

Submissions received on 2016 DRAFT revised Heretaunga Plains Urban Development Strategy

Compiled by Gavin Ide on behalf of the Technical Advisory Group for the HPUDS
Implementation Working Group ('IWG')

Contents

1 Neal Absalom	4
2 Mervyn & Robyn Batt	9
3 Kevin Bayley	13
4 Josi Beamish	35
5 Jim Bishop	36
6 Michael Bourke and the Bourke Family	56
7 Boyes, Whiting and Stone.....	58
8 Brookvale Road Residents' Association	61
9 Clifton Bay Limited (by Mark Mahoney)	63
10 Karen Cooper.....	71
11 Leigh Currie (Instant Green)	73
12 Brian Daly	74
13 Charlie & Susan Davidson	75
14 Jill & Jeff Donovan.....	100
15 Matt Edwards.....	102
16 Endsleigh Cottages	104
17 Evans Family Trust	116
18 Graeme Lowe Properties Limited and Lowe Family Holdings	119
19 Gregory Group.....	128
20 Gerard Gunn	149
21 Richard Harkness.....	152
22 Paul Harris (also see #53).....	158
23 Hawke's Bay Fruitgrowers' Association	159
24 Hawke's Bay Racing (by Andrew Castles).....	161
25 Pat Heavey	162
26 William & Jocelyn Joseph	178
27 Alan Magee	179
28 Mark Mahoney.....	181
29 Peter Mair	182
30 Gillian Mangin	184
31 Marist Holdings (Greenmeadows) Limited	186

32 Steve McNamara	191
33 Roger Milward	193
34 Rose Mohi	194
35 Mike & Heather Murphy	195
36 New Zealand Transport Agency.....	196
37 Guy Panckhurst	197
38 Lyndon Pedlow	198
39 Raymond Road Rezoning Group.....	201
40 Raymond Road Rezoning Group (by Anton Maurenbrecher)	210
41 Peter Rutter.....	213
42 Maurice Smith	215
43 Stevenson Family	220
44 Scott Taylor	222
45 Te Taiwhenua o Heretaunga.....	223
46 Token Holdings.....	225
47 Jason Troup	245
48 Unison Networks Limited	246
49 Mary Ellen Warren	249
50 Mark Watkins.....	250
51 Carl & Carl Wezel	251
52 Michael Whittaker	260
53 Paul Harris (also see #22).....	268
54 Horticulture NZ.....	270
55 Hastings District Council	277

1 Neal Absalom

Name *	Neal Absalom
Email *	
Phone Number *	
Address	Meeanee Road, Meeanee, Napier
Please state here if you would like to briefly present your submission verbally at the Working Group's meeting (date to be confirmed in week commencing 12th September).	Yes
Please upload any supporting documents here	Yes, refer below
Q1: Are these the big issues that the Reviewed Strategy needs to tackle?	See supporting document attachment for full submission

Uploaded file(s):

1. Are these the big issues that the Review Strategy needs to tackle?

The objectives of the Heretaunga Plains Urban Development strategy are sound to the extent that high density urban development on to the Heretaunga Plains needs to be managed and the versatile/fertile soils of sub-region require protection from urban Development.

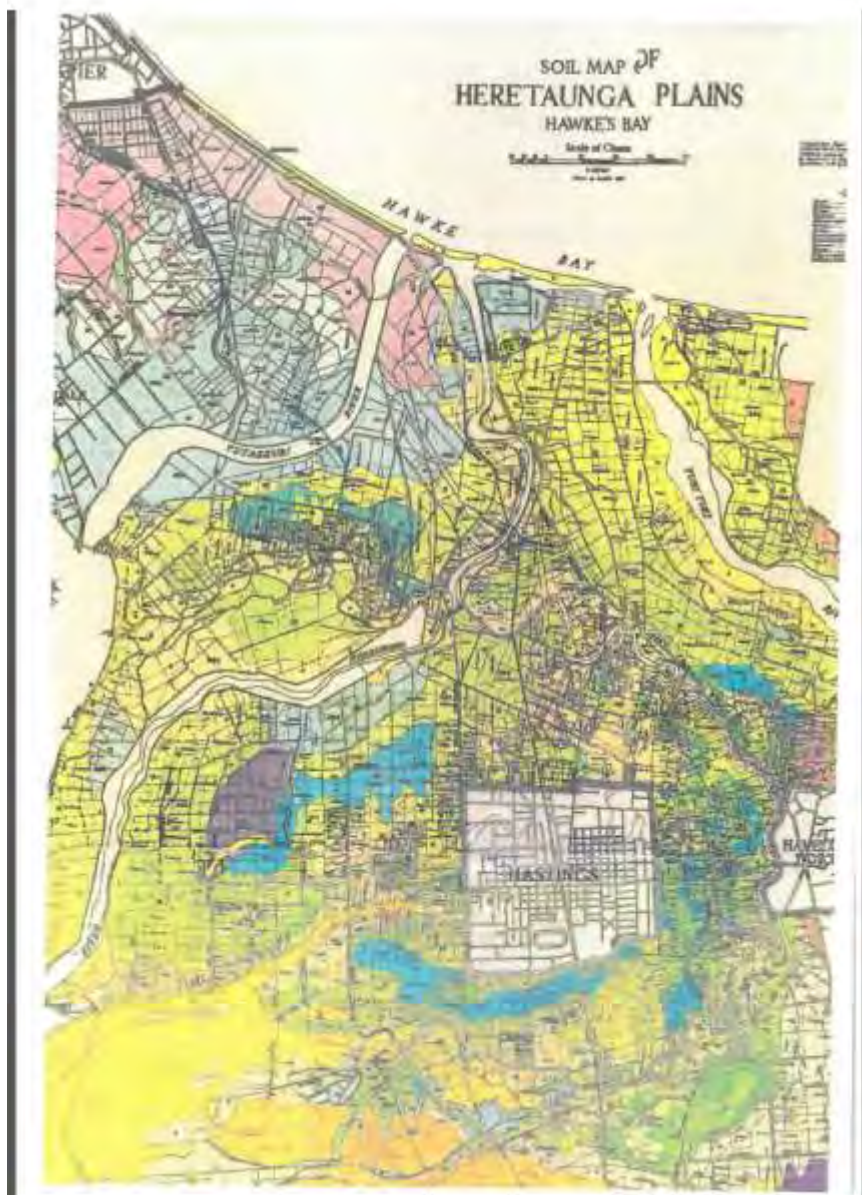
The status of strategy and the focus in the draft have been explained as;

“HPUDS is a broad scale long term, integrated land use and infrastructure strategy” (CI 1.9).

The strategy focuses on the aspiration to achieve higher minimum net densities by way of compact design settlement patterns (exec summary).

This is the prime weakness of the strategy - it pays insufficient regard to other forms of residential or lifestyle type land development, or to appropriate locations for lower density development in areas other than on the hills, even where lower quality soils are present.

In terms of the designation of versatile/fertile soil areas, there is an abundance of historical information available to indicate that the prime soil areas of the Heretaunga Plains Sub-Region are south of the Tutaekuri River, not to the north but the area between the Tutaekuri River and the urban areas of Napier city have been classified as such in the strategy – why? The soil map below clearly identifies the fertile soils to the south of the Tutaekuri River (green & yellow) and the lower quality alkaline soils to the north (blue).



2. Do you think our predictions of development demand and capacity are correct?

No specific comment on development predictions in terms of population growth other than the comment in CL 4.3.3 on rural residential, “the predicted surplus in supply of rural residential sites over the period may not hold true” my research indicates that this is currently correct.

I do have some questions around the format of development proposed and whether it will fully meet the expectations of the community.

While some may prefer the proposed “compact design” settlement pattern I am sure a significant proportion of the community will not. The proposed rural residential /lifestyle development on the Taradale hills will not suit all that desire to live in a semi rural/rural environment. Some will wish to reside in flat land areas. The strategy does not appear to accommodate this expectation.

A stated key aspect of the strategy is the need to “balance” increased intensification and higher densities against the provision of “lifestyle choice” (exec summary). This proposed strategy has a predominant focus on a single strategy - that being compact design at the expense of any other options.

I concur with the view expressed in CL 4.3.3 for rural residential which states to meet demand through the planning period 2015 – 2045 that “this conclusion relies on ongoing subdivision to create new lots however, particularly in areas of market preference”. I do not see in the review any consideration of market preferences – the options are limited to Taradale hills.

3. Are there other assumptions and issues that we need to be aware of that will influence urban development over the next 10-30 years.

No comment.

4. Do you support any particular parts of the Draft Revised Strategy?

No comment.

5. Are there any other amendments that you think should be made to the Draft Revised Strategy? If so, why?

I do not consider that current rural areas north of the Tutaekuri River within the NCC Boundaries warrant the level of protection being accorded under HPUDS. It has not been described as versatile/fertile in historical soil maps for several reasons.

It is founded on lagoon sediments because it was on the margins of the old lagoon which was covered by water in floods and high tides prior to the earthquake in 1931 (Griffiths 2001) so there is a saline element to the soil having a detrimental impact on the potential productivity of the soil.

The water table in the area is relatively high which would also have a negative impact on the productive yield of the land.

The strip on land on the northern side of Meeanee Road between the existing township and Tannery Road has become fragmented with ownership typically comprised of numerous smaller titles of an average 4500 m². Many of these titles are combined but still even so are relatively small in size and to a level that makes them uneconomic as productive rural or horticultural units.

An economic study carried out by Economic Solutions Ltd on my property has concluded that the minimum economic property size for commercially viable horticultural production is 6 ha. Further to this the price/value to horticulturalists of rural production land in Meeanee is in the range of \$40,000 to \$60,000 per hectare as opposed to \$168,000 per hectare for lifestyle type blocks in the same area.

The reality is that no lifestyle block owner is going to sell at $\frac{1}{3}$ of the lifestyle land value to a horticulturist and a horticulturalist cannot afford to pay the lifestyle price value for productive use because it would take too long a period to gain a return on the capital investment in the land.

The result under the current strategy will be that the land in question will remain essentially in vacant use. Whilst this will maintain the rural production status and ambience of the Meeanee area, from an economic perspective it unquestionably represents an inefficient use of an economic resource whose value could possibly be enhanced under a rural residential housing development scenario.

The reality is that this area has already been lost to any potential commercial productive horticultural/rural use. Releasing it to lifestyle development will relieve pressure to develop elsewhere.

The fact that the northern side of Meeanee Road has been broken into small title blocks indicates that at some stage in the past it was considered suitable for smaller lot subdivision. Some of these lots have been combined under a single title, the prime reason for this was to minimise the rates liability of combined individual lots – a common practice of the past.

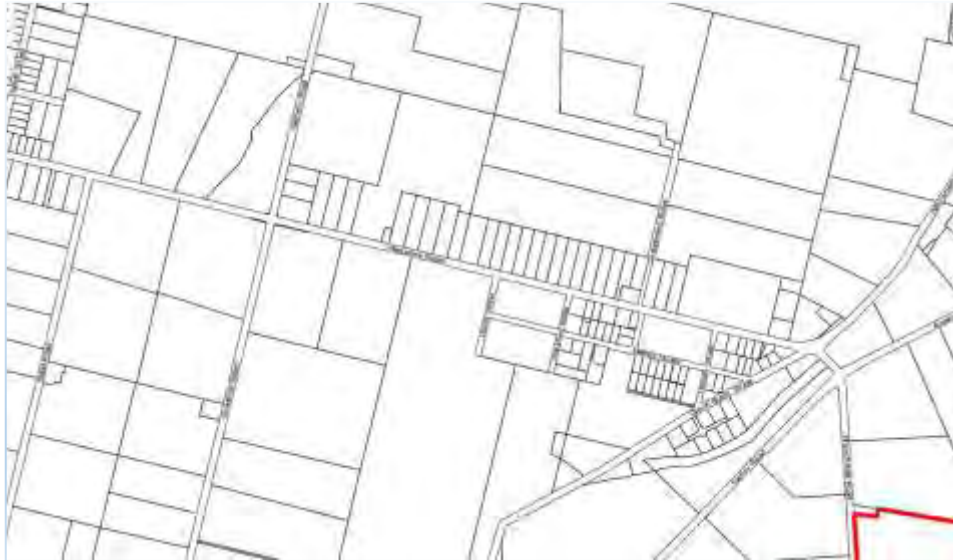
Ribbon rural residential development between Meeanee township and Tannery Road would be a natural extension of the Meeanee rural residential zone and it would not create a precedent for other areas because of the unique existing land title layout and the fact that the soils are not typical of the more versatile/fertile nature of these south of the Tutaekuri River.

Servicing of these lots should also not be an issue. Both the Napier City District Plan and the Hawke's Bay Regional Plan have prescriptive requirements in relation to waste water, stormwater discharge and water

supply. All of these conditions can be met of the existing title areas. Well water supply is towards the downstream end of the ground water supply system so it would not have any significant impact on that resource.

If compliance with these district plan and regional plan requirements are not accepted there is little point in having them included in the plans.

I would submit that there is substantial justification for extending the Meeanee Rural Residential Zone to include a ribbon redevelopment along the northern side of Meeanee Road to Tannery Road.





6. Any other comments that submitters wish to make or suggested amendments. The strategy appears to have been developed on ideological principals rather than factual data. I can accept that it is not economic to embark on a detailed assessment of the entire area that the urban development strategy covers but I would make the point that where factual data exists and is made available to the working party that this information should take precedence over ideological principals.

The areas around the existing residential areas of Hastings identified for residential development are shown on soil maps to be highly fertile as opposed to the area I have referred to north of the Tutaekuri River. The Resource Management Act requires territorial authorities to take into consideration the "efficient use of resources". I submit that where there are lesser quality soil areas such as north of the Tutaekuri River that these areas should be designated for subdivision in preference to areas classified as highly fertile.

2 Mervyn & Robyn Batt



18 August 2016

'HPUDS Review'
HB Regional Council
Private Bag 6006
NAPIER 4142

Dear Sir/Madam

Draft HPUDS Revised Strategy 2016

Please find attached, a submission made on behalf of Mervyn and Robyn Batt on the draft HPUDs Revised Strategy 2016.

Yours sincerely
Kydd-Smith Environmental Planning Ltd

A handwritten signature in dark ink, appearing to read "Janeen Kydd-Smith".

Janeen Kydd-Smith
Director

Cc: Mervyn and Robyn Batt

Draft HPUDS Revised Strategy 2016

Submission from Mervyn and Robyn Batt

Mervyn and Robyn Batt own a property at 91 Main Road, Clive. The property is approximately 4 hectares and is located within the Plains Production Zone. It adjoins the southern edge of the Clive Whakatu Residential Zone and is bound by State Highway 2 to the west and Muddy Creek to the east.

