pricey retirement villages? We might also note that we do not see growth of either of these groups generating any additional need for industrial land in the Bay!</p>
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Submitter	Nicola Lawrence - Environmental Advisor	Number 0016
Preferred Scenario	No Preference - Although Transpower would encourage a strategy that reflects the principles of the NPS on Electricity Transmission.	
Submission	<ul style="list-style-type: none"> ▪ The National Grid is, on the whole, not protected by designations or easements and is therefore vulnerable to the adverse effects of land use changes. More intensive subdivision and changing land use activities is of particular interest and concern for Transpower as incompatible development and activities in the immediate vicinity of existing high 	

	<p>voltage electricity transmission lines pose a risk to, or can be at risk from, the efficient operation of the network.</p> <ul style="list-style-type: none"> ▪ Third party under-building and encroachment represents the single most significant risk to existing transmission corridors. Development and/or activities within the transmission corridor can raise concern regarding amenity and actual or perceived health and safety issues, result in an increased risk to both the safety of people and property and the operation of the network. Encroachment may also restrict future upgrading of the existing infrastructure, which potentially restricts the ability of the National Grid to meet increasing energy demands. ▪ The National Policy Statement on Electricity Transmission 2008 (NPSET) confirms the national significance of the resource and the need to appropriately manage activities and development close to it. The NPSET establishes national policy direction to recognise the benefits of transmission. It recognises the importance of security of supply for the well-being of New Zealand and New Zealanders, and makes it explicit that electricity transmission is to be considered a matter of national significance under the RMA in order to meet the electricity needs of present and future generations. A copy of the NPSET is attached for your information. ▪ The National Environmental Standards for Electricity Transmission Activities (NES) comes into force on 14 January 2010. The standards in the NES recognise and provide for the effective operation, maintenance and upgrading of the existing transmission network, having considered operational constraints and technical requirements. The standards provide a framework of permitted activities and consent requirements that take into account the policies in the NPSET. ▪ With specific regard to the Heretaunga Plains Urban Development Strategy - 2015 to 2045 - Consultation, Transpower supports the Draft Strategy Vision, notably "Community and physical Infrastructure is integrated, sustainable and affordable" and the guiding principle to "Protect existing and future infrastructure and transport corridors from development that could constrain or compromise the efficiency of infrastructure and transport corridor operation". This is consistent with the intent of Transpower's Corridor Management Policy (CMP) which seeks to protect high voltage transmission lines from inappropriate development and reverse sensitivity issues. A copy of Transpower's CMP brochure is attached for your information. ▪ Although it is not appropriate to offer opinion on a preferred growth scenario for the area, Transpower does encourage the development of an Urban Development Strategy that reflects the stated principles and gives effect to the National Policy Statement on Electricity Transmission. We would welcome the opportunity to discuss these matters with you further in developing the HPUDS.
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Submitter	Judith Anderson	Number 0017
Preferred Scenario	Scenario 3 - As per submission 15	
Submission	<ul style="list-style-type: none"> ▪ I believe it is imperative that you are cogniscent of the dismay the present proposals engender in any thinking person – or perhaps the hope is that no-one reasons any more, thereby leaving the way open for excesses of the worst kind perpetrated in the ‘best interests’ of whom? 	

	<ul style="list-style-type: none"> I would like to have noted my support for the submission sent in by Bay Buzz. Yes, there has been the opportunity to respond, although over a notoriously busy period. However, councils have much power and flexibility if they choose to 'listen to the people'.
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Submitter	Will Coltart c/- Clair Gregory OPUS	Number 0018
Preferred Scenario	<p>Our view is that aspects of each of the three scenarios presented makes sense but that, overall, Scenario 2 best reflects a logical, common sense approach to future development*. This allows for site specific examinations to be done of where growth may occur, but that this is done within an overall framework that addresses issues such as protection of the soil resource, infrastructure provision and natural hazards - the HPUDS process. It is difficult to imagine community acceptance for the complete adoption of Scenario 3, although it is agreed that compact development in some locations is appropriate. Nor does Scenario 1 on its own provide for prudent management of the region's resources. Scenario 2 best caters for the fact that housing choice is a major motivating factor for people whilst working with well identified opportunities and constraints.</p>	
Submission	<p>Clear and consistent policy direction by all Councils within the region is one of the key issues to growth being appropriately managed on the Heretaunga Plains. Implementation of a Strategy that is well understood by private landowners will ensure its success. Translation of the Strategy into District Plan provisions will also be important. It is relevant that private landowners also have the ability to make private plan change requests for rezoning that facilitate urban development. Perhaps an associated policy decision by both local authorities to support plan change requests where proposed residential rezoning is consistent with the growth areas identified in HPUDS would be appropriate.</p> <p>There are many layers to determining appropriate development for the Heretaunga Plains, from the macro level down to site-specific scenarios. The Haumoana area is a good case-in-point as to why future development needs to be appropriately managed, but also typifies the areas in Hawke's Bay that are desirable places to live, and where vibrant, liveable communities can be reinforced through appropriate development. It is therefore important to see this exercise as being about people and communities, not just about natural and physical resources.</p> <p>*Note: the map in scenario 2 does not refer to Haumoana but the text does. This submission advocates that Haumoana is confirmed as being part of land identified under this scenario.</p>	

Submitter	Pat Magill, Napier Pilot City Trust	Number 0019
Preferred Scenario	Scenario 3 - As per submission 15	
Submission	<ul style="list-style-type: none"> Support of Baywatch/BayBuzz submission (ID 15) Emphasis on consultation period - time period (Xmas), detail and length. 	

Submitter	DB Burns - Hastings District Landmarks Trust	Number 0020
Preferred Scenario	Overwhelming Option 2 with some of option 3.	
Submission	<ul style="list-style-type: none"> Definitely no expansion beyond the present city border – stop now Controlled development in outlying settlements noted – fringe settlements would be both enhanced and beautified by degrees of well- 	

controlled development and green spaces

- Concentrated infill in chosen pockets – must be quality and well chosen
- No more development on any farming or fertile land – horticulture, farming and viticulture is our life-blood – they are diverse industries and likely to be more so – huge investments in research, co-ordination, workforce knowledge mentoring and adding value is huge and on-going, the common factor is fertile land and this must be left free and available.
- City of Hastings' expansion to stop immediately - delineate the outer border with a planned green circumference of heritage trees in copses, street, borders and entrance statements that build on the green corridors of Karamu and Havelock Roads- plan a walking and cycling track within this that links with others.
- That 'city' expansion is encouraged on the HN hills where sections can be successfully serviced; on the shingle on the west side of Flaxmere and the pumice land adjacent to Paki Paki School where the prison sewerage line may be suitable for connection and, of course, infill in existing areas.
- That inner-city residential options are encouraged to bring about a change in culture & instil new life.
- That more infill and appropriate land is made available for industrial development as this will bring opportunities, wealth and jobs.
- No more developments where section sizes are barely 350 sq m –more open/green spaces in all developments.
- Any developments consented must be empathic to the existing neighbourhood.
- That fertile land and all the opportunities it offers is not lost as @ 2045 due to ill planning and decision making in 2010 & beyond
- That ALL these strategies must remain a single joint study within the HDC, the NCC and HBRC working together and collectively - finding common themes - identifying the gaps - ensure that reserve/green space/tree/stormwater retention ponds/linkages/ walking and cycling and transport strategies & policies are blended and synched.
- That if a certain character is evident in any area, it is essential that Councils ensure retention and enhancement - be it urban or rural.
- That infill development is accorded appropriate recognition -imported urban architectural input and regulation if for the common good.
- That Councils remain conscience of the little areas of 'lungs' within urbanisation.
- That pockets of deprivation be avoided at all costs, including access to services.
- That sideways creep is not allowed onto fertile land beyond the designated industrial borders of Omahu Rd.
- That the lessons of Palmerston North can be taken on board - they recognised their spread threat over 20 years ago and re-planned accordingly & successfully.
- That Hastings City will be positioned to offer variable sizes of living spaces to suit all families and lifestyles and could, with excellent planning, make this one of its great strengths - plenty of evidence is now voiced of 30-something's and 40 year olds highly appreciative of the 1/4 acre paradise options within Hastings; especially if they have

