

## 31 Marist Holdings (Greenmeadows) Limited



### Environmental Management Services

22 August 2016

Ref: SGD351

'HPUDS Review'  
Hawke's Bay Regional Council  
Private Bag 6006  
Napier 4142

Email: [hpuds@hbrc.govt.nz](mailto:hpuds@hbrc.govt.nz)

Dear Sir / Madam

#### **Draft HPUDS Revised Strategy 2016 - Submission from Marist Holdings (Greenmeadows) Limited**

Marist Holdings (Greenmeadows) Limited (MHL) makes the following submission on the Draft Revised Heretaunga Plains Urban Development Strategy (HPUDS) 2016. The submission is drafted using the format of the on-line feedback form: <http://www.houds.co.nz/review/feedback/>

#### **Submitter Information**

Name: Marist Holdings (Greenmeadows) Limited  
E-mail: c/- [Stephen.daysh@emslimited.co.nz](mailto:Stephen.daysh@emslimited.co.nz)  
Phone Number: P 06 834 4344 / M 021 2468595  
Address: c/- Environmental Management Services Ltd, PO Box 149, Napier 4140  
Verbal Presentation to Working Group Meeting: Yes we would like the option of presenting our submission to the HPUDS Working Group Meeting.

#### **Feedback**

With regards to the feedback 'starter questions' 1 – 3, MHL is generally supportive of the approach of the Reviewed Strategy particularly in regard to a portion of their land continuing to be identified as a greenfield residential growth area.

*Question 4: Do you support any particular parts of the draft revised Strategy?*

MHL supports the continued inclusion of their land as one of the greenfield growth areas identified in the strategy.

Environmental Management Services Ltd  
PO Box 149, Napier 4140, New Zealand • Phone (06) 834 4344, [www.emslimited.co.nz](http://www.emslimited.co.nz)

Question 5: Are there any other amendments that you think should be made to the draft revised strategy? If so, why?

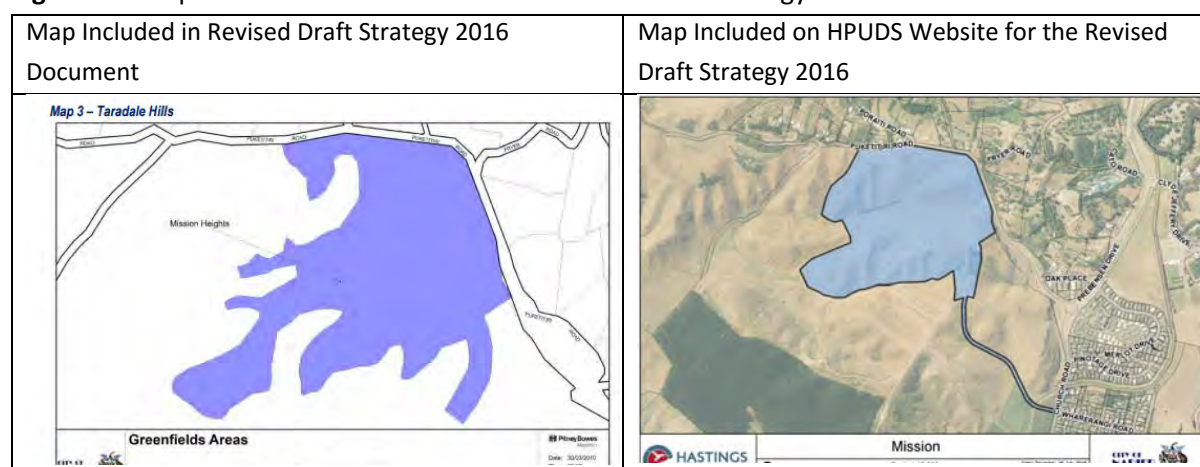
MHL seeks four specific amendments to the Draft; these amendments with reasons are set out under the following subheadings.

### Mapping of the Taradale Hills / Mission Greenfield Growth Area

#### *Comments*

The Draft revised strategy includes the HPUDS 2010 map in the document, but refers to revised maps on the website. With regard to the MHL land these two maps are different with regard to the land identified for greenfield growth. These maps are set out side by side below:

**Figure 1 – Maps of MHL land in the Draft Revised HPUDS Strategy 2016**



In comparing the maps it is important to note that the scales are different and the revised map shown to the right actually identifies a larger area of land. This revised map is based on the current Western Hills Residential zoning in the City of Napier District Plan and is therefore more appropriate than the map to the left from HPUDS 2010.