The Batts submitted on the Proposed Hastings District Plan. In that submission they referred to the private plan change request lodged with Hastings District Council to rezone their land for residential use in 2008, which was later withdrawn. However, they advised of their potential interest in one day reviving the consideration of their land for residential zoning in some form or other.

One of the key concerns raised by the Batts in their submission on the Proposed Hastings District Plan related to general statements in the Proposed Plan about the flood-prone nature of the land around Clive, including the Batt's property. The Batt's submitted that not all properties in Clive, including theirs, were prone to flooding.

The decisions on the Proposed Hastings District Plan have recognised these inaccuracies and have resulted in amendments being made to the objectives and policies in Section 10.2: Clive Whakatu Residential Zone. The Batts support these decisions.

However, there are similar inaccuracies about servicing in Clive in HPUDS (2010) which have resulted in Clive being included on the list of 'Inappropriate Areas for development'.

The 2016 HPUDS Review recognises that circumstances have changed in Clive since HPUDS 2010 and it concludes that Clive warrants removal from the 'inappropriate' list. The Batts support that recommendation.

The 2016 HPUDS Review considers, however, that Clive does not warrant inclusion as a greenfield growth area or a 'reserve' area in HPUDS. We note that Section 3.2.2 of the 2016 HPUDS Review report sets out the process for introducing additional reserve greenfield growth areas. Before an area can be introduced as a reserve area it must be assessed as promoting the overall transition to the compact development scenario, and consider matters such as:

- the likely delivery to the market of sufficient numbers of new sites;
- proximity to the site to be replaced;
- the type of sites (market choice) able to be delivered to that needed by the community; and
- the ability to deliver a quality urban environment; and achieve criteria for introducing additional greenfield growth areas.

The Clive South area, including the Batt's property, has been considered in relation to the above criteria in the following reports informing the 2016 HPUDS Review:

- Report to Hastings District Council Planning and Regulatory Committee meeting on 18 February 2016 from Principal Advisor: District Development (Mark Clews) entitled "*Assessment of Possible Residential Greenfields Alternative Sites*"; and

- *"Alternative Greenfield Sites and Review of the HPUDS Settlement Pattern"*, prepared by Opus International Consultants Ltd, dated June 2016.

While the Batts acknowledge that it is not appropriate for Clive to be included as a greenfield growth area they are disappointed that it has not been included as one of the 'reserve' areas.

The Opus report (referred to above) recommends that only four areas be put forward as reserve areas for Hastings (in addition to one for Napier). However, the report considers that it is possible that more than four areas could be identified for Hastings and suggests that five areas would potentially give greater flexibility than four areas. The Opus report suggests 'Howard to Awahou Stream' as a potential fifth reserve area.

The Batts consider that one of the disadvantages of considering Clive South as a reserve area against the above criteria is that there is no greenfield area in proximity to the area that it can replace. This means, for example, that despite the Clive South area being more consistent with the criteria in POL UD4.2 of the Regional Policy Statement (as assessed in the table in Section 5.3.3 of the Opus report) and scoring more highly in the assessment of alternatives than the Romanes reserve area (refer to Table 8 on page 11 of the report to the Planning and Regulatory Committee referred to above), the Romanes area has been recommended as a reserve area ahead of the Clive South area. This is likely because of its proximity to the Brookvale Road greenfield area (recommended to replace the Arataki Extension greenfield area), although the Opus report is not clear in its reasons for ultimately selecting the four reserve areas for Hastings.

The Batts consider that more weight should be given to the proximity of Clive South to Hastings, Havelock North and Napier so that it is included in HPUDS as a fifth reserve area. Clive is located approximately 8.5 km from Hastings, 9 km from Havelock North and 9 km from Napier (south), so it is uniquely positioned compared to other potential reserve areas and it would provide a more 'flexible' option and alternative market choice.

The Batts note that the HPUD Market Demand Report prepared by Telfer Young for the 2016 HPUDS Review did not include an assessment of market demand for housing in Clive, because Clive does not include any greenfield growth areas. Also, while the report to the Planning and Regulatory Committee (referred to above) includes an assessment of market demand for the Clive South area, the assessment does not seem to have been based on any technical market report.

The 2010 HPUDS review¹ noted that over the 25 year period of the 1993 Hastings Urban Development Study there was significant expansion in the Clive area, with 40 households in the Plains Zone and 90 in the residential zone being created. At that time the potential for further residential development in Clive was almost exhausted. Since then Clive has been identified in HPUDS as an 'inappropriate' area for development due to servicing issues. The Batts wonder how market demand for new development in Clive may have been adversely affected by this, and whether it has contributed to Clive subsequently falling 'through the cracks' in terms of being fairly assessed as part of the 2016 HPUDS Review. The Batts

¹ Report to the HPUDS Governance Group from the Consultant Project Manager and Technical Advisor titled *"Assumptions from Existing Urban Development Strategies for Current Growth Locations"*, dated 9 October 2009.

request that more consideration be given to potential market demand for residential development in Clive South if land was available for expansion.

Relief Sought

On the basis of the above, the Batts request that the following amendments be made to HPUDS:

1. That Clive South be removed from the list of 'Inappropriate Areas for development'; and
2. That Clive South be included as a 'reserve' greenfield growth area.

Mervyn and Robyn Batt wish to be heard in support of their submission.

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3 Kevin Bayley



19th August 2016

HPUDS Review
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Draft HPUDS Revised Strategy 2016 – Submission of Kevin Bayley

Thank you for the opportunity to submit on the *Heretaunga Plains Urban Development Strategy* (HPUDS) review. This submission is on behalf of *Kevin Bayley* and relates to the inclusion of land under the HPUDS review, in particular the inclusion of a new urban development area (Pakowhai Road)¹.

Proposed HPUDS Map – Pakowhai Road

Under this submission it is proposed to include a new area to the reviewed HPUDS. The area is the next logical extension of the Hastings City boundary and is identified in the plan in *Figure 1* below:



Figure 1 - Proposed Pakowhai Road Urban Development Area

The land as shown above directly adjoins the existing Lyndhurst Road Extension and although not shown on these plans, is adjoining Graceland's Retirement Complex. This area is approximately 44ha, however the release of this land for urban development (rezoning) would most likely be staged under the proceeding district plan change process.

¹ Refer to attached *Proposed HPUDS Plan – Pakowhai Road*

Reasoning for Inclusion in HPUDS

The Draft HPUDS review identified a process for including Greenfield Areas not already identified in the HPUDS Settlement Pattern (HPUDS - Figure 7, pg26):



Need for Additional Development Areas

The first step in the HPUDS Greenfield inclusion flow diagram is considering whether additional greenfield area is required and/or whether existing greenfield areas are unviable.

There are clear market indications that have identified that there is a very real shortage of residential sections available on the market. This has been widely reported and also identified in the OPUS report *Alternative Greenfield Sites and Review of the HPUDS Settlement Pattern*.

Supporting the increase of supply above projected residential uptake is the Proposed Nation Policy Statement on Urban Development Capacity (NPS-UDC). The NPS Proposed Policy PD5 will require Regional Councils to provide sufficient residential land of 20% over and above projected short and medium term demand; and 15% over and above projected long-term demand for high growth areas. This is an essential component in providing affordable land supply in that having surplus supply options avoids the affordability effects of land banking and provides various options rather than having all land development 'eggs in one basket' so to speak (which has resulted in our current supply issue).

In addition to the clear shortage of residential sections is the fact that a number of existing or proposed urban development sites are either unviable or are hindered by time, cost and/or RMA constraints. Some of the areas are also in their final stages and no longer form part of the future supply. Some of the issues and constraints on existing proposed urban development areas include:

Arataki Extension – Unviable due to odour non-compliance issues from Te Mata mushroom farm. Subsequently council have scrapped any urban extension of this area for the foreseeable future.

Northwood (Final Stages) – Soil contamination issues have hindered progress in the final stages of this development. Although these issues are being addressed, the implementing of central government NES on Contaminated Soil has severely slowed the ability to release this supply and this will continue to affect future greenfield supply in on the Heretaunga Plains.

Arataki Area– Development all but complete with some final sections to be released subject to resource consent.

Iona Road and Hills – There is public backlash to intensive development in this area, especially higher density development of the Havelock Hills.

Lyndhurst Stage 2 – It is understood that this area is still waiting on the undertaking of a stormwater solution and release of stage two for development. Although viable, time constraints again have slowed supply to a market with little other options.

Kaiapoi Road – the area is yet to be rezoned and there are questions regarding economic viability

These are just some examples of HPUDS development areas that are either unviable or due site factors have slowed supply. By having overly limited development options and a lack of progress toward advancing these options, along with recent market conditions has led to this shortfall in supply.

Therefore, it is considered that HPUDS need to provide alternative and additional land development options and location to cater for both shortfalls in supply and to cater for unviable and limited sites already part of the strategy. This is also supported through the central government direction under the NPS-UDC.

Application of Regional Policy Statement Criteria (Policy UD4.2) to Proposed Development Area

In determining future Residential Greenfield Growth Areas, not already identified within Policy UD4.3 of the Regional Policy Statement (RPS), for inclusion within urban limits in the Heretaunga Plains sub-region, the following general criteria shall apply and have been assessed –

Policy UD4.2 – Greenfield Criteria	Assessment
a) Must form an extension contiguous with existing urban areas and settlements	The area is adjoining 'Gracelands' retirement village and is directly opposite residential land across Pakowhai Road. The land is also adjoining the Lyndhurst Road extension (Map 20) and can easily be included in this urban extension as shown in <i>Figure 1</i> .
b) Land is identified as having low versatility, and/or productive capacity has been compromised by:	As seen in the attached <i>HDC Plan – Aerial Photo</i> , the site proposed for inclusion in HPUDS contains a number of dwellings, large yard areas and a number of accessory buildings as well as a mix of commercial uses (restaurant, fruit stores, plant nursery and sales etc.) These areas are already akin to the proposed inclusion for urban development and the soil resource is already removed from production.
i. Size and shape of land parcels that mitigates against productive use	The balance of the area, in particular the rear portion of the larger properties included, are being used productively. However, this is the case also with many other areas now included in the Draft HPUDS review. There are no

	<p>sites included that meet the minimum 12ha site size of the district plan subdivision rules and the area is fragmented into a number of smaller land holding some of which are not used productively.</p> <p>Overall it is accepted that some sites in this area have productive capacity, but on a whole the inclusion of the proposed area is the logical extension of Hastings City and with an area of this scale (oppose to the smaller areas being included under HPU DS) better structure planning can take place and be implemented resulting in better urban design.</p>
ii. Surrounding land uses and reverse sensitivity	<p>The surrounding land uses to the south and opposite side of Pakowhai Road are residential, or are proposed to become residential (Lyndhurst extension) and will not create adverse reverse sensitivity effects.</p> <p>The only potential reverse sensitivity issue would be the conflict between the adjoining productive uses on the north-western boundary and proposed residential use. This is an issue with the majority if not all of the greenfield sites identified in HPU DS.</p> <p>The issue on the proposed site can be addressed in the same manner as the other greenfield sites, including; having buffer areas between the two use (large yard setbacks); no complaint covenants included on new titles; and landscaping and/or screening between the different land uses. There is also a drain which runs the length of this boundary which not only provides a defining feature, but also creates a physical barrier between the separate land uses.</p>
iii. Lack of water and/or poor drainage	<p>Water supply would be via the Councils reticulated network and not considered to be an issue or restriction on the site. The area all falls back to an open drain which runs between Lyndhurst and Evenden Road (parallel to Pakowhai Road) and providing stormwater attenuation is incorporated into the future development of the area it is not considered that stormwater drainage will be a limiting factor for this sites inclusion in HPU DS.</p>
c) Clear natural boundaries exist, or logical greenbelts could be created to establish a defined urban edge.	<p>All the boundaries are existing, clear and logical. The area adjoins the Lyndhurst extension to the south west, it fronts both Pakowhai and Evenden Road to the east, and is bounded by an open drain and property boundaries running the length of north western boundary.</p>
d) Supports compact urban form	<p>The proposed area is considered to be 'compact' in that it is central to the Hastings area and is already adjoining the Lyndhurst extension. The site is central to a number of essential amenities and services and is considered to support the 'compact urban form' in the same manner as many of the other recommended greenfield sites.</p> <p>In addition, it is considered that in the long term (i.e. most likely beyond the life of this strategy) that the logical urban growth area for Hastings will be the entire area bounded by Lyndhurst, Pakowhai, Evenden Roads and the Expressway, and the Lyndhurst extension and creation of the Regional Sports Park is the first steps towards this long term expansion.</p>
e) Can be serviced at reasonable cost	<p>The proposed urban is fronting all council services on Pakowhai Road, not to mention the council sewer main runs through the area (see attached <i>HDC Plan – Utilities</i>). The site also falls natural to an existing council drain at the rear of the proposed urban.</p> <p>The area is also located on the northern side of Hastings City and therefore all waste and sewer services can be gravity fed opposed to having to 'pump the hump' which is required with sites on the southern side of Hastings. there is also less distance from the development area to the final discharge point (treatment station) and therefore less infrastructure to upgrade when these service mains reach capacity.</p> <p>As per all new urban development's the costs of upgrading services would be calculated by council as part of any plan change process and this cost on charged to the developer at time of subdivision.</p>
f) Can be integrated with existing development	<p>The development of the site would incorporate existing dwellings that front Pakowhai and Evenden Roads and will utilize the existing sewer main and storm water drain. There are also options for the development of the site to</p>

	be incorporated with the wider Lyndhurst extension and these options would be explored as part of any plan change process proceeding HPUDS.
g) Can be integrated with the provision of strategic and other infrastructure (particularly strategic transport networks in order to limit network congestion, reduce dependency on private motor vehicles and promote the use of active transport modes)	<p>The property within walking distance of multiple essential services and community facilities including:</p> <ul style="list-style-type: none"> • Multiple primary and secondary schools • Multiple public parks (including the Regional Sports Park) • The Mahora shopping centre <p>This central location along with the existing footpaths, cycle ways and bus stops on Pakowhai Road will allow future residents alternative transportation options available to support the reduction in private motor vehicle dependency.</p> <p>The site is also central to district and regional transportation arterials providing effect access throughout Hastings and the wider Heretaunga Plains</p>
h) An appropriate separation distance from electricity transmission infrastructure should be maintained in order to ensure the continued safe and efficient operation and development of the electricity transmission network	There are no national or regional transmission lines in the vicinity of this site
i) Promotes, and does not compromise, social infrastructure including community, education, sport and recreation facilities and public open space.	As identified earlier in this table, the sites location is central to a number of the essential social, community, recreational and educational facilities and the location and development of it will promote the use of these facilities.
j) Avoids or mitigates the following locational constraints	The site is not coastal or within an identified area effected by projected sea level rise in the foreseeable future.
i. projected sea level rise as a result of climatic changes	
ii. active coastal erosion and inundation	The site is not coastal in nature.
iii. stormwater infrastructure that is unable to mitigate identified flooding risk	As identified in the attached Hawkes Bay Natural Hazard Property Report, the site is not prone to flooding (1 in 50 year ARI)
iv. flood control and drainage schemes that are at or over capacity	I am not aware of stormwater capacity issues in this location, however if there are issues these must be resolvable given that the large area of land proposed to be developed under the Lyndhurst extension. In addition, there are onsite and development options to attenuate stormwater as part of future development of the area
v. active earthquake faults	None identified in the attached Hazard Report
vi. high liquefaction potential	The site is not in an area identified as high or very high liquefaction risk in the attached Hazard Report.
vii. nearby sensitive waterbodies that are susceptible to potential contamination from on-site wastewater systems or stormwater discharges	There are no known nearby sensitive waterbodies, nor will the proposed residential use contaminant stormwater discharge.
viii. no current wastewater reticulation and the land is poor draining	Sites will discharge into Councils reticulated sewer

Given the assessment above against the *New Residential Greenfield Growth Area Criteria* (UD4.2) it is my opinion that the proposed inclusion (Figure 1) is appropriate under the RPS and will clearly assist in providing suitable areas of land are available for meeting the next 30 years of residential land supply on the Heretaunga Plains.