	<p>resettled from larger cities. Perhaps the Inner-city promoted for high density - the next suburban ring for family-friendly sections and the outer rim a mix of both?</p> <ul style="list-style-type: none"> ▪ That Councils remain staunch and pro-active in progressing accepted planning decisions and not be influenced by \$'s, favour or Consultation not to be a token gesture - this important survey set an unsettling precedent in timing and timeframe - it is hoped that this tight schedule doesn't get repeated in the remainder of the process ▪ That whatever evolves from this process, it is finalised with 100% joint unified backing by the 3 Councils who can then speak with one voice and in a manner that the public understands ▪ With such a complex array of facts that will require succinct broadcasting, that new and inventive communication methods be explored ▪ Thorough planning - whatever the outcomes, Members were adamant that outcomes must reflect best practice, professional input where appropriate and excellence and innovation in all aspects of consultation, planning and execution <ul style="list-style-type: none"> - the right tree in the right place with the right maintenance - the appropriate place for infill - more innovative and clever solutions/shapes/linkages - more outside opinions & fresh ideas shared - no rush as long as 'spread' is halted now & our future generations can at least have fertile land & opportunities to work with ▪ Intimidation. Sad as it may sound to some, more regulation may be unavoidable but essential ▪ That sustainability be applied to all developments, in knowledge of possible worsening element & environmental conditions ▪ Visual observations that vineyards are dominating several areas where fruit trees once grew - isn't Hawke's Bay a 'food supplier' first and foremost? Is some control guidelines needed to save our historic & proven function? ▪ That more green spaces are essential In our inner city ▪ Keep us informed & involved- we now have a culture of discernment and citizens have expectations to be Involved and listened to
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Submitter	David Renouf	Number 0021
Preferred Scenario	Not specified	
Submission	<p>Heretaunga Plains Aquifer – the Hastings drinking water must be adequately protected. At the moment it is not because of lag time any contamination which is entering the aquifer may take >50 years to impact on the Hastings drinking water bores and wells.</p> <p>All Hastings City stormwater at the point of the discharge to the environment is treated to the level of Hawke's Bay Regional Council Regional Resource Management Plan 5.4 Surface Water Quality levels and ANZECC 2000 water Quality and Sediment contaminate levels. To have potable drinking water without water being treated to obtain this level which will be very costly.</p> <p>To have all Hastings stormwater under Hawke's Bay Regional Council contaminate levels so that the ecosystem is restored and then protected from any more degradation.</p>	

Submitter	Graeme Norton	Number 0022
Preferred Scenario	Scenario 3 - As per submission 15	
Submission	<ul style="list-style-type: none"> ▪ Support of Baywatch/BayBuzz submission ▪ Emphasis on consultation period - time period (Xmas), detail and length. 	

Submitter	Patrick Maloney	Number 0023
Preferred Scenario	Scenario 3 - As per submission 15	
Submission	<ul style="list-style-type: none"> ▪ Support of Baywatch/BayBuzz submission ▪ Emphasis on consultation period - time period (Xmas), detail and length. 	

Submitter	Gill Appleton - President Taradale and district Development Assoc Inc	Number 0024
Preferred Scenario	Our committee strongly supports Scenario 3 – Compact Development.	
Submission	<p>For a land-based economy such as Hawke's Bay's, the preservation and sustainability of our most valuable natural resources, our soils and fresh water, must be our priority.</p> <p>The productive value of the Heretaunga Plains soils must be safeguarded for farming / horticulture / viticulture and forestry because these will always be critical to NZ's economy. We must not allow productive soils to disappear under urban sprawl.</p> <p>Freshwater management is of equal importance to the productive soils. Hawke's Bay is already seeing problems of deteriorating water quality in areas of intensive farming. Population growth (although small), a drier climate, increased demands for irrigation and proposals to privatise water supply are all factors which must be managed wisely. (We strongly believe that water management must be retained in public hands.)</p> <p>Non-productive life-style blocks should be discouraged. Urban-style residential living is not compatible with rural activities and simply generates complaints about noise, spraying, dust and odour.</p> <p>The life-time costs of rural living are significant when compared with urban dwelling. There is the public cost of providing infrastructure and the private cost of transport (and increasingly, telecommunications.)</p> <p>Our cities, villages and settlements need to be as efficient and practical as possible in meeting the requirements of their communities by facilitating:</p> <ul style="list-style-type: none"> ▪ Effective public transport ▪ Cycle and walking options which are safe ▪ Everyday services at a convenient walkable distance ▪ A reduction in the need for the car as a means of personal transport <p>We need to move away the notion that rural areas are places to dispose of waste materials. There could be small scale solutions to problems of urban refuse ego organic waste could be recycled on site with composting bins or worm farms. New technologies could assist with the provision of small scale sewerage treatment systems.</p> <p>Electricity generation at household level would reduce the requirement for more large-scale wind farms with their attendant visual and noise pollution. Maximise the use of rail for the movement of freight across the Plains, so reducing the need for heavy vehicles and additional major roading projects. There are of course implications for councils' planning of neighbourhood amenities. For example, Taradale has already experienced substantial infill development. This has increased the pressure on the storm water and</p>	

	<p>waste water systems, much of which was in place long before amalgamation with Napier City in the 1960s. The additional waste water and run off from high density housing will obviously exacerbate problems with systems which are already at capacity, further reducing their reliability and integrity. Five years ago Napier City Council officers estimated that upgrading the underground infrastructure in the older parts of the City to current code compliance would take in excess of seventy years at present rates of expenditure. Clearly then, whilst high density housing will result in savings in the area of roading, additional expenditure will be required to upgrade existing underground services.</p> <p>Changes to zoning under district plans will have to be carefully thought through if areas of high aesthetic value are to be protected from inappropriate and low quality high density development. (All of us could nominate examples of such developments and there would be a large measure of unanimity over the nominations!) There must be sufficient controls to ensure quality development which is sympathetic to the environment.</p> <p>The Strategy, once agreed, must be adhered to by the Councils. There will be a need for periodic review (ten years?) as changing life-styles and work places, an aging population, climate change, rising costs of fuel and carbon emissions and changes in technology all impact on the way we live our lives.</p>
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Submitter	Rob Curham	Number 0025
Preferred Scenario	My preferred option is number 3. I agree with the general idea of trying to keep future urban development within strict boundaries and not degrade our rich rural agricultural land. My concerns as to the scenarios are how our region will look in 2045 are the blandness and general vagueness of what is envisioned. There will hopefully be more opportunity to have a say in more specific aims and implementation	
Submission	<p>Greater need for residential planning for elderly: accommodation near shopping facilities, medical services, recreational and cultural facilities</p> <p>Maintain strict control over regional scenic areas e.g.: coastal development at Waimarama, Ocean Beach, Waipatiki (almost too late for here) and Te Mata Peak, Sugarloaf and Mission Hills facing Greenmeadows</p> <p>Easing tensions between rural owners around edges of residential city suburbs make it easier for farmers to retain land and not subdivide. Give them incentives to maintain status quo.</p> <p>I feel that the enveloping area of the Hastings District Council around Napier means that the former can make decisions which impinge on people of Napier – especially over developments over the wider environment e.g.: decision to grant Mr Robinson building permits overlooking Kidnappers had to be overturned through the Environment Court; plans to develop Ocean Beach also resisted; the eye-sore development near beach front at Waipatiki – all these made but Napier people had no say.</p>	

Submitter	Dale Curham	Number 0026
Preferred Scenario	<p>Scenario 3 is the nearest to the points which are most important –</p> <ol style="list-style-type: none"> 1) Protection of Plains soils and rich hinterland hills, restrict further encroachment onto the Plains and the productive Hills. 2) Need to avoid further subdivision of lifestyle lots and restrict to productive land. 	

Submission	<p>1. <i>Preservation and long term sustainability of the productive land of the Heretaunga Plains AND the rich hinterland hills.</i></p> <ul style="list-style-type: none"> ▪ The economy of Hawkes' Bay is based on primary production and the adding of value to these products, therefore it is imperative that the rich and diverse Heretaunga Plains and the pastoral hills on either side should be protected for that purpose and residential development on productive land should be severely restricted. ▪ The Hills. As well as the Heretaunga Plains, our productive hill country grazing land should be protected from wasteful residential development. ▪ During the bad droughts of the 1980's, legislation was passed to enable farmers to subdivide small blocks along the roadside to give them some income on which to survive. This legislation has never & been revoked and has lead to ribbons of often unattractive poorly used and badly cared for "lifestyle" blocks along country roads up to 20 kilometres from the cities. Planning permission has also been given for the sale of productive blocks of farmland for "lifestyle" blocks and it is not uncommon to see mowed park-like paddocks instead of grazing sheep. <p>2. <i>Protection of our special landscapes and recreation areas.</i></p> <ul style="list-style-type: none"> ▪ Why do we choose to live in this area; the climate, the beautiful environment of coastline and beaches and the rich, productive plains framed by rolling pastoral hills with a backdrop of more rugged mountains and the recreational and cultural activities and interests that this environment fosters as well as pleasant towns with easy access and adequate infrastructure to serve the current population. ▪ a) Coastline and beaches - our coastline and beaches should be protected from urban-style, unsympathetic and selfish developments. ▪ Generations of Hawkes' Bay families have enjoyed day- trips to beaches easily accessible to the urban area, such as Waimarama and Ocean Beach. Public outcry halted ill considered urban style development at Ocean Beach and halted the spoiling of the wild beauty of Cape Kidnappers and the gannet colony. ▪ However, a TRAVESTY is occurring at Waipatiki Beach. This beautiful small valley and beach with traditional baches well hidden in native trees has been a day-at-the-beach destination for generations of Hawke's Bay families. Currently a shockingly unsympathetic development is underway along the valley floor consisting of large urban style houses culminating in the developer's glaringly insensitive house perched on the sand hill overlooking the beach, bay and valley. How could the Hastings District Council permit this to happen - planning permission slipped quietly through, and just before this current important planning for the future? One is tempted to wonder if the word "cronyism" has any relevance here. ▪ b) Skylines. The beautiful skylines of the rolling hills framing the Heretaunga Plains should be protected from housing. ▪ The distinctive profile of the Sugarloaf to the West of Greenmeadows and Taradale is an example of a very bad planning decision. It has been scared by a house built near its summit - how was planning approval ever given for this ugly blemish and others like it? ▪ Many of the attractive hills within commuting distance of the cities of Napier and Hastings have large houses built at their summits spoiling
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	<p>the skyline. Further proliferation of such housing should be halted.</p> <p>3. <i>Urban development</i></p> <ul style="list-style-type: none"> ▪ To protect the productive agricultural and pastoral land and to maintain sustainable urban areas in a future where use of fuel may be restricted and carbon emissions reduced, and given that much of the projected population growth within the region will consist of retirees and smaller families, future housing emphasis should be on village communities of smaller residences with local shopping and services within walking or biking distance. There is already an abundant supply of larger houses. Infilling of existing urban areas should take precedence over extending the city boundaries and requires careful planning in relation to infrastructure and to avoid impracticalities such as three side-by-side drives to back sections. Parks and public open areas should be planned in conjunction with housing. ▪ Bigger is not necessarily better, and further pressure on infrastructures may decrease the quality of life-style currently enjoyed in Hawke's Bay by locals and visitors alike. ▪ Thank you for this opportunity to submit. As a resident of Napier I often feel that it is unfair that I have no vote as to decisions of the Hastings District Council regarding my environment ▪ BUT, why has this process been kept so quiet? An acquaintance who thoroughly reads the local paper every day has seen no editorial or other mention of the Heretaunga Plains Urban Development Strategy. Most of the people I have contacted haven't heard of it. ▪ Please EXTEND THE CLOSING DATE for submissions so that there can be more public discussion of such an important planning strategy.
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Submitter	Jenny Chetwynd - NZTA, Regional Director Central	Number 0027
Preferred Scenario	<p>Scenario 1 is the least favourable option. - there is no reflection of the close proximity and how both centres complement one another. It does not take into account the factors/influence of climate change, sustainability principles or integration.</p> <p>Scenario 2 and 3 (combination) - is a step in the right direction (i.e. development within the confines of the urban boundary), with scenario 3 contributing most strongly to a sustainable transport system.</p> <p>1) Reduce travel needs/distances.</p> <p>2) Intensive development preserves the transport network which is the lifeline of the region. Controlled development along these networks will improve the vitality of the region.</p> <p>3) It is important to produce communities where people can live, work and play (with reduced travel times), in a sustainable environment.</p> <p>4) Infilling periphery settlement could have a significant impact should the peak oil situation occur.</p> <p>5) Concentrating urban development within well defined boundaries will ensure a more integrated network.</p>	
Submission	<ul style="list-style-type: none"> ▪ As a member of the Technical Advisory Group NZ Transport Agency (NZTA) is highly supportive of this approach to growth management in Hawke's Bay and sees the establishment of a robust strategy as being of paramount importance to the region. Ensuring that land use and transport integrate in a symbiotic manner is crucial and a key objective 	