As is the case with all the land recommended for greenfield development consideration under HPUDS, the finer details regarding specific servicing design, structure plans and specified open spaces etc. would be covered as part of the District Council or Private Plan Change for the area.

Overall inclusion of the area identified in *Figure 1* to this strategy is considered essential to provide sufficient residential land for the life of this strategy, and through having a range of land development options under this strategy it will ensure the most affordable, logical and sustainable options proceed to development and avoid supply issues as a result of land banking.

Summary

There is a clear shortage in the current residential land supply available in the Heretaunga Plains strategy area and with the limited options and site constraints, existing supply is being hindered and will continue to be hindered if the site options under HPUDS are too limited. This is having an obvious effect on development and growth of the Hastings District in particular. In addition, central government's proposed national policy direction is that council must provide sufficient supply (and over supply) of land for residential development to ensure housing affordability.

The proposed inclusion of a 'Pakowhai Road' urban development area recommended under this submission will provide further development options and land supply and provide an alternative area for consideration of the territorial authority as it looks to provide a suitable volume of residential zoned land for the market. Supporting this submission is the assessment of the area assessed against the necessary RPS Policy UD4.2 and as concluded the area is considered appropriate for inclusion in HPUDS.

Overall the proposed inclusion of this area in HPUDS for urban development meets Regional Council's and Central Government's policy direction and overall supports the sustainable and necessary residential growth within the Heretaunga Plains catchment.

We thank you for providing this opportunity to submit on the HPUDS review and would like the option of being able to present a verbal submission at the Working Group's meeting (date to be confirmed in week commencing 12th September).



Jason Tickner
Senior Planner
Development Nous Ltd

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Appendix Documents

- Proposed HPUDS Map – Pakowhai Road
- HDC Plans
 - Aerial Photo
 - District Plan Zoning
 - Utilities
 - Contours (1m)
- Hawkes Bay Natural Hazard Property Report
- Hastings District Plan Appendix 56 – Tsunami Inundation Areas

Proposed HPUDS Map – Pakowhai Road



HDC Plan - Aerial Photo



HDC Plan - District Plan Zoning




HDC Plan – Utilities





Hawkes Bay Natural Hazard Property Report

	HAWKE'S BAY NATURAL HAZARD PROPERTY REPORT	Date: 20 August 2014
<small>© HAWKE'S BAY REGIONAL COUNCIL. All Rights Reserved. Hawke's Bay Regional Council</small>		


1010 Pakowhai Road, Waiohiki-Frimley
Hastings District
Section 16 Block XV Heretaunga SD
0963030600

This report summarises the known hazards intersecting this property, based on research commissioned to assess regional risk – these research reports are summarised below. The hazard assessment methodologies, information compilation and presentation techniques used for these assessments include certain qualifications and limitations on the use, noting:

- The hazard information provided is based on the best information available at the time of the studies and was supplied under specific contract arrangements including financial and time constraints.
- The hazard information may be liable to change or review if new information is made available.
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- The precision and accuracy of the data varies, therefore it is important that you obtain expert advice to help to interpret this information.

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- Earthquake Fault lines**
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	<p align="center">HAWKE'S BAY NATURAL HAZARD PROPERTY REPORT</p> <p align="center"><small>© 2014. ALL RIGHTS RESERVED. © Copyright Hawke's Bay Regional Council.</small></p>	<p>Page: 12 August 2014</p>
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(vii) Coastal Hazard

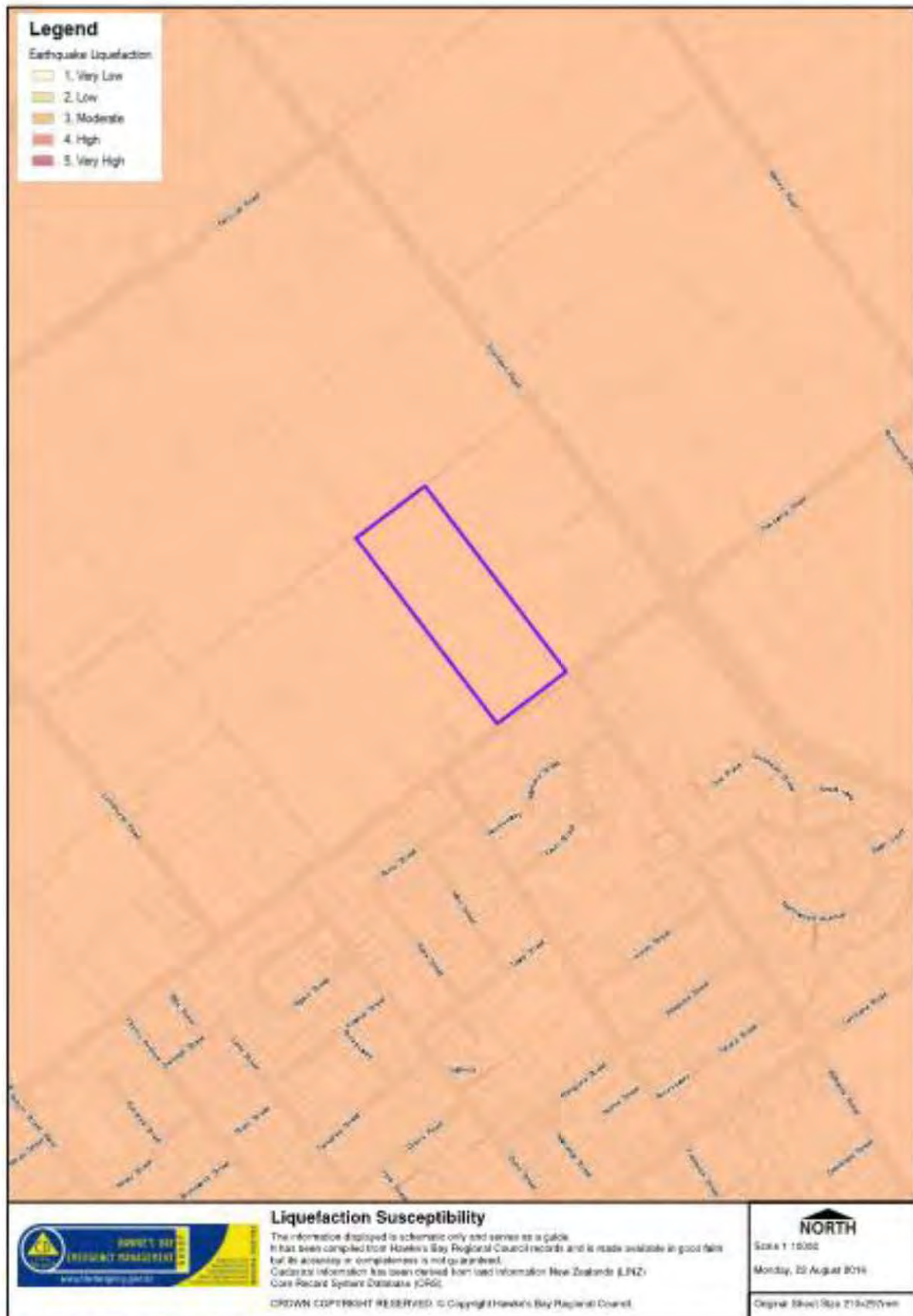
- Regional Coastal Environmental Plan
- Clifton to Tangoio Coastal Hazards Strategy 2120 - Coastal Hazard Assessment
- Clifton to Tangoio Coastal Hazards Strategy 2120 - Coastal Risk Assessment
- Other Coastal Hazard Reports
- Cliff Hazard Zone Delineation

(viii) Wairoa River Bank Stability Zones

- Wairoa River Bank Stability Assessment

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Liquefaction

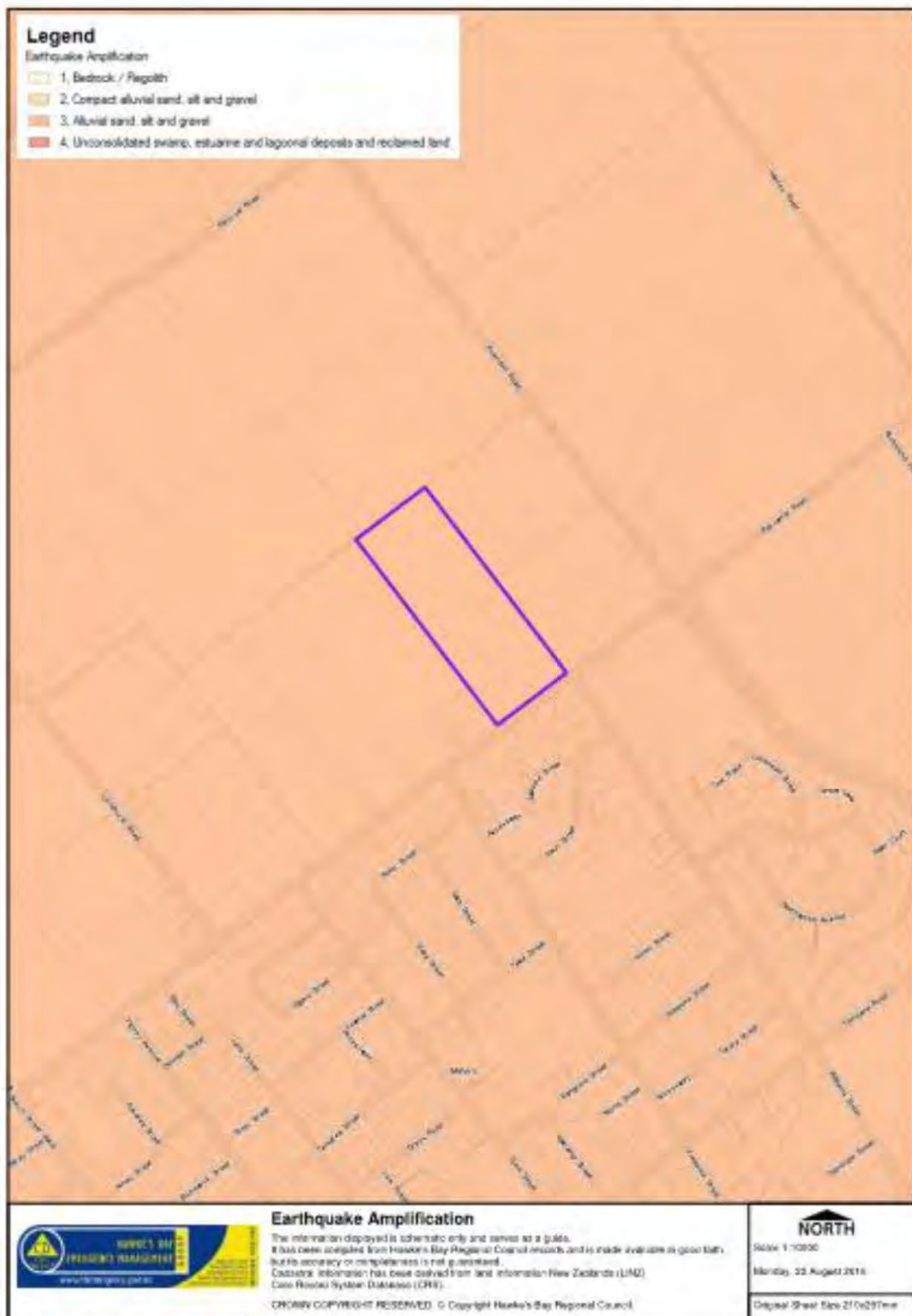
Liquefaction occurs when waterlogged sediments are agitated by an earthquake. Buildings can sink and underground pipes may rise to the surface. When the shaking stops, groundwater is squeezed out of the ground causing flooding, which can leave areas covered in mud. Hawke's Bay has several areas with sediment of high liquefaction susceptibility and numerous earthquake sources capable of generating an earthquake large enough to cause liquefaction, and there were numerous reports of liquefaction following the 1931 earthquake.

Low-lying areas in the region, especially those near the coast, and reclaimed land are particularly susceptible. Liquefaction susceptibility maps for Hawke's Bay and Napier/Hastings completed by GNS Science in 1996.

Based on a national seismic model shown above, scientists have estimated Hawke's Bay might experience the following shaking intensities for different return periods in the future. Our risks include earthquake prone buildings which have been identified within our main cities & towns, and although residential dwellings are considered a low risk, damage may be widespread requiring re-housing. Infrastructure networks are also at risk and there are also risks to our future social and economic wellbeing. The Hawke's Bay CDEM is the lead agency for managing any natural hazard event, like a large earthquake that badly affects the people of Hawke's Bay.



Return periods for different earthquake shaking intensities in Hawke's Bay		
Return Period (years)	Description	Intensity
100	felt by everyone; Difficulty walking; Objects tend to fall from shelves; slight damage to poorly constructed buildings	5
1000	Difficulty standing; furniture movement; Reduced by driver's control; Trees, water tanks, walls and some buildings damaged	24
10000	slowing of cars at traffic buildings damaged including some damage to earthquake resistant buildings; Cracks in ground	130



[illegible]

Amplification Report

Most of the damage during an earthquake is caused by ground shaking. The amplification map indicating the regional hazard from ground shaking in Hawke's Bay.

Seismic waves, travelling through the earth at different speeds and amplitudes because of a fault rupture, cause the ground to vibrate and shake in an earthquake. The intensity of the shaking is measured on the Modified Mercalli (MM) scale of 1 to 12, although MM10 is the maximum ever observed in New Zealand. The intensity of ground shaking at any location is affected by the magnitude of the earthquake, proximity to the source of the earthquake, and the geological material underneath that location. Larger earthquakes generally produce greater shaking and shaking is usually more pronounced nearer the source of the earthquake. Deep earthquakes generally produce less shaking because the source is deep in the earth. Fault ruptures often start at one point and propagate along the fault, rather than breaking the whole fault at once. In that case, shaking may be more intense at locations towards which the rupture is propagating, and less intense at locations in the opposite direction, that is: in the direction from which rupture is propagating. The damage caused by shaking depends on how large the ground motion is, how long it lasts, and its frequency. Large motions put great stresses on structures that sit on or in the moving ground and the longer the shaking lasts, the more likely the structures are to sustain serious or permanent damage.

Different frequencies of shaking affect buildings differently - in general, low frequency motions affect taller buildings more, while high frequencies affect shorter buildings. The type of material underlying the site can have a great effect on the nature and intensity of the shaking. Sites underlain by hard, stiff material such as bedrock or old compacted sediments usually experience much less shaking than sites located on young, loosely consolidated sediment, which tends to amplify shaking.

Closed basins filled with soft sediment overlying bedrock, such as the Poukawa basin, are especially vulnerable to amplification of shaking, as earthquake waves can become trapped within the basin, travelling back and forth increasing the shaking rather than being dissipated. Water saturated sites, such as river banks and lagoons, are particularly susceptible to shaking-induced ground damage such as liquefaction.

WHAT CAN YOU DO?

Most people in Hawke's Bay will survive a large earthquake with some loss, but some people will be severely affected. Action you take now can help reduce damage to your home and business and help you survive. Practice Drop, Cover and Hold.





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Flooding Report

Information provided on the flooding maps shows general details about flooding patterns and areas at risk. They have been produced using computer models using verification with actual events where possible. Flood extents shown in the maps are not meant to show specific flooding details on each property.

These maps should not be relied upon as the sole basis for making any decision in relation to potential flood risk. Contact the Hawke's Bay Regional Council Engineering Department if further information is required with regards to a specific property.

Urban pipe networks and flooding on the street network in the urban areas have not been considered in the flood modelling. Urban areas show flood risk areas that are the result of the capacity of open drains being exceeded.

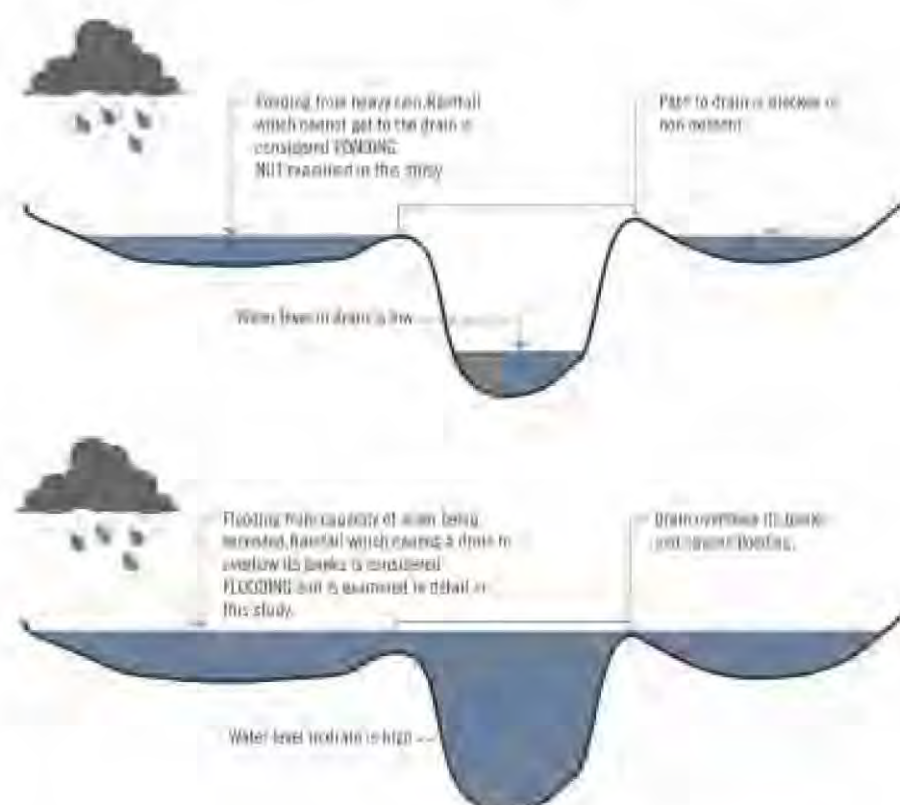
In some flood risk areas, houses and other structures may be elevated above the ground, and would be considered not floodable. These cases are not identified in this flood modelling.

Flood modelling is based on 100 year return period events (1% annual exceedance probability) for river flood risk areas, and 50 year return period events (2% annual exceedance probability) for floodplain flood risk areas.

The effects of climate change have not been included in this flood modelling.

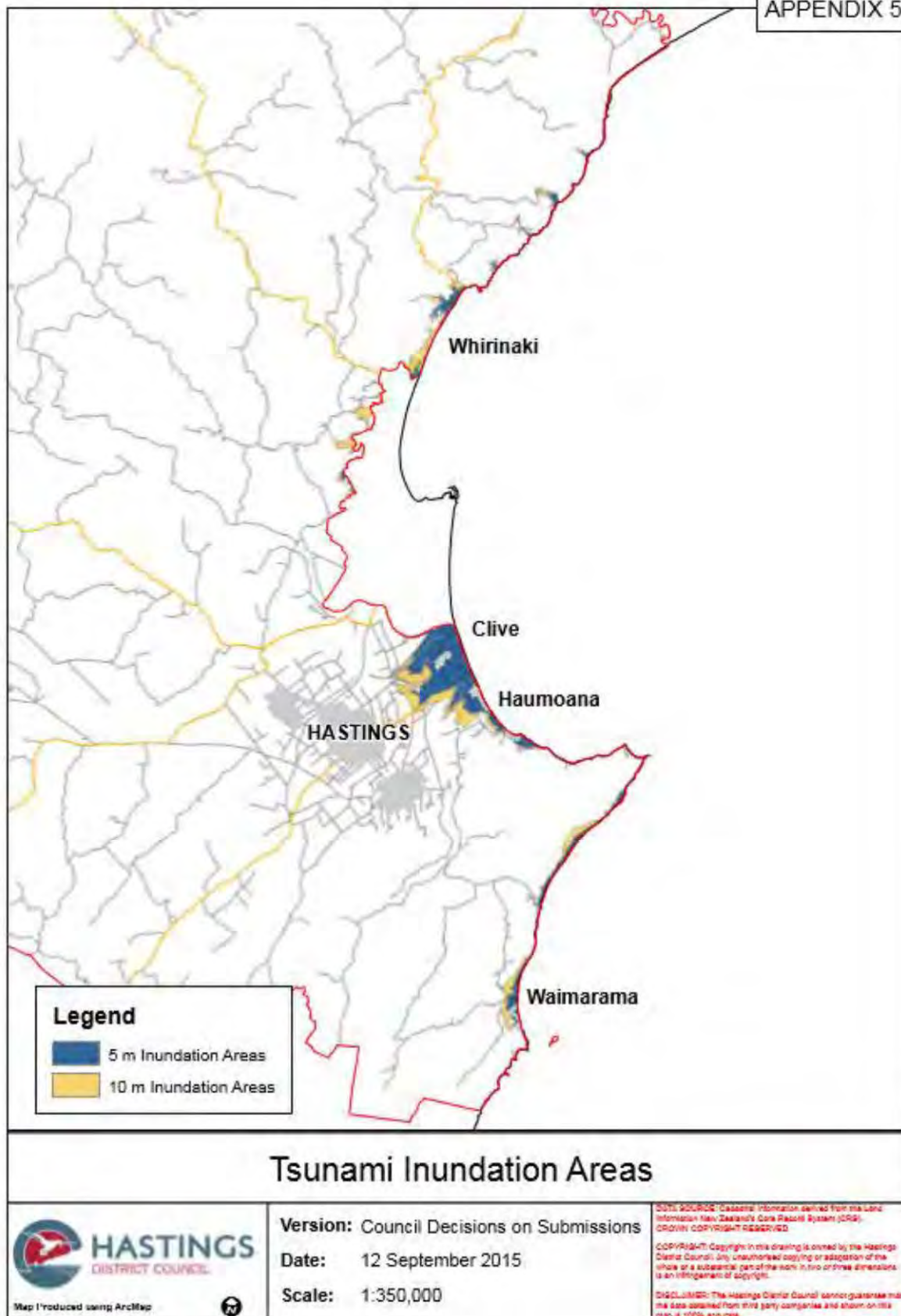
Flooding vs. Ponding

Major flooding happens when the capacity of a stream or drain is exceeded. Small scale, localised ponding may occur in areas where water cannot get to the stream through the normal paths of overland flow when the streams are not in flood. The flood hazard study does not consider this type of localised ponding in detail.



Hastings District Plan Appendix 58 – Tsunami Inundation Areas

APPENDIX 58



4 Josi Beamish

Name *	Josi Beamish
Email *	[REDACTED]
Phone Number *	[REDACTED]
Address	[REDACTED] Lane Road, Havelock North
Please state here if you would like to briefly present your submission verbally at the Working Group's meeting (date to be confirmed in week commencing 12th September).	Yes

Q5: Are there any other amendments that you think should be made to the draft revised strategy? If so, why?

I think that the Iona Hills area should be removed from the Greenfields growth area for the following reasons:

- 1) It is an area of special character – adding hundreds of houses would make this into just another subdivision –completely ruining the special character it currently has
- 2) There is an abundance of birdlife which would be badly impacted on and a significant wetland which would be ruined by a large subdivision
- 3) There would be serious visual/noise/light issues with the large subdivisions proposed
- 4) Cost – due to the hilly topography this would be a very expensive development option
- 5) Significant landscape effects – due to the already granted consent to move hundreds of thousands of cubic metres of soil – presumably this will mean all the tops of the hills will be removed as this would be the only way to fit in the proposed housing density

5 Jim Bishop

19th August 2016

HPUDS Review
HB Regional Council
Private Bag 6006
Napier 4142

RECEIVED	
RECEPTION	
TIME: 1:30pm	DATE: 22/8/16
SIGNATURE: <i>LS</i>	



Draft HPUDS Revised Strategy 2016 – Submission of Jim Bishop

Thank you for the opportunity to submit on the *Heretaunga Plains Urban Development Strategy* (HPUDS) review. This submission is on Behalf of *Mr Jim Bishop* and relates to his land and surrounding properties which are currently identified in the *Tomoana Industrial Indicative Node (MAP 18)* under the reviewed HPUDS.

Overall we support the intent of the HPUDS however have some concerns regarding the open and indicative nature of Map 18 and recommend that this should be more clearly defined.

Background

The expansion of the Tomoana Industrial area has been identified in a number of previous council strategies including Hastings District Councils Industrial Expansion Strategy in 2002 and revised Strategy in 2009. The following is the Hastings District Council 2009 Expansion Map for the Tomoana Area¹:



Figure 1 - 2009 Industrial Strategy Map

More recently the expansion of the Tomoana Industrial was identified in the original version of the HPUDS (2010) as an 'indicative node' under Map 19. It is this map which has been again included in the current version of HPUDS under review.

¹ <http://www.hastingsdc.govt.nz/industrial-strategy>

In 2012 Private Plan Change 56 was accepted by the Hastings District Council to rezone a large area of Tomoana for food related industry. This area of industrial land this area is shown below:

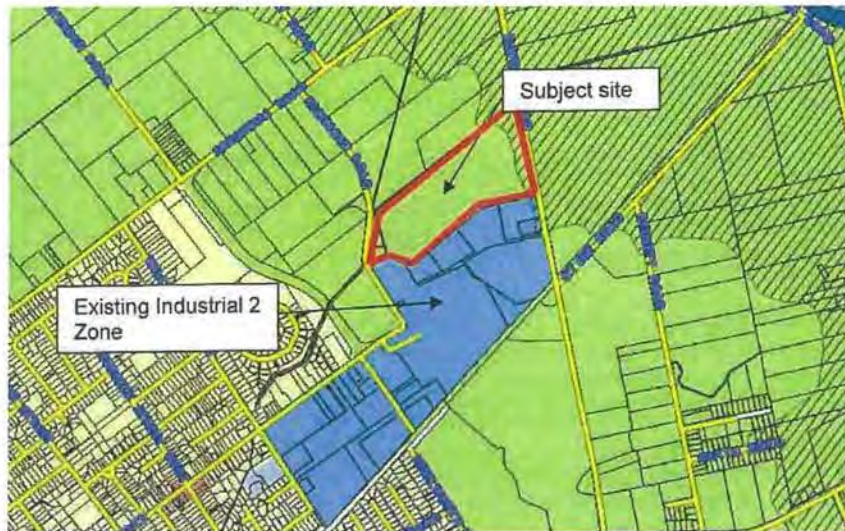


Figure 2 - Area Rezoned Industrial under Plan Change 56

This land has been steadily developed over the past three years and as a result under the Hastings District Plan Review *Stage 2* of this zone has been released. This is the last area of industrial zoned land available in the Tomoana area.

Amendment to Growth Area Map (Map18)

As part of the HPUDES Review the *Tomoana Industrial Node* (indicative) is proposed to remain and is shown below in Figure 3²:



Figure 3 - Indicative Tomoana Industrial node (Map 18)

² Map 18 – Tomoana Industrial Node is included in the attached appendix documents

The indicative node is a blunt planning tool and does not provide any certainty for land owners or provide the direction required for council to be concise in its plan change processes. The node as shown occupies a large area of industrial land and does not follow existing features (primarily roads) which previous strategies have followed.

Therefore, it is our submission that the *inductive node* be removed from HPUDS and replaced with a more defined expansion area, following existing roads and the bordering industrial zone. Within the proposed extension is submitted that the land detailed in *Figure 4* below should be included³:



Figure 4 - Proposed Tomoana Industrial Growth Area

The plan above shows a more defined area considered appropriate in achieving the growth of the Tomoana industrial area. The area is consistent with previous industrial strategies and will assist in providing for the industrial expansion in the Tomoana Industrial area for the life of HPUDS⁴.