of the Agency.

- NZTA sees this document as being crucial to the future development of the region, with the strategy guiding the development of the Regional Policy Statement (RPS), District Plan reviews, Regional Transport Strategies as well as assisting with future National land Transport Programmes. Having this long term view will provide greater certainty to NZTA and the region when it comes to funding future transportation projects.
- Given the Agency's mandate to create an integrated transport system that meets the long term needs of New Zealanders, we strongly advocate for greater emphasis to be placed on promoting public transport, whilst sustainably utilising the existing roading network. Whilst it is too early to be investigating particular solutions NZTA considers that future growth should be built around a sustainable transport network, primarily in a manner that supports public transport. With this in mind it is not clear from the Initial documentation what emphasis has been put on rail in the region. NZTA would advocate greater emphasis being placed on this mode of transport and recognition that rail has an important role to play in shaping the region's economic development.
- With much discussion about "peak oil" it is not clear how the strategy will react to this scenario should it materialise. As oil is a finite resource it is really a question of when and not if, and for this reason. NZTA sees increased density around existing settlement patterns as the sustainable way forward. It is NZTA's view that future urban development has to be smart. There are certainly many successful examples of high density development around the country; however success of this type of development is also reliant on its integration with transport networks.
- One area that the growth strategy needs to carefully consider is how land use and transport co-exist. Often major roading corridors sever communities, creating social exclusion and environmental issues. There are some good examples of this in the Hawke's Bay. Whilst many of these examples are victims of historical decisions, NZTA considers that greater emphasis must be put in the strategy to prevent this from happening in future. Specific references to the New Zealand Urban Design Protocol (March 2005) needs to be included to ensure the main principles are considered.
- On one hand transport corridors attract development whilst on the other the network is a vital lifeline for the region's economic wellbeing. This is a fine balancing act. As a transport agency NZTA is continuously looking 'at retrofitting the network to improve connectivity and considers that the final Strategy must put greater emphasis on community connectivity.
- Whilst NZTA considers that the RPS is the most effective place to ensure integration of land use and transport issues, the growth strategy will ultimately guide the RPS's development. By aligning key regional planning documents with national guidance on land use and transport, greater and consistent methods for long term planning can then be given effect to in regional and district plans. The growth strategy is the starting point for influencing the structure and form of growth and

development and for ensuring that appropriate transport infrastructure is provided for in this region's growth and economic productivity.

- By implementing the integration of land use with transport networks in the anticipated growth of this region, the NZTA sees the growth strategy as supporting planning initiatives in the RPS that would guide decisions of local authorities and result in land use changes that ensure:
 - the transport needs of future growth are considered in planning and developing the transport system
 - future transport corridors are safeguarded from other development
 - the long term sustainability of land transport funding is secured through ensuring that urban growth meets the costs of the infrastructural impact that such growth generates for the wider transport network opportunities are created for better integration within and between transport modes while supporting the community outcomes identified by local authorities.

Scenario 1

- From NZTA's point of view this scenario is the least favourable of the 3 options. Given the low regional population and the close proximity of Napier and Hastings it is not an integrated solution to continue looking at growth separately. Recognising that both centres can complement each other is crucial and Scenario 1 does not reflect that.
- With regards to the 'business as usual' approach reflected in Scenario 1 , NZTA has long been concerned with the ad hoc development that has happened on the Plains and the potential impact that this has had on highway safety, sustainability and efficiency. Continuing in this manner will lead to sporadic spreading of people across the Plains makes it difficult to establish and successfully operate a sustainable and integrated transport system.
- Scenario 1 still heavily relies on private vehicles and does not take into account any climatic change or "peak oil" scenarios that may materialise over the next 30 years. Sporadically placed residential development is not conducive to a sustainable, integrated land transport system. Whilst elements of .this scenario model may be appropriate (business projections) it is NZTA's view that this model is neither a sustainable nor integrated outcome for growth management in the region.

Scenario 2 & 3

- NZTA considers that the strategy must steer development in a manner that integrates the transport network sustainable with land use. It is the Agency's view that intensive development within existing urban boundaries is a step in the right direction. NZTA considers both these scenarios recognise the more intensive urban development model. It is NZTA's view that Scenario 3 can strongly contribute to the promotion of a sustainable land transport system for the following reasons:
 1. Increased density in the urban area will reduce trip distances and frequency through concentrating facilities in locations that encourage higher patronage of alternative forms of transport. Traditionally New Zealand has developed along roading corridors, pushing the limits of the urban/area out into the rural environment. Doing this has resulted in lower population densities, contrary to

	<p>the conditions required to sustain any form of alternative transport network;</p> <ol style="list-style-type: none"> 2. In addition to point 1 above, intensifying development within existing urban boundaries preserves one of the key lifelines of the region, the transport network. Restraining sporadic linear development along main arterial routes will ensure that this network is sustainable and efficient and able to serve its primary purpose of transporting goods and people nationally and regionally. This is vitally important to the economic development of the region. 3. Whilst it is impossible to reduce all private vehicle use, creating communities where people can live, work and play will reduce vehicle km's travelled and promote more sustainable living. 4. Scenario 3 looks at infilling satellite settlements and this will create a greater population density in areas that have potential to sustain a public transport network. This in turn allows alternative forms of transport to have a higher catchment and potentially lead to higher patronage. This could be significant should "peak oil" situation occur; 5. Concentrating future urban growth within defined boundaries will allow a more compact settlement pattern to establish which in turn supports stronger transportation linkages. This direction of growth will allow the regions transport network to become more integrated. 6. One of the greatest hurdles for Scenario 3 is the public's perception of higher density living in the main settlement centres. For this reason NZTA considers that some hybrid of Scenario 2 & 3 may be more appropriate for the interim period, leading on to full adoption of Scenario 3 in future. <p>Conclusion</p> <ul style="list-style-type: none"> ▪ Given NZTA's statutory objective it is our view that any future development must be integrated with the transport infrastructure. With this in mind it is the Agency's view that more intensive development around the existing settlement patterns is the way forward rather than sporadic development over the Plains. To this end NZTA considers that Scenario 1 is not a sustainably viable model for growth on the Plains. However a hybrid of models 2 & 3 with intensive urban development as well as some peripheral infilling maybe more achievable. Encouraging higher densities within the urban area should enable a more efficient and sustainable transport system to operate and be supported.
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Submitter	Dianne Charteris	Number 0028
Preferred Scenario	LATE SUBMISSION - MONDAY 18 JANUARY 2010 (EMAIL) Scenario 3 - As per submission 15	
Submission	<p>Support of Baywatch/BayBuzz submission (ID 18) Emphasis on consultation period - time period (Xmas), detail and length. I wish to submit the following summary of my ideas as Presented to the Hastings Urban Issues Workshops - Community/Environment Focus Group Community/Environment Focus Group <i>Key Issues</i></p> <ul style="list-style-type: none"> - Urban Expansion into prime production land. - Wasteful land use as in Greenfields developments, sprawling single 	