Also outlined on the append plan are some key features including existing sewer and stormwater services and easements, and a potential location for a transport node. Detailed servicing options and transportation links would be fully considered as part of the future District Council Plan Change process to extend this zone, however the plan proposed does provide an indication of the options and governing features within the proposed development area.

This specific area is also considered appropriate for inclusion in HPUDS for the following reasons:

- The proposed extension (oppose to the node) is well defined by physical features, being existing roads and the proposed *North Eastern Connector Road* (remains under consideration as part of the medium to long term transportation strategy⁵)
- The proposed growth boundary does not directly adjoin any residential zone, and the opposite Northwood subdivision requires a specific acoustic fence the length of the boundary to mitigate noise effects.

³ The Proposed *Tomoana Industrial Extension Map* is included the attached appendix documents

⁴ HPUDS is intended to provide sufficient land for development out to 2045

⁵ <https://www.hastingsdc.govt.nz/resourceconsents/nar>

- The sites have existing access to sewer and stormwater services (see attached utilities plan)
- Council have provided for 'profile' and 'dry' type industries with Irongate area and Omaha Road north, however this area can provide for a wider range of industries (potentially dry and wet industries) and also industries that support the agricultural and horticultural industries while being close to the employee supply (Hastings).
- There is no recognised cultural, historical or archeologically sites and the area is not recognised as a significant landscape under District Planning Maps.
- The area proposed in this submission for inclusion in HPUDS is not prone to any substantial natural hazards⁶. The sites area is not identified as being at risk of flooding (50 year ARI) and is not located over any recognised fault line, or Tsunami inundation area (Appendix 58 of the Hastings District Plan). There is a moderate risk of liquefaction however this hazard can be designed for in regard to building foundations and this is the case on all sites located on the Hereatanga Plains.

Being a high level strategy the specific timing and infrastructure upgrades would be considered as part of the District Council or Private Plan Change for the area.

Summary

This submission recommended that the 'indicative node' identified in HPUDS is changed to clearer urban boundary which follows the existing and proposed physical features, being the road boundaries of the proposed North Eastern Connector Road, Pakowhai Road, Richmond Road.

This is a logical definition of what is currently proposed as an 'indicative node' and provides more certainty around the proposed urban boundaries. This is also the approach with a number of the other industrial expansion areas.

Overall we agree with HPUDS that this area is suitable for new industrial development however consider that the planning maps regarding this industrial extension can be clarified as proposed.

We would like the option of being able to present a verbal submission at the Working Group's meeting (date to be confirmed in week commencing 12th September).



Jason Tickner
Senior Planner
Development Nous Ltd

⁶ Refer to the attached *Hawkes Bay Natural Hazard Property Report*

Submitters details:	Jim Bishop PO Box 13044 Hastings 4155
Address for service of applicant:	Development Nous Ltd PO Box 385 Hastings 4156
Telephone:	06 876 2159 022 043 3541
Email:	jason.tickner@developmentnous.nz
Contact person:	Jason Tickner

Appendix Documents

- HPUDS Review: Map 18 – Tomoana Industrial Node (Indicative only)
- Proposed inclusion to Map 18 – Tomoana Industrial Extension
- HDC Plans
 - Aerial Photo
 - District Plan Zoning
 - Utilities
- Hawkes Bay Natural Hazard Property Report
- Hastings District Plan Appendix 56 – Tsunami Inundation Areas

HPUDS Review: Map 18 Tomoana Industrial Node (Indicative only)

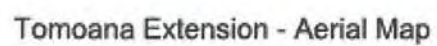


Proposed Inclusion to Map 18 – Tomoana Industrial Extension



Ref_2005/H00690093 Bishop/GIS/HPUDS - Proposed Area.ags

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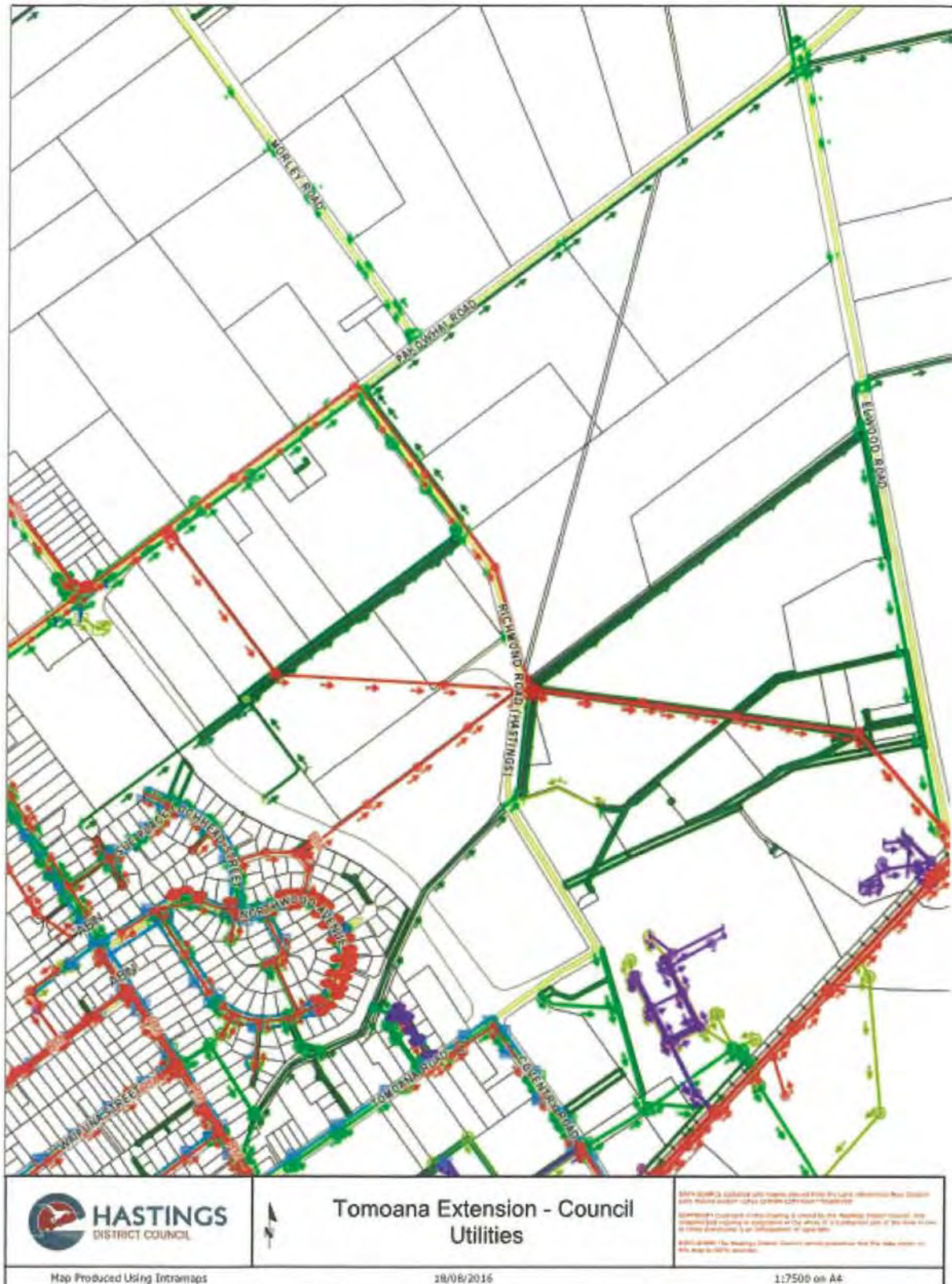



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HDC Plan – Council Utilities



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**32 Richmond Road, Temoana
Hastings District
Lot 2 DP 28076
0963039000**

This report summarises the known hazards intersecting this property, based on research commissioned to assess regional risk – these research reports are summarised below. The hazard assessment methodologies, information compilation and presentation techniques used for these assessments include certain qualifications and limitations on the use, noting:

- a) The hazard information provided is based on the best information available at the time of the studies and was supplied under specific contract arrangements including financial and time constraints.
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- (iii) Earthquake Amplification
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Friday, 10 August 2018

(vii) Coastal Hazard

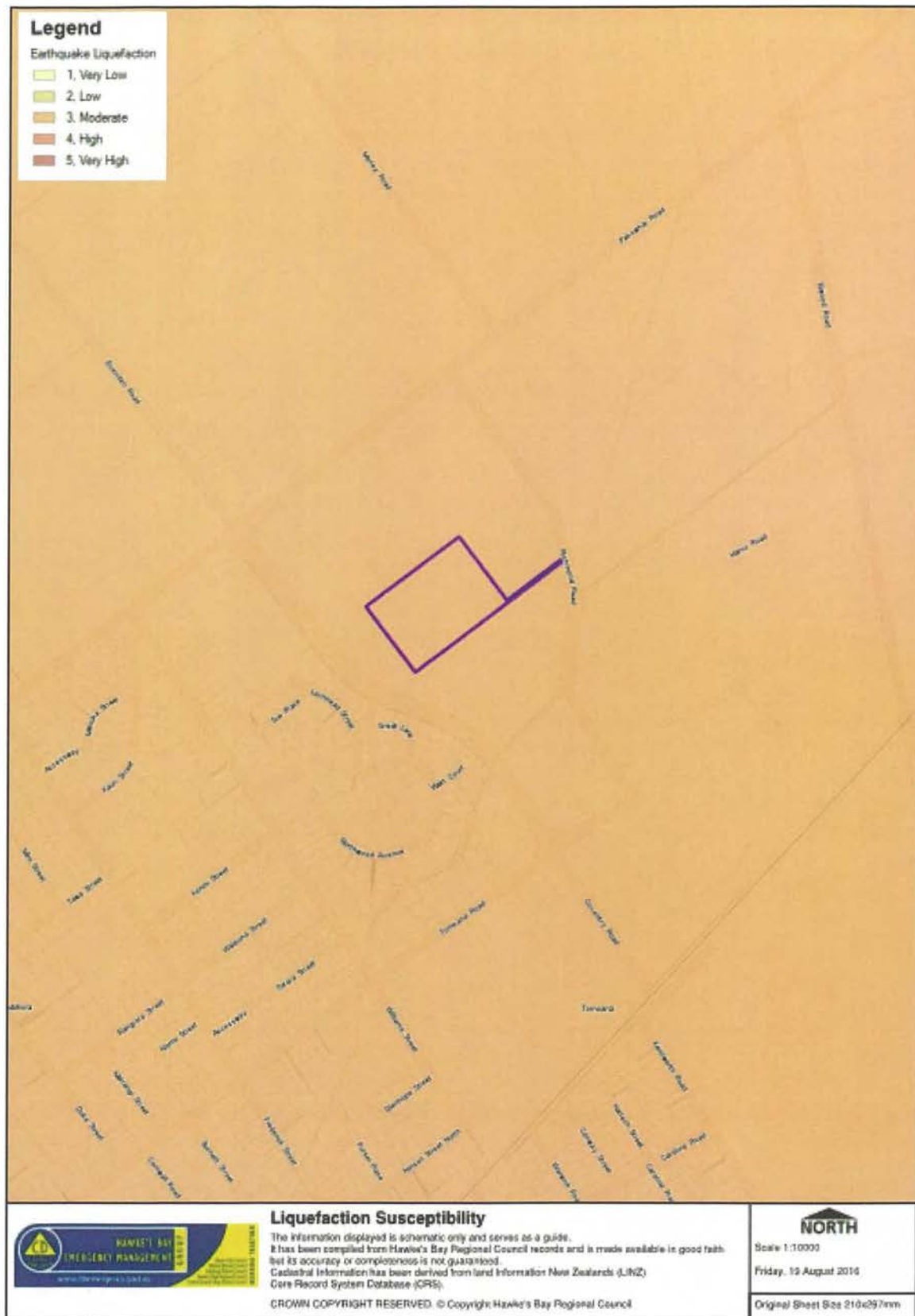
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(viii) Wairoa River Bank Stability Zones

- Wairoa River Bank Stability Assessment

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Liquefaction

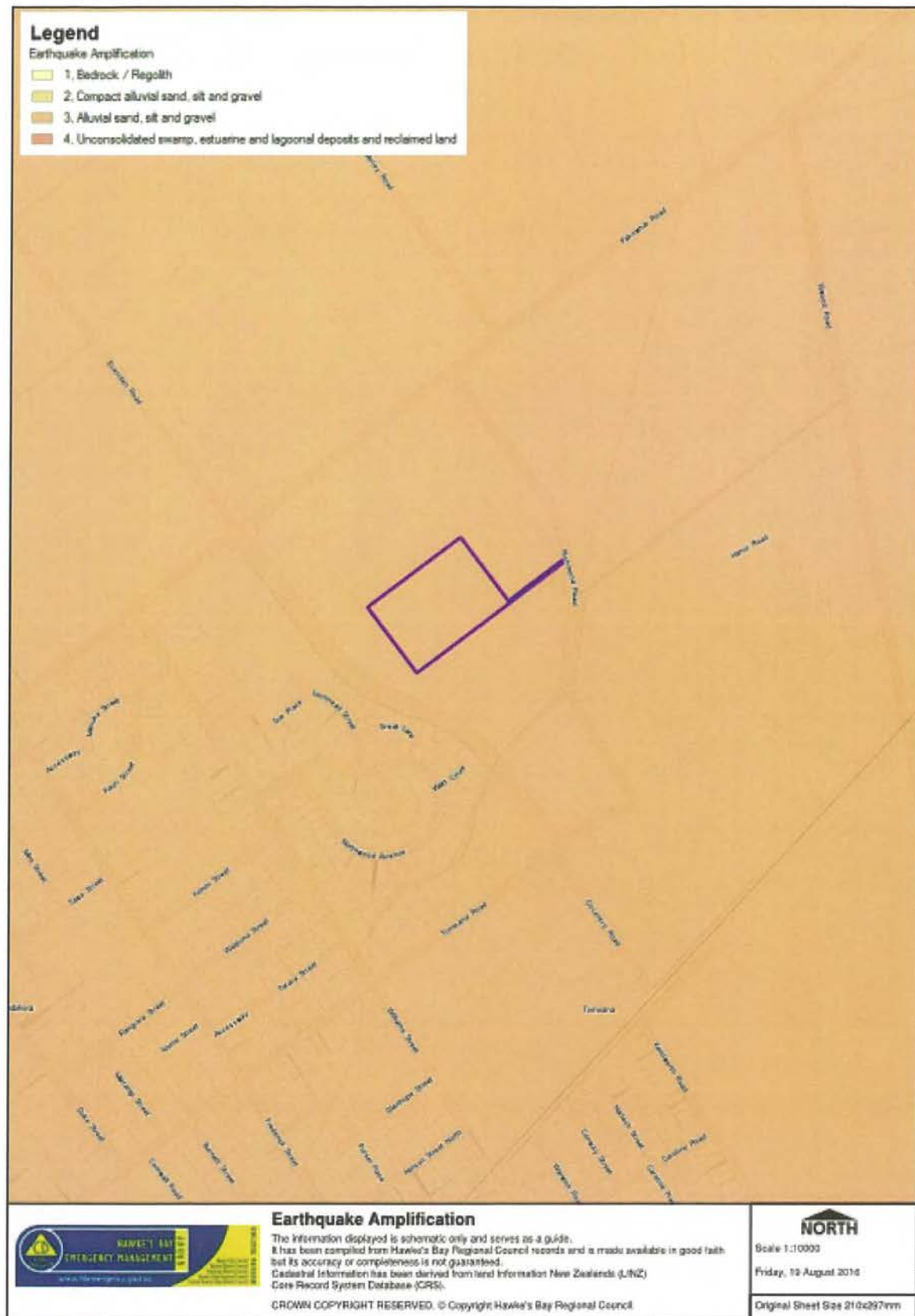
Liquefaction occurs when waterlogged sediments are agitated by an earthquake. Buildings can sink and underground pipes may rise to the surface. When the shaking stops, groundwater is squeezed out of the ground causing flooding, which can leave areas covered in mud. Hawke's Bay has several areas with sediment of high liquefaction susceptibility and numerous earthquake sources capable of generating an earthquake large enough to cause liquefaction, and there were numerous reports of liquefaction following the 1931 earthquake.

Low-lying areas in the region, especially those near the coast, and reclaimed land are particularly susceptible. Liquefaction susceptibility maps for Hawke's Bay and Napier/Hastings completed by GNS Science in 1996.

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Return periods for different earthquake shaking intensities in Hawke's Bay		
Modified Mercalli Intensity Scale	Description	Return Period
MMVI	Felt by everybody. Difficulty walking Objects tend to fall from shelves Slight damage to poorly constructed buildings	5
MMVII	Difficulty standing, furniture movement Noticed by drivers of cars Tiles, water tanks, walls and some buildings damaged	25
MMVIII	Steering of cars affected Buildings damaged including some damage to earthquake resistant buildings. Cracks in ground	110



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Amplification Report

Most of the damage during an earthquake is caused by ground shaking. The amplification map indicating the regional hazard from ground shaking in Hawke's Bay.

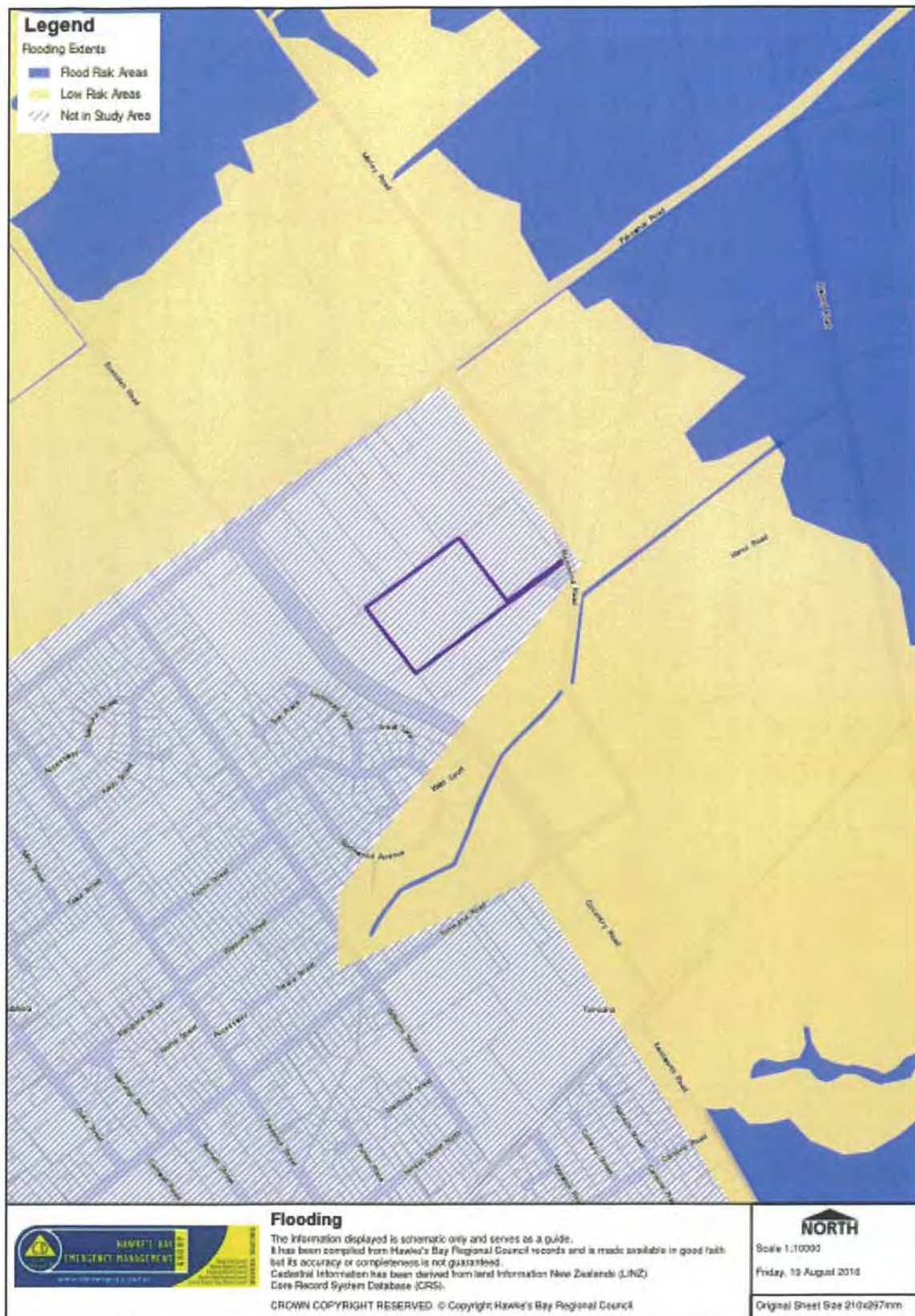
Seismic waves, travelling through the earth at different speeds and amplitudes because of a fault rupture, cause the ground to vibrate and shake in an earthquake. The intensity of the shaking is measured on the Modified Mercalli (MM) scale of 1 to 12, although MM10 is the maximum ever observed in New Zealand. The intensity of ground shaking at any location is affected by the magnitude of the earthquake, proximity to the source of the earthquake, and the geological material underneath that location. Larger earthquakes generally produce greater shaking and shaking is usually more pronounced nearer the source of the earthquake. Deep earthquakes generally produce less shaking because the source is deep in the earth. Fault ruptures often start at one point and propagate along the fault, rather than breaking the whole fault at once. In that case, shaking may be more intense at locations towards which the rupture is propagating, and less intense at locations in the opposite direction, that is, in the direction from which rupture is propagating. The damage caused by shaking depends on how large the ground motion is, how long it lasts, and its frequency. Large motions put great stresses on structures that sit on or in the moving ground and the longer the shaking lasts, the more likely the structures are to sustain serious or permanent damage.

Different frequencies of shaking affect buildings differently - in general, low frequency motions affect taller buildings more, while high frequencies affect shorter buildings. The type of material underlying the site can have a great effect on the nature and intensity of the shaking. Sites underlain by hard, stiff material such as bedrock or old compacted sediments usually experience much less shaking than sites located on young, loosely consolidated sediment, which tends to amplify shaking.

Closed basins filled with soft sediment overlying bedrock, such as the Poukawa basin, are especially vulnerable to amplification of shaking, as earthquake waves can become trapped within the basin, travelling back and forth increasing the shaking rather than being dissipated. Water-saturated sites, such as river banks and lagoons, are particularly susceptible to shaking-induced ground damage such as liquefaction.

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Flooding Report

Information provided on the flooding maps shows general details about flooding patterns and areas at risk. They have been produced using computer models using verification with actual events where possible. Flood extents shown in the maps are not meant to show specific flooding details on each property.

These maps should not be relied upon as the sole basis for making any decision in relation to potential flood risk. Contact the Hawke's Bay Regional Council Engineering Department if further information is required with regards to a specific property.

Urban pipe networks and flooding on the street network in the urban areas have not been considered in the flood modelling. Urban areas show flood risk areas that are the result of the capacity of open drains being exceeded.

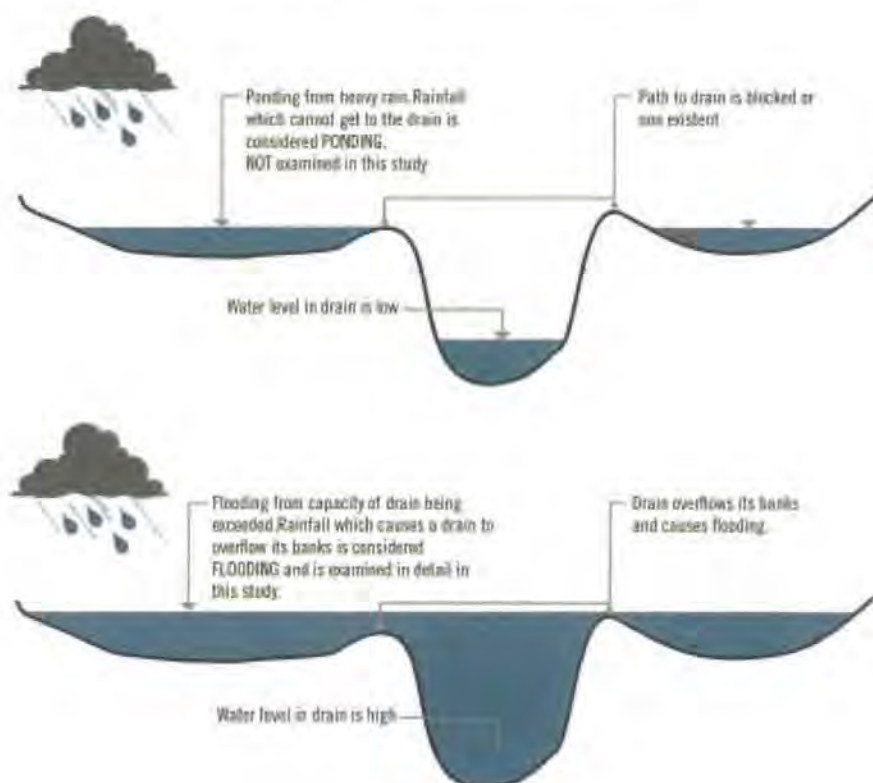
In some flood risk areas, houses and other structures may be elevated above the ground, and would be considered not floodable. These cases are not identified in this flood modelling.

Flood modelling is based on 100 year return period events (1% annual exceedance probability) for river flood risk areas, and 50 year return period events (2% annual exceedance probability) for floodplain flood risk areas.

The effects of climate change have not been included in this flood modelling.

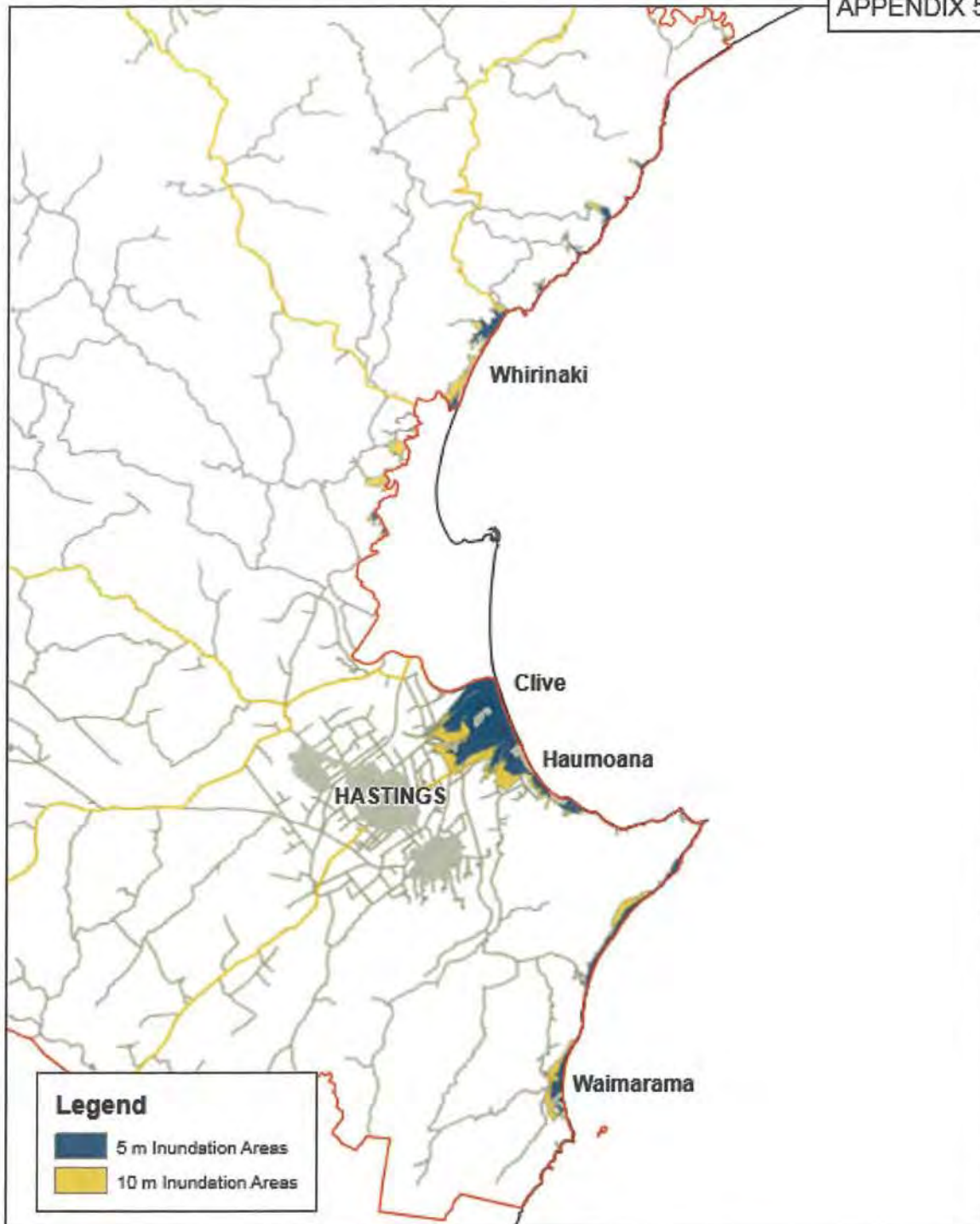
Flooding vs. Ponding

Major flooding happens when the capacity of a stream or drain is exceeded. Small scale, localised ponding may occur in areas where water cannot get to the stream through the normal paths of overland flow when the streams are not in flood. The flood hazard study does not consider this type of localised ponding in detail.