	<p>level industrial, commercial buildings and parking facilities, and many lifestyle subdivisions.</p> <ul style="list-style-type: none"> - New developments very boring appearance because of imposed design and colour restrictions. - Protection and enhancement of our remaining natural wilderness coastal areas and their unique ecosystems both for their survival and for public recreation and safety. Prime concern Ocean Beach to Te Awanga. - Identification and Protection of all our treasured natural areas of indigenous flora and fauna, and our beautiful HB ridgelines and landscapes. - Breakdown of communities - The following are all contributing factors to community breakdown and crime growth - Lack of community focus centres, loss of locally accessible facilities such as basic needs shopping and medical etc., social space, play space for children, places of assembly. Forced dependence on motor vehicles for work, shopping, health, education, sport and recreation. - Current development trends creating separate rich and poor areas. - Proliferation of high fences and large areas of impermeable surfaces - barriers to socialisation, attract vandalism, no outlook, and poor drainage. <p><i>Possible solutions-</i></p> <ul style="list-style-type: none"> - Population densification is the key tool for protection of the prime production soils. It is an appropriate way forward which would provide economy of scale, thus greater financial returns to provide fast efficient transport and better more efficient and inclusive service provision. Also enables better scope to provide suitable recreation, sport and entertainment facilities within easy reach of communities. - It is unnatural to separate communities into age groups - all age groups need to be able to mix on a regular basis. All can learn from each other and support each other. Our systems are geared to separation and the young have lost respect and understanding for the old. Parents have lost their main support group, i.e. the elderly. Children have lost their role models and experienced life wisdom guides. One of several key reasons for our social dysfunction. People no longer have a sense of belonging. Youth and the elderly need to be fully involved in this process. Youth do not need more entertainment!!!! They need to be steered towards constructive activities and responsibility bearing community involvement and decision making alongside seniors. Children and teenagers should be able to work if they choose to. They should be paid minimal wages when learning skills and doing menial tasks. This is where they gain practical life skills. - All communities designed around a community centre including a plaza, shops, medical, cultural and other service and education facilities etc. Should be possible for community to access most basic needs within walking distance - Community centres must provide a balance between catering for everyday needs and boutique outlets. Too many of our practical
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	<p>businesses are disappearing to large format outlets situated in isolation from communities. These are fine for supplying large items needed in building and industrial situations but are irrelevant for everyday needs and forcing car dependence. People who are dependent because of age or disability are severely disadvantaged by large format business when they cannot purchase basic items locally. The goods are often foreign produced so stifling our own manufacturers, carry high carbon footprints, and often of poor quality. Many are foreign owned. Smaller more appropriate businesses are unable to compete because of the bulk purchase advantages and cost cutting strategies used by large format retailers. Retail space must be affordable within urban communities. Currently it is in many places too high. Before residential development local retail and commercial centres should be upgraded into attractive modern malls partly under cover designed to maximize natural light and ventilation, and outside retail space, with parking space and attractive gardens and green spaces with seating and trees.</p> <ul style="list-style-type: none"> - Redevelopment of existing rundown areas with 3-4 floor apartment blocks, capable of mixture of units providing for elderly, couples, families and mix of middle and low income people as in a normal country community. Blocks designed to maximize sun, light, views, natural ventilation, sound insulation between floors and walls and so on. - Blocks spaced to avoid shadow pollution, allow for green space and landscaping, walking, water features, community garden plots, seating, socialisation among community. Minimum sealed surfaces for parking, entry traffic and flow, pedestrian paths kept to minimum. Built in clusters of around 4 blocks per clusters. Overseas they would have up to 100 units per block. We probably would achieve our goals with 50-60 units. - Moderate height tower blocks for commercial use and 2.3 floor parking blocks would save considerable space and keep these facilities in close proximity for workers and clients to retail and service centres and workplaces. - Easy access to public transport system. - Public transport systems to be interlinked between communities and a master circuit 'system providing fast service into city centre and recreation areas. Walkways, cycling paths, waterways parks, playgrounds and small lakes could be interlinked with communities. - Affordable housing is essential- providing a mix of private purchase apartments, rent to buy and rental within each block is a method which seems to be working elsewhere including Waitakere and could help balance costs. Common overseas. - Get rid of fences unless for safety as in children's playgrounds. Must be see through. - Avoid large areas of concrete and seal. These things are detrimental to community health and wellbeing and cause breakdown of community, flooding problems, attract vandalism and crime etc. - Infill is bad development, should be stopped. Creates lack of privacy, social breakdown, no place for children to play, community
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	<p>to socialize, walk, garden etc.</p> <ul style="list-style-type: none"> - Energy - fully utilise solar and wind power, locally sourced. Good design can substantially reduce energy demands. - Waste Disposal-Storage of treated storm water could be one way of feeding artificial streams and lakes and replenishing natural systems during water crises. Could also be accessed for toilets, industrial cooling systems, watering gardens, fire fighting etc. Note toilets can be solar powered dry waste systems. This technology could probably be developed into other uses making significant reductions in water demand and sewage and industrial waste. The ash probably has many practical uses. - Industrial- symbiotic clusters where amenities and utilities can be shared. Located on poorer land. Build housing clusters and community facilities for workers close by. Locally source as many needs such as energy within the area as possible. Water cooling systems of some plants can provide water for other users. Manufacturing plants that produce surplus electricity can be source of energy for other plants. Storage facilities could be built upwards as modern technology enables easy movement and elevation of products and more facilities could be shared. Too many orchardists taking up large areas of quality land for own storage - cannot afford to allow this practice to continue as highly versatile land loss has become critical. - School grounds are a vast underutilized resource available within local communities. - Young people also need to be involved in this consultation process. So far does not appear to be case. - There need to be some legislative changes to enable real change and progress to occur. - The suggestion of creating residential and accommodation opportunities within the city centre is an excellent idea. - Entertainment venues and places that generate noise should be in the city centre. They should not be permitted in urban areas. The city centre needs to be readily accessible to all residential areas and needs to be the focal point for the city art, entertainment and festivity activities. Napier does this well, Hastings has an access and parking problem - the very attractive centre is ideal for open concerts, busking, festivals, markets etc but more thought is needed on access and parking availability. - Redeveloped areas - Many older cheap built houses are not economically viable for renovation but samples of classic building styles in good condition could be targeted for relocation into a working tourist artisan museum village. Some of the classic state housing and bungalow models would be examples to save. - A major issue with implementing these ideas would be changing public mindsets. A public education campaign promoting the positive gains and cost benefits of such initiatives against traditional development and showing examples, models of well functioning higher density communities elsewhere would be a necessity. A small scale model with scope to expand properly in the future would need to be built at the beginning.
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	<ul style="list-style-type: none"> - I believe quality innovation will better come from the bottom i.e. through community initiative - rather than from the top down as with Government initiative which is unlikely to adequately address community needs and aspirations. Legislation is already complex, complicated, and cumbersome and often stifles rather than allows progressive thinking. It has become a dyke plugging response to isolated problems instead of a holistic approach to a total desirable outcome. <p>A Personal concern I have for the future is I believe</p> <ul style="list-style-type: none"> - We need to be considering how we can move toward creating self sufficient sustainable communities - producing locally and consuming fresh and local, processing locally for local consumption. Models are currently emerging. We can build on these and improve on them. Without smart forward thinking, production for export will eventually fail as third world countries with vast areas of land are rapidly coming on board as competitors. We must focus on the high return boutique and specialist export trade but not expect locals to pay export prices for their own needs. We must also protect our land and city real estate property from overseas buyers with bottomless wallets putting prices out of reach for New Zealanders. It appears many of these people bring employees from their own country and send profits back to their own country. This is detrimental to our manufacturers and to workers seeking jobs and to their ability to find affordable housing accommodation. We need to be working on improving the mindset, skills and work ethic of our own people. This would contribute to reduction of the substantial costs of crime and social welfare.
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Submitter	Angela Hair	Number 0029
Preferred Scenario	Scenario 3. 1) Understanding the natural and biological limits of the region. 2) Good urban design 3) Soil preservation 4) The continued identification of park and reserve areas 5) Work towards a suitable future.	
Submission	<ul style="list-style-type: none"> ▪ I agree with and support the submission by BayWatch HB of which I am a member, but also wish to raise additional points in support of what I believe to be the goal of this Strategy; to define the future needs of human settlement within the context of the natural environment, with the aim of creating a healthy living system. ▪ I support Scenario 3, urban centres that are compact and tightly zoned. ▪ The current global agricultural system, based on reliance of fossil fuels and corporatized seed banks and petrochemicals is unsustainable long term. Conversations between the urban centres and the rural periphery are essential for finding ways to work co-operatively so that the collective needs of the community and environment are addressed and 'the tragedy of the commons' is averted. Points of conversation include understanding the natural and biological limits of the region and its people, the importance of good urban design, of preserving productive soils, of continuing to set aside areas for parks and reserves, and continuing to work for a sustainable future. 	