Hastings District Plan Appendix 58 – Tsunami Inundation Areas

APPENDIX 58



Tsunami Inundation Areas



Map produced using ArcMap



Version: Council Decisions on Submissions

Date: 12 September 2015

Scale: 1:350,000

SOURCE: Cassini information derived from the Land Information New Zealand's Core Record System (CRS).
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DISCLAIMER: The Hastings District Council cannot guarantee that the data obtained from third party companies and shown on this map is 100% accurate.

6 Michael Bourke and the Bourke Family

Name *	Michael Bourke & The Bourke Family (by Matthew Lawson)
Email *	[REDACTED]
Phone Number *	[REDACTED]
Address	PO Box [REDACTED], Napier 4182
Please state here if you would like to briefly present your submission verbally at the Working Group's meeting (date to be confirmed in week commencing 12th September).	Yes

Q1: Are these the big issues that the Reviewed Strategy needs to tackle?

This submission is made on behalf of Michael Bourke, 28 Thompson Road, Havelock North and the Bourke Family.

The sustainable supply of residential, Industrial and rural residential development land is a cornerstone of good Planning Practice. Maintaining that supply so that the region and the property market do not become constrained is one of the big issues that the strategy needs to tackle.

The strategy also needs to have regard to the need to service development in the most efficient and cost effective manner. Some of the growth areas will be difficult and expensive to service meaning that release of development onto the market may be delayed or not occur as anticipated. The Strategy needs to maintain a variety of development options.

Some of the Land in the vicinity of Romanes Drive has been identified as a "Reserve" Growth area. This area should be expanded through to Thompson Road as delineated in the current Appeal to the Environment Court and identified as a residential Growth area suitable for immediate development. The current appeal to the Environment Court provides an efficient means of providing a supply of sections to the market to remedy the unsatisfactory limited supply that currently exists.

Q2: Do you think our projections of development demand and capacity are correct?

No. We believe that demand for Residential development in the Havelock North area is underestimated as is the immediate demand for that development.

The process by which development areas are to be included in District Planning documents needs to be streamlined. The current process is cumbersome and time consuming and does not allow any of the Councils to react in a timely manner to market demands or changes.

The rezoning of this land via the current appeal process will assist in providing an immediate supply to the market.

Q3: Are there other assumptions and issues that we need to be aware of that will influence urban development over the next 10-30 years?

Yes. It is assumed that priority areas for development will automatically give rise to the resultant land being rezoned and being available to the market. This leads to the potential manipulation of the market by control of supply. The strategy should provide multiple choices and Councils should actively seek to rezone areas to be rezoned to avoid any party or parties being able to manipulate the market.

Q4: Do you support any particular parts of the draft revised Strategy?

We support the identification of the land on Romanes Drive as an area suitable for Residential Growth. We do not support the deferral of that suitability by making this area a "reserve area".

This land is readily serviced, meets all RPS criteria and provides a logical extension to existing development. In this regard we disagree with the suggestion that this land is not contiguous with other urban areas. It is immediately adjacent to existing development in Havelock North and contiguous with the Brookvale land identified as a residential growth area by HPUDS.

Q5: Are there any other amendments that you think should be made to the draft revised strategy? If so, why?

As above

Any other comments that submitters wishes to make or suggested amendments:

The process by which development areas are to be included in District Planning documents needs to be streamlined. The current process is cumbersome and time consuming and does not allow any of the Councils to react in a timely manner to market demands or changes.

7 Boyes, Whiting and Stone



22 August 2016

HPUDS Review
HB Regional Council
Private Bag 6006
Napier 4142

Draft HPUDS Revised Strategy 2016 – Submission of Boyes, Whiting and Stone

This submission is on behalf of three landowners (Boyes, Whiting and Stone) who are the owners of land located between Howard Street and Ada Street being:

- Lot 88 DP964
- Lot 89 DP964
- Lot 92 DP964
- Lot 1 DP28784
- Lot 27 DP3146
- Lot 28 DP3146
- Lot 29 DP3146
- Lot 30 DP3146

The site is bounded by Howard Street to the southwest, Ada Street to the northeast, the Riverslea drainage reserve to the southeast and Kathleen Street and the residential zone to the northwest.

The submitters seek that their land be included as an identified residential Growth area or alternatively a reserve area within the revised HPUDS Strategy.

When considering POL UD4.2 of the Regional Policy Statement which applies a NEW RESIDENTIAL GROWTH AREA CRITERIA it is submitted that this land is suitable for inclusion as an additional residential growth in that-

- It forms a contiguous extension of the existing Hastings General Residential Zone.
- Its productive capability is compromised by the size and shape of the land titles in this area. Notwithstanding identifying the land doesn't immediately remove it from production.
- Logical natural boundaries enclose the site being the Riverslea drain, Kathleen Street General Residential Zone, Howard and Ada Streets.
- It would support compact urban form and densities.
- Servicing is economically feasible.
- The area can fit in well with the adjoining residential areas, including the proposed Howard Street rezoning.
- It can be integrated with the local 3 water infrastructure assets, and provide good transport connections, in particular a direct link between Howard and Ada street. With close proximity to Hastings, bus routes and cycleways helps reduce dependency on motor vehicles.
- Provides appropriate distance from the national grid.
- Promotes a residential area that will have excellent connections to the nearby local schools and park.

- Not affected by sea level rise or coastal erosion, improves stormwater management for the area. Any liquefaction can be addressed through building design, and there are no active faults in the area.

When the guiding principles of Section 1.6 of the HPUDS revision document providing for increased rural residential living would not be in consistent with these principals and the values and expectations in Section 1.8. The subject land is in very close proximity to the existing residential development, schooling, kindergarten, shops and public amenities. It is a highly desirable location.

The need (and provision) for market choice ensures a fair and balanced market that is not constrained through landbanking, a lack of construction and a variety of owners. This land provides for this and the supporting HPUDS report of Opus fails to properly recognise this, for example the soils match those already accommodating housing in the area.

Overall the applicant seeks that its land be earmarked as a future growth option. This may be either in the form of direct mapping or alternatively as an area identified for consideration by way of other planning methods- such as resource consent. The later ensuring that the ongoing adoption of the HPUDS document under the guise of the Regional Policy Statement means that it will give effect to this higher level document.

We wish to be heard on this matter and seek to reserve the right to expand the points raised in this submission and introduce further supporting information should it be necessary

Matthew Holder

Development Nous Ltd

On behalf of the submitters (J Boyes, K & D Whiting and K Stone)



Notes:
The location of roads and services are indicative only to show the concept of the development.

HPUDS

Proposed Residential Growth Area Ada Street Hastings



8 Brookvale Road Residents' Association

Name *	Brookvale Road Residents Association (by Matthew Lawson)
Email *	[REDACTED]
Phone Number *	[REDACTED]
Address	PO Box [REDACTED] Napier
Please state here if you would like to briefly present your submission verbally at the Working Group's meeting (date to be confirmed in week commencing 12th September).	Yes

Q1: Are these the big issues that the Reviewed Strategy needs to tackle?

This submission is made on behalf of the Brookvale Road Residents Association.

The sustainable supply of residential, Industrial and rural residential development land is a cornerstone of good Planning Practice. Maintaining that supply so that the region and the property market do not become constrained is one of the big issues that the strategy needs to tackle.

The strategy also needs to have regard to the need to service development in the most efficient and cost effective manner. Some of the growth areas will be difficult and expensive to service meaning that release of development onto the market may be delayed or not occur as anticipated. The Strategy needs to maintain a variety of options.

In relation to the Brookvale land, in considering development in this location, the Strategy should not attempt to make allowances for odour issues arising from the failure of Te Mata Mushrooms to comply with its consent conditions.

Q2: Do you think our projections of development demand and capacity are correct?	No. We believe that demand for Residential development in the Havelock North area is underestimated as is the immediate demand for that development.
---	--

Q3: Are there other assumptions and issues that we need to be aware of that will influence urban development over the next 10–30 years?	Yes. It is assumed that priority areas for development will automatically give rise to the resultant land automatically being rezoned and being available to the market. This leads to the potential manipulation of the market by control of supply. The strategy should provide multiple choices and Councils should actively seek to rezone priority areas to be rezoned to avoid any party or parties being able to manipulate the market.
--	--

Q4: Do you support any particular parts of the draft revised Strategy?	We support the identification of the land on the Northern side of Brookvale Road as a Residential Growth area and we urge Hastings District Council to promote a Plan change or variation to rezone that land immediately.
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This land is readily serviced, meets all RPS criteria and provides a logical extension to existing development.

We do not support any notation or limitation of that area by virtue of odour issues from Te Mata Mushrooms. That operation should be required to comply with its discharge consents.

Q5: Are there any other amendments that you think should be made to the draft revised strategy? If so, why?

As Above

Any other comments that submitters wishes to make or suggested amendments:

The process by which development areas are to be included in District Planning documents needs to be streamlined. The current process is cumbersome and time consuming and does not allow any of the Councils to react in a timely manner to market demands or changes.

HERETAUNGA PLAINS URBAN DEVELOPMENT STRATEGY REVIEW 2016

HPUDS JOINT COMMITTEE

Monday 22nd August 2016

Name:	Clifton Bay Ltd
Postal Address	380 Clifton Road Te Awanga
Contact Person Email	Mark Mahoney mark.mahoney2@gmail.com

Overview

1. The HPUDS Strategy (2010) was a common voice from three Hawkes Bay Councils on the future direction of community development in the Hawkes Bay Region. It identifies a preferred growth scenario for the period of 2015 to 2045. The Strategy was adopted in 2010 and subsequent work streams have embedded the general principals in the Hawkes Bay Regional Policy Statement (RPS), which then influences District Planning.
2. The Heretaunga Plains Urban Development Strategy has been reviewed by the partner councils in 2016 and the draft documents have been placed online for further submissions. (ref <http://www.hpuds.co.nz/resources/#draftstrat>). We have reviewed these documents and recent NZ Govt Urban Design National Standards, and Productivity Commission reports etc., along with anecdotal evidence (from builders, valuers, surveyor, land development professional etc..) and a review of trademe.co.nz & realestate.co.nz for property listings for sections.
3. It appears to be a real concern that there is a considerable shortage of residential and lifestyle sections options for the public not only in Hawkes Bay, but nationally. This shortage of options is resulting in significant price rises (land inflation), and not allowing the market to operate properly to provide choice and affordable options for the people of Hawkes Bay.
4. We have prepared some requests for amendments to the HPUDS 2016 review and observations based on our experience of previous submissions to HPUDS 2010 and subsequent District Plan reviews, we believe that there needs to be greater clarity in allowing a range of development options to meet the real demand of a growing and prosperous region.
5. The Strategy also lacks accurate planning maps, which do not correlate to recent district planning decisions. In particular Map 11 and Map 12 with respect to Te Awanga & Haumoana are still shown as indicative. We submit that it would be helpful these were updated to provide clarity as per plans from the HDC Plan decisions. Ref Appendix A2.

Te Awanga / Haumoana

6. Te Awanga is on the edge of Cape Kidnappers and is famous for its excellent wines, food and quality. This is a major tourist area for the Hawkes Bay regionally and internationally significant as well. The allowance in HPUDS for additional land (130 new sections) in Te Awanga and Haumoana is to provide a range of choice of coastal residential options.
7. There were three landowner submitters to HPUDS 2010, who also put forward their projects through the Proposed Hastings District Plan process to implement them. The three distinct development options will be staged and will provide improved choice and a range of coastal residential options. The new sections enable the economies of scale to provide significant upgrades to water and roading infrastructure.
8. The proposed planning rules for the Te Awanga coastal residential area is 1 lot per 1000m² giving an average of 9 houses per hectare. As per the plans in Appendix A2, the land at 380 Clifton Road was zoned coastal residential as part of the Te Awanga Strategic Management Area, with a Lifestyle Overlay in the council decisions. This zoning allows for sections of 4000m² per lot, with accommodation and a secondary dwelling.
9. We are keen to progress our development proposal as the length of time from strategy to implementation through the resource management (RMA) process adds significant costs and risks to the creation of new Titles. Clarity around the strategy and consistency with the district plans removes roadblocks and will enable the market to balance supply and demand for new housing.
10. With reference to the background reports provided on the HPUDS Implementation Group review, ref Review of Residential Lifestyle Sites, Cheal Ltd, dated May 2016 and the Market Demand Report, by Telfor Young Ltd dated Feb 2016. There is considerable doubt about some of the assumptions used and the actual availability of residential and lifestyle sections. As stated above there appears to be a significant short to medium term crisis in the supply of sections, that may well hurt and limit the Hawkes Bay Regional Economy. We question the use of vacant land, as being available to the market, when it is not part of any overall development, and the use of restrictive RPS policy of UD3 to limit lifestyle development is not warranted.
11. Our view is that if land is in the allocated HPUDS development pattern it should be encouraged to develop through the planning process to enable an ongoing supply of projects to provide a wide range of opportunities to the market. The Hawkes Bay is becoming more popular and is growing faster than predicted, we need to look forward to accommodate, rather than looking in the rear view mirror. To that extent we respectfully ask that the HPUDS plans be updated as per the attachments.