1.0 Introduction

- Wendell Berry, acclaimed writer and farmer, celebrates being 'of the land', growing up with a sense of belonging; responsibility and interconnectedness. This he calls the 'culture of life'. His essays, poems and novels over the past 40 years have shed light on an understanding of modernism now widely shared by many people; including the detrimental effects of corporatisation promoting exponential growth for profit, and shifting land ownership from families/tribes to corporations who often lack connection, responsibility or local flavour. This he calls the 'culture of death'.
- The greatest manifestation of this modernism has been the corporate finding of global resources to fund militarism and violence. Global resources that include fossil fuels, and vast amounts of minerals - some of which are now classified as rare.
- Following closely on the heels of militarism has come the corporatisation of seed and petro-chemicals used in industries, agriculture and the urbanisation of millions of people alienated from the land that once supported their families and communities.
- This same pattern of human development, albeit of a lesser extent, can be seen in our region. Dependence on imported fossil fuels and fertilisers for our export-driven economy, degradation of rivers and streams from overuse of nitrates and family farms bought out by corporations because they have become 'uneconomic'.
- This is a familiar story through the world and nowhere more so than in India where many farmers are committing suicide because of out of control debt from high cost inputs and low price commodity markets. Hawkes Bay visionary and biodynamic advisor, Peter Proctor, has demonstrated in India how small blocks of land can feed large families, building the humus of the soil through good husbandry, providing plenty for the birds, insects and microbes on which we are all dependent and removing the owners from the soul-destroying dependence on petro-chemicals, fertilisers and the monopoly of seed companies. (Reference: "One Man, One Cow", South Cloud Films)
- Wendell Berry's plea is that we return to an understanding of husbandry; of local knowledge within local landscapes; of local solutions before global solutions; of understanding the 'complex' through working with nature and those that know her most intimately.
- What is important to take from all of this is the awareness that the world is going through a huge rebalancing from an excessive reliance on globalisation to a return to looking after the neighbours, sharing local produce, protecting and restoring the soils on which our existence depends. A new era of 'green' awareness and solutions is developing even as the sunsets on petroleum.
- There is a certain smugness in New Zealand, that even as the world is crippled by economic crisis, environmental devastation in search of tar sands and gas fields, numerous food shortages, we will be OK. Our distance from the rest of the world will ultimately save us. Yet talk to any of our wine, squash, onion, apple and olive growers and you'll hear of their struggle to balance decent returns for their high-quality product with ever-increasing costs of production. This is reaching crisis point for

some producers; with large grower's undercutting each other to get the best price no matter what. Our isolation is both our strength and our weakness.

- The Tragedy of the Commons, the famous article written by Garrett Hardin in 1968, tells of how land collectively shared, ultimately becomes ruined without some "mutual coercion mutually agreed upon by the majority of the people". The farmer with his or her one cow grazing the commons adds a cow each season thinking one more cow can do no harm until he/she realises that others are doing the same and ultimately there is not enough grass to feed any of them. (Reference: Hardin, Garrett, The Tragedy of the Commons, Science, vol 162, 1968)
- The abundance that we have known in Hawkes Bay and largely exported from our shores to feed the ever-increasing world population is alas not exponential. It has limits - of soil; of water; of knowledge including local husbandry; of temperature and greenhouse gases, of petroleum. Our most sustainable markets long term will be those close by especially in the Pacific and Asia. .
- Leadership in the context of this Strategy needs to address the issues of our common good versus individual gain and address how we adapt to the wider issues of the changing world through collective marketing, protecting our soils, fostering husbandry, developing urban self-reliance and working within the limits that nature imposes upon us.
- Urban development includes both the centres and the periphery. The urban centre is the place where knowledge is collected and exchanged, and commerce in its various guises is conducted. A centre however only exists in relation to its periphery. In Hawkes Bay this periphery is a large area of horticultural and agricultural land; an ocean of marine life and myriad water courses & wetlands and our wider national and international neighbours.
- Wendell Berry writes" The periphery needs a centre, just as a centre needs a periphery. The critical point is that to be properly knowledgeable each must be in conversation with the other. They must know the truth of their interdependence; they must know what they owe to each other.
- "A conversation, unlike a 'communication', cannot be prepared ahead of time, and it is changed as it goes along by what is said. Nobody beginning a conversation can know how it will end" Pg 122
- "But conversation is necessarily cooperative, and it can carry us, far beyond the principle of competition to an understanding of common interest. By conversation a university or a city and its region could define themselves as one community rather than an assortment of competing interests... They can begin to be a community simply by asking: What can we do for each other? What do you need that we can supply you with or do for you? What do you need to know that we can tell you?
- Once the conversation has started, it will quickly become obvious ... that there must be a common agreed-upon standard of judgement; and I think this will have to be health: the health of ecosystems and of human communities. " Pg 124 (Reference: Berry Wendell, "The Way of Ignorance & Other Essays" 2005)
- This notion of conversation between the urban centre and periphery,

held dear to our hearts through the Hastings City motto "urbis et ruralis concordia", can also be applied to understanding our place in the international arena. Conversations with our nearest neighbours about how we can help each other seem to me more important than conversations with countries on the other side of the world.

- This strategy needs to commit to a long conversation between the urban centre and the periphery. This is dynamic and evolving as discussion brings consciousness to complex issues.

4.0 Points of Conversation

- Taking Wendell's ideas further let's look at some of the points of conversation that need to be considered in this Urban Development Strategy.

4.1 The importance of recognition of the limits

- The rivers, streams, ocean and hills have been the natural limits of our development on the Heretaunga Plains and over time we have pushed these boundaries with new building techniques, understanding of floodplains and building riverbanks, and using heavy machinery to manipulate the landscape.
- Our current zoning rules limit inappropriate building but are frequently challenged as people test the integrity of the zones. Recent examples of unsuccessful resource consents such as the proposed Bunnings on Pakowhai Rd, residential developments on Brookvale Rd and Te Aute Roads serve to strengthen the current District Plan. By clearly signalling the edges of the urban centre it both discourages would-be developers and gives more assurance to those that continue to invest in the land on the periphery. Recognising the biological limits of soil microbes, river systems, cultivated and naturally growing environments and the physical, social and cultural limits of our human population are essential to ensuring our region can continue to grow food and be a healthy environment for us all to live in.

4.2 The importance of good Urban Design

- In Te Atatu, Auckland, two subdivisions built at the same time according to different philosophies resulted in vastly different outcomes. The wide-street, large house, tall fence suburb took years to sell; properties didn't hold their values and boy-racers used the beautifully sculptured streets as race tracks. In contrast, the narrow-street, multi-storied units which shared street reserves and lacked walls, sold in record time, doubled in value and had no problems with boy-racers.
- In Europe increasing population demands have been met through 3-4 level high apartments surrounded by reserves, community gardens and connected to towns and cities with bus routes and cycling/walking paths. Fewer people own cars and the necessity to do so is greatly diminished through public transport.
- The changing face of urbanisation is smaller households with people often living on their own supported by family, neighbours or care-givers. This is particularly so in the over 65 age group. Gated villas address safety and care issues but separate our elderly from the wider community and for some elderly represents a loss of independence that has been an essential part of their identity.
- The traditional concept of marae-based living is an alternative housing option has huge potential. There is great potential for brownfields re-

development based around Marae where these Marae are closely connected to urban centres and transport links.

4.3 The Importance of Productive Soils

- The nature of our soils have historically dictated to some extent where and how our urban centres have developed. The really important soils in Hawke's Bay, including those known as Versatile Soils, need to be clearly identified and real estate people, developers and potential buyers thoroughly educated on an on-going basis of the importance of preserving these soils for horticulture/agriculture. Once lost from production for urban development they are often lost forever. This is particularly a concern around Whakatu and the proposed Tomoana Industrial area. These soils are rich, deep, and versatile. They must be preserved for food production. Land retired from orcharding or particularly intensive horticulture lends itself to restoration through biological farming or bio-dynamic farming for instance. It should not be an invitation to cover this land in urban sprawl simply because of poor fanning practices of the past.
- Jonathon Foley, director of Institute of Environment, University of Minnesota, writes that loss of productive land use is at least a big problem for the world as climate change. He writes "Providing for the basic needs of 9 billion-plus people, without ruining the biosphere in the process, will be one of the greatest challenges our species has ever faced. It will require the imagination, determination and hard work of countless people from all over the world, embarked on one of the noblest causes in history. (Reference: Foley, J, The Other Inconvenient Truth: The Crisis in Global Land Use <http://e360.yale.edu/content/feature.msp?id=2196>)

4.4 The importance of reserves and parks

- Increasing the parks and reserves budget within all the Councils with greater pressure applied to developers to set aside land for parks and reserves should be an important part of this Strategy. Our urban parks are valuable places of recreation for young and old to meet and relax. They can double as community food growing areas and provide habitats for animals who have successfully adapted to urban living. From the pocket sized urban parks to large rural reserves of bush or planted forests, people and animals need trees, grass and space.