Signed



Mark Mahoney

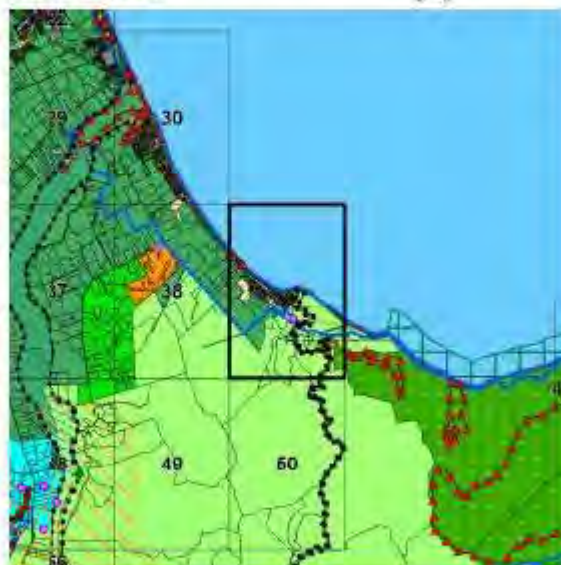
APPENDIX A2

Proposed District Plan Map 38

Proposed District Plan Map 39

DISTRICT PLAN MAP A3

Scale 1:100000



DISTRICT PLAN LEGEND

Residential Zones

- Regional Hospital
- General Residential
- Hastings City Living
- Character Residential
- Hāweke Community Residential
- Cleve-Whakatu Residential
- Wairoa Coastal Settlement
- Coastal Settlement
- Plains Settlement
- Rural Residential
- Deferred Residential

Commercial Zones

- Central Commercial
- Residential Commercial
- Suburban Commercial
- Large Format Retail
- Commercial Service
- Hāweke North Village Centre Business
- Hāweke North Village Centre Mixed
- Hāweke North Village Centre Retail
- Fleetside Commercial
- Fleetside Commercial Service
- Cleve - Whakatu Suburban Commercial
- Hāweke - Te Wairoa Suburban Commercial
- Bridge Pt Suburban Commercial

Industrial Zones

- Light Industrial
- General Industrial
- Hāweke Industrial
- Hāweke North Village Centre Industrial
- Tirohanga Food Industry
- Deferred General Industrial
- Deferred Tirohanga Food Industry

Rural / Plains Zones

- Plains Production
- Rural

Open Space Zones

- Hāweke Bay Regional Sports Park
- Deferred Regional Sports Park
- Open Space

Special Character Zones

- Nature Preservation Zone
- Te Mata Special Character Zone
- Taki Taki Special Character Zone

Cultural / Heritage

- Archaeological Sites (Tāwhiri Māori is advisory)
- Significant Trees
- Site of Significance (SS)
- Rohe Taiao (W)
- Historic/Heritage Features (HS)
- Queen Street East Historic Area
- Russell Street Historic Area
- Oak Avenue Historic Area

Riparian Land Management

- Riparian Areas
- List 1
- List 2

Recommended Areas for Protection

- Landscape Areas / Features
- Coastal Landscape Character Area
- Outstanding Natural Features
- Outstanding Natural Landscape Area
- Rural Landscape Character Area
- Significant Amenity Landscape Area

Overlays and Precincts

- Loop Street Character Area
- Central Character Precinct
- Te Mata Restricted Building Area
- Restricted Building Area
- Hāweke North Character Residential
- Lifestyle Area Limit
- Roys Hill Winegrowing Area

Aquifer

- Unconfined Aquifer

Other

- Designation (D)
- Scheduled Sites (S)
- Contaminated Sites
- Transmission Structures
- Transmission Line
- Transmission Line Red Zone - 10m Buffer
- Bridge Pt Noise Contours
- Plan Pac Noise Contours
- River Hazard
- Prohibited Development Area
- Coastal Environmental Boundary
- Hastings District Boundary

**This map, containing sensitive data sourced from the New Zealand Archaeological Association (NZAA) Archaeological Site Recording Scheme, is provided for information only. It is not intended to be used as a guide. To protect the health, safety, and welfare of the community, the NZAA has advised that the user should not rely on this map for any purpose other than as a general reference. The NZAA does not warrant the accuracy of the data provided, nor does it accept any liability for any loss, damage, or injury resulting from the use of this map. The Hastings District Council is not responsible for any loss, damage, or injury resulting from the use of this map. The Hastings District Council is not responsible for any loss, damage, or injury resulting from the use of this map. The Hastings District Council is not responsible for any loss, damage, or injury resulting from the use of this map.

MAP 39

Designation Information

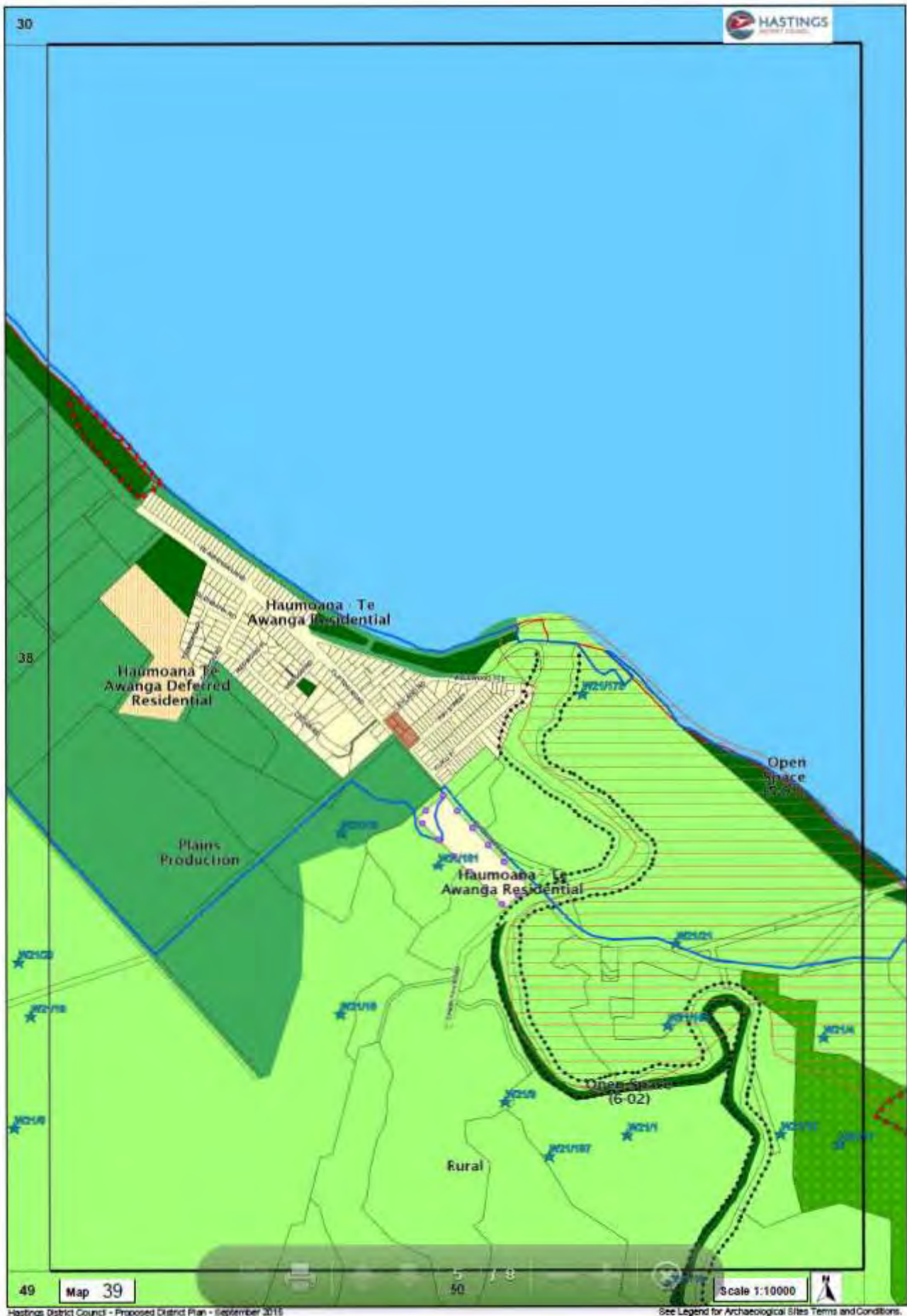
No Designations on this Map

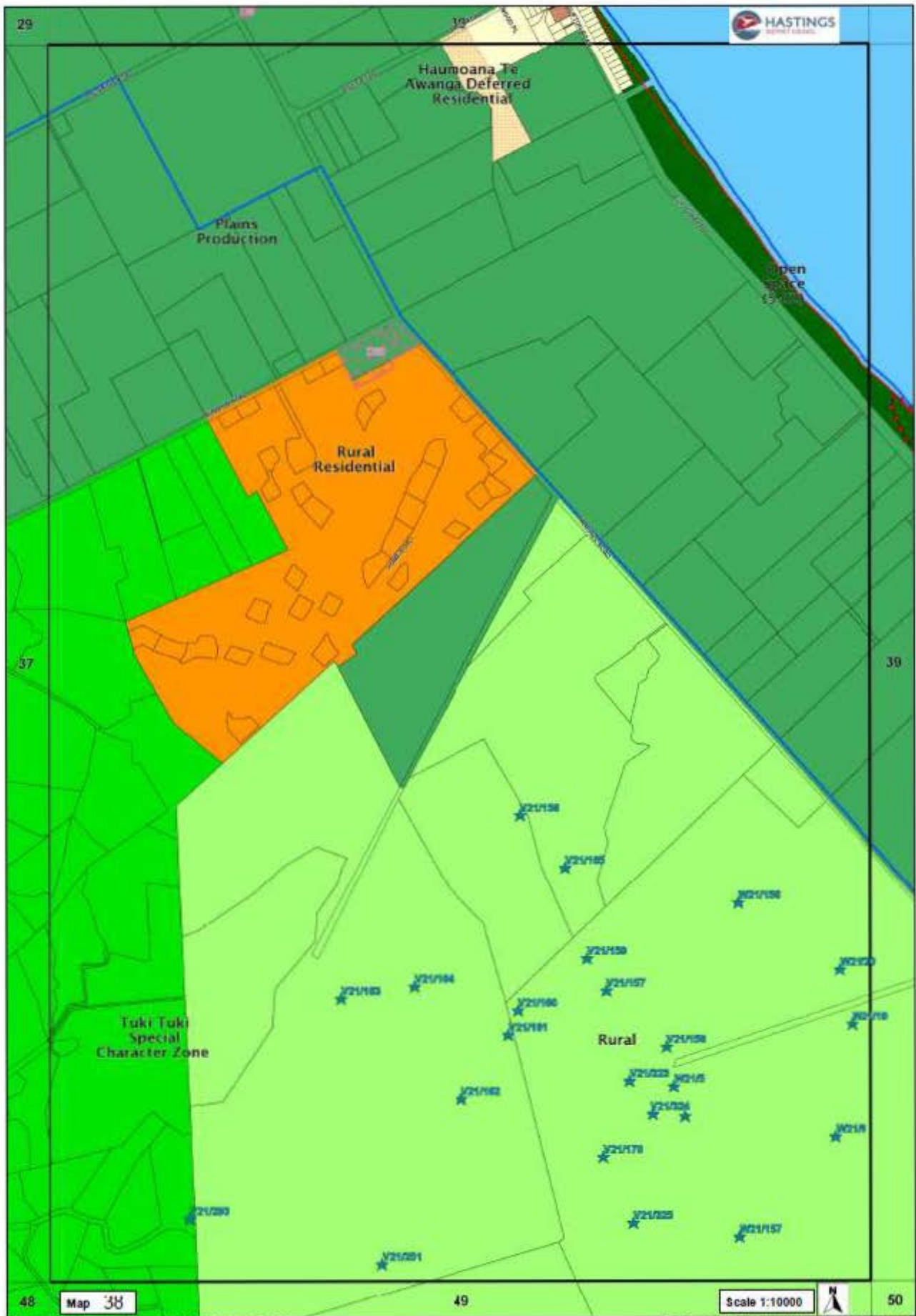
Scheduled Sites Information

No Scheduled Sites on this Map

Historic/Heritage Sites

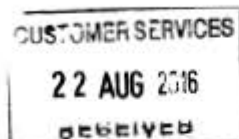
No Historic/Heritage Sites on this Map







Haumoana Te Awanga Strategic Management Area
Figure 1: Te Awanga



Heretaunga Plains Urban Development Strategy -Draft July 2016

Submission from Karen Cooper
1259 Howard St Hastings



Please acknowledge receipt of this submission to japeka@xtra.co.nz

This submission is specifically in relation to the proposed greenfield site development in Howard St Hastings.

I support the inclusion in HPUDS of the Howard St area encompassing the area from the Parkvale School to the Awahou drain and between Howard St and Havelock Road as a greenfield development(as per Map 21)., This area is currently being considered for rezoning residential by the Hastings District Council, a move which I am also supporting. I have previously submitted to the previous HPUDs process and also the Hastings District Council District Plan process to bring my property into the city.

The area meets many of the characteristics for HPUDS greenfield growth areas:

1. The productive capacity of the land in this area is compromised

(a) The size and shape of the land parcels mitigates against productive land use:

The Havelock Rd - Howard St area is comprised of a number of small landholdings (generally of between 1 and 4 hectares). Many of these are now essentially lifestyle blocks with limited or zero productive capacity. The small property size makes any form of commercial horticultural or agricultural operation uneconomic. (Note: An economically viable area is regarded as 8ha for market gardens and orchards, 10ha for vineyards and 30ha for process cropping (refer report by John Wilton, AgFirst Consultants prepared for the RJ Ker Lifestyle Village Application March 2009)).

The lifestyle block nature of the properties in this area means that merging land with other landowners is highly unlikely. The area already contains numerous dwellings and associated out-buildings and infrastructure. Even if a land merger was to partly occur, the possible areas so created would still be below an economically viable area for commercial production.

(b) The issues of reverse sensitivity

The proximity of properties in the Howard St area to the edge of the city, existing residential housing and the Parkvale School, together with the increasing amount of pedestrian and high speed vehicle traffic down Howard St, create a number of impediments to any commercial horticultural and agricultural operation. These include:

- issues with spray drift across neighbouring properties and the road
- the inability to use helicopters or spray booms for crop spraying (the preferred method) because of the proximity of the school and residential housing
- the increasing volume of traffic which makes entry and exit from the property difficult for large scale machinery, trucks and other equipment
- constriction of commercial operation through increased traffic volumes or foot traffic

- the people nuisance factor in terms of interference with property and stock (generally from those who do not understand rural issues)
 - issues of reverse sensitivity which have the potential to interfere with normal horticultural or agricultural land use and the "right to farm" premise such as noise from spraying, operation of tractors or other activity; spray drift, smell of chemicals or animals; smoke from rural burn-offs. *(reference the fuss with Te Mata Mushrooms and the adjacent residential dwelling owners)*
2. **Clear natural boundaries exist with the Howard St and Havelock Roads and with the Awahou drain being a defensible eastern boundary.**
 3. **A greenbelt along the drain could be created thereby providing opportunities for walking and cycling as well as providing a vegetation buffer between the newly created urban area and the neighbouring plains-zoned land.**
 4. **The area would form an extension contiguous with existing urban areas and settlements**
 - It would promote social infrastructure as it is within easy reach of two good schools and a retirement village as well as Windsor Park
 - Prospective home owners would welcome a greater level of choice in housing areas adjacent to good urban amenities and a rural landscape that this development would provide
 - The area would be an alternative to other areas designated for housing which may have issues with drainage and stormwater services.

I submit that there is therefore a sound argument to consider the Howard St area as a priority area for development under the revised HPUDS.

K M Cooper
22 August 2016