4.5 The importance of sustainable development

- All the HB Councils have started the shift toward more sustainable communities and I congratulate you for this. The education of young people is particularly important and the Enviro-Schools programme and Environment Awards has done much to encourage young people and their families to adopt 'greener' practices. With smaller sections and in-fill housing it will becoming increasingly difficult for young people to take these skills home and grow their own vegetables for instance. Community gardens are one way that councils can encourage this self-reliance. Identifying areas that have good natural soils, ample water, good drainage and access for community gardens would be a useful exercise long term so that as land becomes available either on the periphery of the city or within suburbs it can be bought for this purpose.
- The core attribute of sustainability is building self-reliant, interdependent communities, resilient in the face of changing patterns

	<p>of consumption and production. In Hawkes Bay we are blessed with long sunshine hours, ample water and good soils. As the climate changes some of our sea-side communities may be threatened by increasing sea-levels; some of river-side and low-lying communities face increased risk from flooding; and our whole district may become drier and hotter. Continuing to plant trees, reduce our carbon footprint through good urban design and prepare ourselves for climate change will make us more resilient and able to adapt.</p> <p>5.0 Summary</p> <ul style="list-style-type: none"> ▪ Adopting Option 3 and continuing to push forward on good Urban Design supporting higher density housing, increasing the number of Parks and Reserves and strengthening District and Regional plans to protect Versatile Soils is needed at this time to ensure our region flourishes in health, prosperity and resilience. ▪ Global markets are part of the solution while we have fuel to transport our produce but we should not sacrifice our soil, water, or local environment in the process. These are complex balancing acts that need local solutions and plenty of conversation.
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Submitter	Murray Douglas - CEO, Chamber of Commerce	Number 0030
Preferred Scenario	<p>A bit of all three. Key points:</p> <ol style="list-style-type: none"> 1. Protect the Plains soil resource (avoid encroachment) 2. Flexibility as to development must be retained as not to unnecessarily constrain development. 3. No information as to commercial growth. 4. Some limited Greenfield is acceptable (H-Nth, Omaranui and T-Dale). 5. The reports do not have the detailed study that was behind HUDS - soils 6. Greater focus on identifying those areas of "poor" soil at the periphery which may be suitable for development 7. Work around Maori housing options will yield benefits. 8. Infill is not considered to be a small part of the market. <p>Demographics:</p> <ul style="list-style-type: none"> * The impact of changing household composition as a result of the aging population will assist with the supply for residential housing. <p>Market Demand / Brownfield's</p> <ul style="list-style-type: none"> * Study notes that there is sufficient supply to cater for growth until 2038 - although this is unlikely to be the case in reality (market influences/factors etc). * The report should not reject or accept a site purely based on the preferences of the market/developer - some areas identified as areas unlikely to be desirable may in fact be desirable to HCNZ, Council etc. * The preference of the "purchaser" was not considered as part of the report, only developers/builders. * Need to ensure that significant choice is provided/available for the market to encourage and sustain growth. * Query regarding the accuracy of the lifestyle lot table (table 7) * Query as to the genuine capacity for infill, and recommend that the BECA 2003 Market Preference Report is a better representation. * The Brownfield's report only identifies "known" areas, it makes no reference to the Nursery and/or Windsor Park. <p>Infrastructure Report</p>	

	<ul style="list-style-type: none"> * Hard to reconcile against other reports i.e. capacity to cater for infill. * Comment around the ongoing cost of pumping and the impacts of Climate Change.
Submission	<p>Refer to table on pages 8 to 11 of the original submission for additional comments and queries.</p> <p>(1) Soils must be protected.</p> <p>(2) Predicting the future is difficult.</p> <p>Access to other strategies - Industrial Commercial not available via web link www.hpuds.co.nz</p>

Submitter	David and Liz Ashby	Number 0031
Preferred Scenario	Scenario Two	
Submission	<ul style="list-style-type: none"> ▪ After discussion with Phil McKay we are writing to have the future use of our property drawn to your attention for consideration. We believe that our property may be appropriate for future residential or commercial use. Recent developments supporting this are: <ul style="list-style-type: none"> ▪ Addition of sewerage servicing adjoining the property in Te Mata Rd ▪ Possible future development of schooling on the Arataki Road campground site. ▪ Nearby developments such as Sommerset Retirement Village, Hill Country Estate and subdivision in the Arataki Road area. ▪ Previously the property was singled out by council as "first stage of future development" (plan attached) ▪ Property immediately adjoins existing residential development ▪ Natural boundaries to the property- The land is flat, adjoined by formed roading access on two boundaries and a stream bed and screening trees on the other two boundaries after which the landform rises. ▪ The land has no history that we are aware of intensive cropping or horticultural use and we believe that it is not best suited to agriculture because of its location and the above factors. ▪ We feel that this is best considered under scenario 2 of the urban development strategy. 	

Submitter	Maurice Smith	Number 0032
Preferred Scenario	The scenarios do not address or meet the requirements of the Phase 2 Further Research Papers – refer to submission	
Submission	<p>The scenarios do not address or meet the requirements of the Phase 2 Further Research Papers. The identified solutions must clearly address the issues raised as part of the Phase 2 work.</p> <ul style="list-style-type: none"> • Balancing the tension between urban development and protection of the soils - based on fact and science and clearly mapped. * Not all soils on the Plains is suitable for production. * Move toward adding value to the production p/ha chain - thus catering for the population increase. * Not all Plains soils needs to be set aside for production - application of better techniques have increased yields from the same land area. * High fertility sites with water access need to be identified and protected. * The impact of the "lifestyle" lot on the productive capacity of the plains must not be underestimated - relaxing "rural res" sites sizes will help take pressure off the Plains. 	

	<ul style="list-style-type: none"> • Utilise the principles of LIUDD * None of the scenarios take LIUDD into account. • Address the findings and issues raised in the Phase 2 Reports. * The 3 scenarios do not cater for the need for the 81Ha to cater for the elderly. * Scenario 3 contradicts feedback on demand expressed by TY for compact development. * Household growth is greatest in H-Nth and Meeanee - None of the Scenarios recognise this. * Suggested solution south-west of H-Nth (refer to submission for details). <p>Need to identify the solutions to the issues raised in the Phase 2 Further Research Reports.</p>
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Submitter	CLJ Ryan	Number 0033
Preferred Scenario	Scenario 3 Compact Development - We must have a District Plan that is not continually changed by Developers (D-Plan Changes). HPUDS is an opportunity to do some constructive planning.	
Submission	<p>Scenario 3 Compact Development</p> <ol style="list-style-type: none"> 1) Protection of the Soils for food production 2) Protection of valuable areas - O-Beach, Te Mata and other unique sites 3) Reduce transport and infrastructure costs - Close proximity to schools and shops. 4) Intensive development and Mixed Dwelling Zones - cater for the elderly and changing lifestyles. 5) Treat the Plains Zone as one unit in terms of our planning - If there is no ability to build houses on the Plains, then houses should be built elsewhere. <p>Further expansion of:</p> <ul style="list-style-type: none"> * lower income groups * Maori land and the development of marae areas 	

Submitter	June Graham	Number 0034
Preferred Scenario	Scenario 3 - As per submission 15	
Submission	<p>Supports the submission from Baywatch + additional points.</p> <p>Views and concerns:</p> <ul style="list-style-type: none"> ▪ Housing - Infill, affordability, location and isolation. ▪ Green open space - Location and protection, size, upkeep and retention. ▪ Protection of the Plains zone resource. ▪ Encroachment of Commercial and Industrial zone on Plains zone. ▪ Protection of waterways, water-supply, wetlands and coast ▪ Consultation and education ▪ Too much information to absorb in a short period of time. ▪ Greater consultation and education. 	

Submitter	Marie Dunningham	Number 0035
Preferred Scenario	<p>Scenario 1 = not a real plan for the future of the Plains.</p> <p>Scenario 2 = In view of current knowledge it may be a good policy, although the infrastructure related issues do need to be addressed.</p> <p>Scenario 3 = Water is a more important resource than the soil and should</p>	

	be protected. Infrastructure needs to be upgraded to protect this resource.
Submission	<ul style="list-style-type: none"> ▪ Need for greater assessment/recognition of the needs of the Elderly and their housing needs etc. ▪ Protection of the water resource is paramount. ▪ Refer to specific comments regarding climate change and Brownfield's studies. ▪ Need for greater involvement of the retirement/aging sector - i.e. Ageing Forum not consulted. ▪ What do the aging population want, what does the future hold for retirees/aging pop?

Submitter	Powerco Ltd - C/O David le Marquand	Number 0036
Preferred Scenario	<p>No Preference - Although PowerCo would encourage a strategy that manages growth and minimises ad hoc development. Identifying growth areas will assist with the planning/sequencing of PowerCo infrastructure. Note the significance of the NZES and how it relates to planning for growth/development - need to provide for increased diversity and flexibility of supply.</p> <p>A more compact form of development will allow for the more efficient use of existing infrastructure, there are no known capacity issues that would constrain the ability to service the increased population.</p>	
Submission	<p>A. INTRODUCTION</p> <p>Powerco is New Zealand's second largest gas and electricity Distribution Company and has experience with energy distribution in New Zealand spanning more than a century. The Powerco network spreads across the upper and lower central North Island servicing over 400,000 consumers. This represents 46% of the gas connections and 16% of the electricity connections in New Zealand. Powerco's energy assets within Hawkes Bay comprise a gas distribution network i.e. including underground pipes, valves, aboveground facilities and DRS meters. The map In Attachment A shows the Powerco Gas Footprint for Hawkes Bay (i.e. the extent to which gas services can be provided within the region from the existing gas infrastructure).</p> <p>B. POWERCO'S COMMENTS ON THE URBAN DEVELOPMENT STRATEGY</p> <p>1. Introduction</p> <p>1.1 Powerco is supportive of the joint initiative by the Hastings District, City of Napier and Hawkes Bay Regional Council to assess, identify and develop a strategy to manage growth within the region.</p> <p>1.2 The Heretaunga Urban Development Strategy takes place within the context of significant change in terms of the regulatory and policy environment and emerging technologies in the energy sector. Consideration of how energy services may be delivered within the study period (2045) needs to be cognisant of this. In particular the vision set out in the New Zealand Energy Strategy (NZES) is relevant</p> <p>1.3 The NZES provides a vision of New Zealand's energy future and has a core focus of moving towards a low emission energy system. The vision is for a reliable and resilient system delivering New Zealand sustainable. low emissions energy services, thorough:</p> <ul style="list-style-type: none"> • Providing clear direction on the future of New Zealand's energy system • Utilising markets and focused regulation to securely deliver energy 	

services at competitive prices

- Reducing greenhouse gas emissions, including through an emissions trading scheme
- Maximising the contribution of cost-effective energy efficiency and conservation of energy
- Maximising the contribution of cost-effective renewable energy resources while safeguarding our environment ,
- Promoting early addition of environmentally sustainable energy technologies
- Supporting consumers through the transition.

1.4 Powerco supports the overall vision of the NZES, while recognising that the transition to a more sustainable energy system will involve tradeoffs and compromises. The NZES recognises that gas has a significant role to play in this transition as it produces fewer emissions than other fossil fuels and will provide Increased diversity and flexibility of supply.

2. Growth Scenarios

2.1 Three growth scenarios have been identified in the consultation document. The first is a status quo scenario where the Napier and Hastings communities continue to provide for their growth independently. The second is a consolidation of existing areas with growth directed away from the Heretaunga Plains. The third scenario is similar but provides for a more compact development (greater Increase in density) within existing boundaries and defined urban limits.

2.2 Powerco is neutral in terms of a preferred growth scenario but does support a consistent planned approach that will minimise ad hoc development and ensure that growth is appropriately managed. Identification of new growth areas in the relevant planning documents will enable service providers, such as Powerco to better plan and provide a more rational and timely sequencing of Infrastructure needs. Powerco notes that, in scenarios 2 and 3 a more compact urban form and increase in densities through infill will allow a more efficient use of its existing infrastructure. At present there are no significant capacity issues that would constrain the ability to service an increased population density.

3. Phase 2 Infrastructure Report

3.1 As part of Phase 2 an infrastructure report has been prepared by MWH. In that report the following statement is made: "Gas is not seen as a constraint to development. Much of the existing Heretaunga Plains is not serviced by Gas. Gas suppliers will typically react to the demand of market forces, not before".

3.2 There are two aspects to this statement that need to be commented upon. First of all Powerco accepts that the provision of gas infrastructure and supply is and need not be a determinative factor in identifying growth options. However the presence of existing lines needs to be recognised and can, as with any existing linear infrastructure, pose a constraint on particular developments. Not all of Powerco's infrastructure is located within road reserve. Development in close proximity to the existing transmission and distribution lines could pose issues of security of supply (e.g. where a line is breached). Developments need to ensure that such lines are not accidentally disturbed and/or their presence recognised and therefore protected. In order to ensure that gas lines are adequately protected Powerco would like District Plan provisions that ensured those

undertaking developments identify the presence and location of such infrastructure and thereby avoid any issues. Powerco would like to work with the Councils on a process by which the presence and location of gas lines can be checked and confirmed prior to developments being approved.

3.3 It is noted that one of the draft guiding principles is to "protect existing and future infrastructure and transport corridors from development that could constrain or compromise the efficiency of infrastructure and transport corridor operation. This principle I supported but will need to be given greater effect to in the relevant District Plans than currently provided for.

3.4 The second matter is the implication that gas providers respond solely to market forces. While on one level this is true there is an issue of timeliness that needs to be considered. Within the existing gas reticulation network infill development will give rise to few, if any. Issues from additional connections. There may be some requirements to increase capacity of pipes over time where there are high uptakes of gas but that can readily be dealt with as a part of the normal operating environment. However, for new greenfield growth areas it is necessary to have some forewarning and plan for the laying of new pipes and establishment of locations for utility street furniture/above-ground assets. It is therefore best if any new infrastructure provision can occur simultaneously with the new development to minimise disruption to other infrastructure (e.g. particularly having to dig up roads) and also reduce costs to end consumers. Furthermore the earlier this is addressed the more readily such facilities can be accommodated within the overall design of an area. The identification of future growth areas and the type of area (e.g. industrial/commercial/residential) will more clearly identify the areas of potential future service provision. However to enable a more orderly and timely provision of gas supplies, the structure plans process and/or the subdivision provisions of the relevant District Plans need to facilitate the provision of services in concert with development. For example in the Hastings District Plan the present emphasis is only on infrastructure provided by Council (i.e. water supply, wastewater and stormwater). Gas (and electricity) is not seen as "essential" infrastructure in the Hastings District Plan and therefore the opportunity for Powerco to be aware of developments at an early stage, unless there is a notified application, is missed. This also applies to other services such as telecommunications. The consequence of this is that opportunities to give effect to the NZES or provide services in a timely and cost effective manner for the community can be thwarted. PowerCo therefore requests the Councils ensure that energy supplies (including gas) are included in the subdivision and development provisions of the District Plans in the same or similar manner to the way Council infrastructure is provided for.

Phase 3 Draft Guiding Principles

A set of draft guiding principles has been established for the development of the Heretaunga Plains Urban Development Strategy. The principles are generally supported; in particular the matter relating to the protection of existing and future infrastructure corridors (also referred to above). Powerco would like to see these principles retained and two additional matters included. The first matter is linked to the protection of existing infrastructure corridors but is about ensuring that there, is broader

	<p>recognition of the Intent of the NZES. This could be achieved by including a further principle as follows: Ensure security and a diversity and flexibility in energy supplies is retained within the region.</p> <p>4.2 The second matter relates to the issue of sequencing and timing of infrastructure provision and can be addressed with a principle worded along the following lines: For new areas of development all infrastructure is appropriately coordinated and provided for in a timely manner.</p> <p>Relief Sought:</p> <ol style="list-style-type: none"> 1. That District Plan provisions and structure plans require developments to confirm the location of gas lines and thereby ensure such infrastructure is recognised and adequately protected from third party activity. Powerco would like to work with the Councils on a process by which the presence and location of gas lines can be checked and confirmed prior to developments being approved. 2. Ensure that energy infrastructure (Including gas) is provided for in the subdivision and development provisions of the relevant District Plans in the same or similar manner to Council provided infrastructure, so that providers can establish infrastructure in an appropriate and timely manner. 3. Retain the existing guiding principles relating to community and physical infrastructure, but add the following: <ul style="list-style-type: none"> • Ensure the security and a diversity and flexibility in energy supplies is retained within the region. • For new areas of development all infrastructure is appropriately coordinated and provided for in a timely manner.
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Submitter	Elizabeth Sisson	Number 0037
Preferred Scenario	Not specified	
Submission	<ul style="list-style-type: none"> ▪ Supports the submission from Baywatch - more time for the public to consider the information. ▪ Comments regarding the approval of development plans and proposals (internal process point) 	

Submitter	Marie Dunningham (2)	Number 0038
Preferred Scenario	Scenario 3 - As per submission 15	
Submission	<ul style="list-style-type: none"> ▪ Supports the submission from Baywatch - This is a separate submission to that issued on behalf of Grey-Power (refer #39) 	

Submitter	Mark Mahoney - Te Awanga Lifestyle Ltd	Number 0039
Preferred Scenario	<p>Specific commentary provided on each scenario in the context of the Te Awanga area as a site for development.</p> <p>(1) Need to provide for the need to resettle those properties at risk to allow a reasonable recovery from sale to occur.</p> <p>(2) References to servicing constraints require confirmation - these need to be confirmed (i.e. water reservoirs in TA).</p> <p>(3) Recognition of the risk at the coast (flood, inundation and erosion) needs to be clearly reflected.</p> <p>In summary TA can easily be serviced to provide for growth, with costs being recovered via DCs. Recommend establishing a "Master plan" for TA.</p>	
Submission	Our submission is that.	

	<ol style="list-style-type: none"> 1. We think the population figures are wrong and too pessimistic. There are large documents that contain uncertain and untested facts. I have not had the chance to adequately review the assumptions that have been made. Particular in the population guesstimates, and the tables of lifestyle lots in the valuation. 2. The dates to submit were too short, given a few questionable assumption govern the outcome. 3. Population estimates are all wrong and far too pessimistic, only 8000 odd: People in a 30 year timeframe is incorrect. 4. There will be more like 18,000 to 22,000 people, and at least 15,000 new residences to be built. 5. There needs to be a change to a positive scenario. 6. Let's make Hawkes Bay a "smart growth" place. 7. Encourage people come and visit and live here as a lifestyle option. 8. Let's promote tourism, accommodation and our lifestyle & climate. 9. The Hawkes Bay needs to provide quality environmental housing on both types of land, being Maori and Freehold titled land to meet the aspirations of both. 10. To enable prices to reach an equilibrium and be affordable to the community. There needs to be an ongoing and diverse supply of land options for each community in the Bay. 11. Where houses are being affected by coastal and flooding hazards, they should be able to relocate into the same community through the supply of additional land. <p><i>Scenario 1.</i> Peripheral settlements. I note that Te Awanga is shown as growth area on the current approach. We seek the amendment of the wording of the scenario that refers to a lack of infrastructure. This is wrong when in fact there is a new community Water reservoir able to service the community + development growth Modern onsite and mini community systems can easily enable local eco friendly growth. A new Parkhill road connection to the village would solve any roading issues. Also the previous strategies to 2015 are in place, which includes 50 additional lots for Te Awanga in the next few years (refer HODS). There is a near imminent structure plan for Te Awanga village for the 50 Lot growth in the 2010 to 2015 years. This structure plan can easily allow for any further expansion, and relocation away from coastal hazard and inundation zones.</p> <p><i>Scenario 2.</i> I note that it shows limited expansion at Te Awanga and makes no further statements. Scenario 2 should look at growth in Te Awanga especially deriving from relocation away from imminent threats from the Sea. Expansion of the oceans is causing sea levels to rise dramatically. Therefore the scenario 2 should look at the specific needs of the coastal communities of Haumoana and Te Awanga and allow development options away from hazard zones, while people can still retrieve reasonable values from the sale. It is inevitable over time that there values will decline rapidly as the beach erodes back</p> <p><i>Scenario 3.</i> Te Awanga has grown to a limited extent and then infill to remain compact. Again there should be some clarification that, the majority of the settlements of Haumoana and Te Awanga are either in a coastal hazard</p>
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	<p>erosion .zone, and coastal inundation zone, or flood zone. Then compacting through infill is not correct. This should be modified and corrected.</p> <p>SUMMARY</p> <p>In summary all three scenarios provide for growth of some form in Te Awanga from 2015 onwards. The provision of services is readily available and payable by the development levies on each of the new lots.</p> <p>It would be our suggestion to create a master plan for Te Awanga that allowed for "Smart Growth" and what I would term 'eco-friendly growth". This should also incorporate reserves on the low lying land and the allowance for lots in the 1000 to 2500 square metre range.</p> <p>General Comments</p> <ol style="list-style-type: none"> 1. Allowing growth in Te Awanga in addition to the 50 lots in HUDS from 2010 to 2015 is good for the area and will provide options for the community. 2. The further growth for Te Awanga and Haumoana from 2015 onwards needs to allow for options to relocate away from the Coast in a "Smart Growth" way. This will need a supply of lots immediately from 2015 onwards to meet the Community need. 3. We would support the creation of a smart growth master plan that specifically looks at Te Awanga. We are able to contribute to this through our time and local knowledge. Please advise when we could discuss this. 4. The provision of affordable land is enabled by a supply of available land. Let's enable our kids and grandkids to be able to afford a place in our great region. 5. Think Positive. <ul style="list-style-type: none"> • Better tourism and events • Encourage visitors and migrants • Local businesses succeeding • Eco friendly residential homes • Supporting small communities grow. Rest homes for our elderly • Affordable Homes for our families.
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Submitter	Xan Harding, Hawke's Bay winegrowers	Number 0040
Preferred Scenario	Scenario 2 seems to be the best solution, as there is some reservation regarding Scenario 3 being an overly restrictive planning regime.	
Submission	<ol style="list-style-type: none"> 1. HBWG is the industry representative body for grape growers and winemakers in Hawke's Bay. All growers and wineries receive automatic membership through payment of industry levies. Hawke's Bay Winegrowers is affiliated to and receives most of its funding from New Zealand Winegrowers and has a local membership comprising around 172 grape growers, 71 wine makers and a number of associate members. 2. HBWG carries out a range of services for its members including education, research, wine promotion, media hosting and advocacy. The organisation was formed in 2007 from the merger of the members of two longstanding local associations - Hawke's Bay Grape growers Association Inc. and Hawke's Bay Winemakers Inc. 3. The HB Industry Projections Report (Mar 09) shows that although the contribution to HB GDP is approximately 2%, this is from 0.68% of the workforce and is estimated to contribute 5.72% of exports. The Inputs 	

to the wine Industry are also spread across a large range of sectors. The employment multiplier for the Hawke's Bay wine industry is 4.31, the highest of the top 10 key industry sectors for the region (sheep and beef 4.01, meat processing 3.3). This means that for every new job created in this sector an additional 3.31 jobs may be created across the region

4. Preferred Scenario

a. HBWG generally supports moves to protect the productive capacity of Hawke's Bay soil resources. Scenario 2 appears to come closest to our thoughts on the matter. We have some concerns about whether Scenario 3 foreshadows an overly restrictive planning regime.

5. Key issues for HBWG in managing growth on the Heretaunga Plains through to 2045

a. HBWG is interested in a range of soil resources in HB, not just those on the Plains.

b. It is something of a contradiction that in general, winegrowing exploits the poorer quality soils in HB, which can represent some of the very highest agricultural land values in HB (eg Gimblett Gravels).

c. Generally speaking, winegrowing thrives best on soils with low nutrient levels and/or low moisture holding capacity.

d. Whilst most vineyard development to date has occurred within the HDC Plains Zone, suitable grape growing soils/environments occur throughout HB without respect for planning boundaries.

e. Whilst the HB vineyard area is currently stable at around 5000ha and little growth is expected in the near future, in the longer term we expect increasing interest in vineyard development off the Heretaunga Plains, including within the HDC Rural Zone (North facing hillside with limestone based soils especially) and CHB.

6. Other comments

a. Winegrowing is a composite industry that combines elements of agricultural production with the industrial process of winemaking, the service industry of tourism and an aspirational lifestyle element.

b. This complexity requires a supportive planning regime to survive and to thrive. Whatever the outcome of the HPUDS, HBWG wishes to ensure that the principles embodied in the HDC District Plan recognising the need for vertical integration of winegrowing are recognised.

c. Whilst the winegrowing industry in HB is currently going through an adjustment phase, HBWG considers that the long-term prospects for continuing growth of the industry remain intact.

d. The wine industry represents one of the jewels in the crown of HB and has the potential to return even greater benefits to the region over the planning period.

e. In order to capture the benefits of a strong and growing wine industry in HB, the planning regime needs to support not only the wine industry itself but also the expectations of aspirational short-term visitors and long-term residents that it attracts. This means ensuring high quality public infrastructure and the availability of aspirational residential and short term accommodation options both within the urban boundaries and in the countryside.

f. HBWG suggests that greater consideration should be given to the role

	that temporary/relocatable buildings and services could play in allowing flexibility of land use when developing planning controls in HB.
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Submitter	R Bradshaw	Number 0041
Preferred Scenario	Scenario 3 - As per submission 15	
Submission	<ul style="list-style-type: none"> ▪ Supports the submission from Baywatch - more time for the public to consider the information. 	

Submitter	Robin Marriage	Number 0042
Preferred Scenario	Prefers option 3 but notes that not enough "open" consultation has occurred - no publicity or local press, not enough time to read and digest the info.	
Submission	<ul style="list-style-type: none"> ▪ Support of the BayBuzz submission also - preference is for scenario 3. ▪ Retention of arable land (which is the basis of H-Bay evolving into what it is today), needs to be protected from developers and safeguarded. 	

Submitter	Mark Sweet	Number 0043
Preferred Scenario	Prefer scenario 3 - however with more innovation: <ul style="list-style-type: none"> - architecture/planning/regulations - cluster development on foothills (Sth H Nth, TA and Ahuriri) - design/materials, shared services (onsite), grey water recycling, rain water tanks etc). - Greater control over piecemeal developments that threaten the visual amenity of an area. 	
Submission	<ul style="list-style-type: none"> ▪ Prefer Scenario 3 with a focus on innovation and eco/sustainable design. ▪ No more growth on the Plains, no more horticultural land should be lost. ▪ Climate change - Sea level rise reference needs to reflect more pessimistic predictions. ▪ Avoid areas prone to flooding; assumption around nature i.e. "sea barrier will maintain itself" must be treated with caution. ▪ Do not rush this process - give adequate consideration to alternative models. 	

Submitter	Guy Wellwood	Number 0044
Preferred Scenario	Option 3 - as it best caters for the likely growth areas.	
Submission	<ul style="list-style-type: none"> ▪ Option 3 - as it best caters for the likely growth areas. ▪ Focus should be on marae areas, the elderly (Greenmeadows, H-Nth) ▪ Need to give due consideration to public transport, energy and water supply - these will become big issues. ▪ Need to prepare for the Treaty Settlement process, and how the increasing Maori population will change the political and economic character of the region. 	

Submitter	Steve Hardingham - Hardingham Properties Ltd LATE SUBMISSION - WEDNESDAY 20 JANUARY 2010 (MAIL)	Number 0045
Preferred Scenario	I am biased so I will leave that to you guys!	
Submission	<ul style="list-style-type: none"> ▪ Restrict development to areas of the plains, that for whatever reason we are not going to be significant for future food production, without boxing yourself into a corner, where rezoning can't be granted. ▪ In a nutshell, I own 258 Havelock Road, it is right on the town boundary at Parkvale. It has two houses and a restaurant on it, and because of its size and proximity to Parkvale School is unsuitable for cropping. I would like it and 256 Havelock Road rezoned as residential. Clearly I have a vested interest, but there you have it! 	

Submitter	Ed and Brenda Vowden LATE SUBMISSION – SUNDAY 24 JANUARY 2010 (MAIL)	Number 0046
Preferred Scenario	Scenario 3 - As per submission 15	
Submission	<ul style="list-style-type: none"> ▪ I endorse the concerns expressed by Baywatch in regard to the strategy described in Scenario 3. I understand the concept of a more compact, energy efficient development being suitable as a way of preserving our alluvial flood plain for future horticultural use. ▪ I feel the issue involving the two groups, Maori and Senior Citizens, to be one requiring thoughtful consideration. 	