Over the last year MHL have been developing a ‘design led residential development concept’ for their land in consultation with Napier City Council. MHL intend to progress this concept by way of a private plan change during the latter part of this year. This concept is consistent with the HPUDS principles listed under the heading ‘*Quality Living Environments with High Levels of Amenity and Thriving Communities*’ as listed in both the 2010 and the Draft 2016 strategies. It involves providing a variety of lot sizes, with an overall medium density, interspersed with treed areas and green spaces, and has regard to the maintenance of landscape values including the hill face back drop to the mission winery and property as viewed from Church Road.

This concept differs from the previous Western Hills Residential Zone in that it proposes residential development over a larger area of the property. That part of the property above the winery not currently zoned Western Hills Residential, is zoned Rural Residential and therefore available for rural residential development. Under the current zonings then, there is potential for a significant amount of rural residential development in addition to the residential development of the Western Hills Residential Zone. The current development concept however seeks to focus on

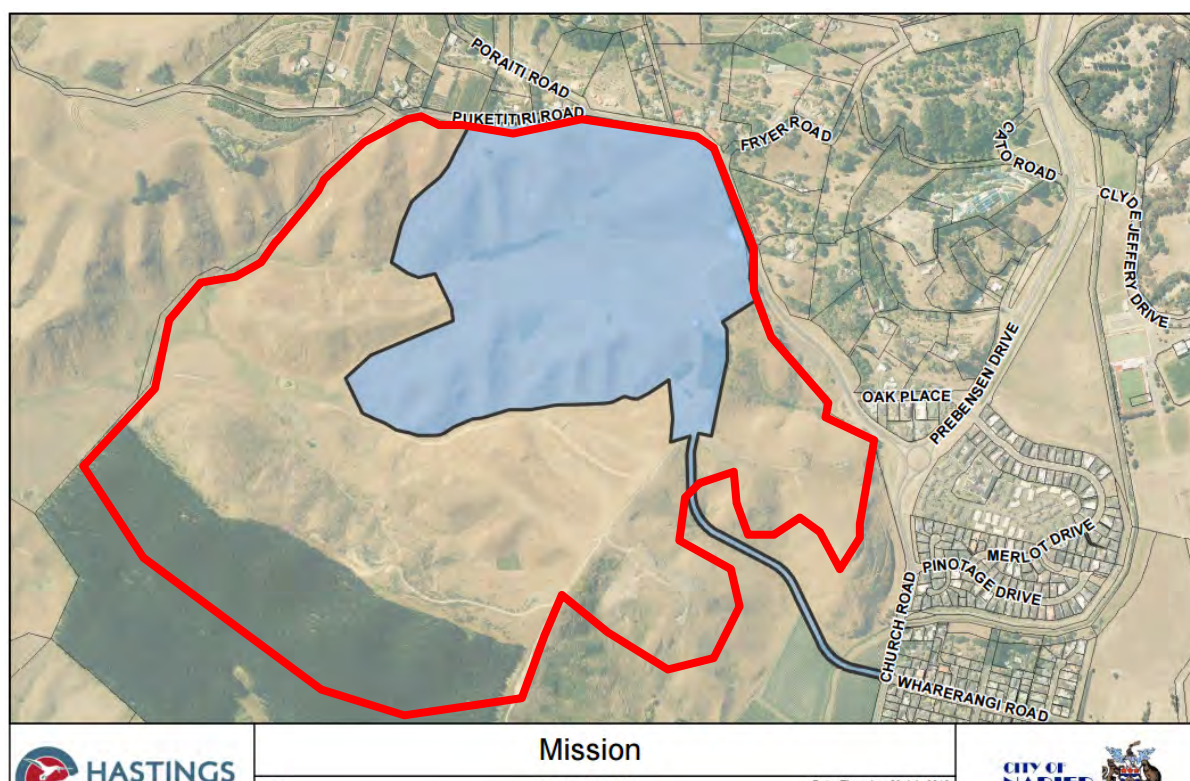
a larger area of residential development, with future land uses for the balance of the MHL property to be worked through in the forthcoming plan change process.

It is also noted that unlike many of the other areas identified for greenfield growth, that the part of the MHL property under consideration is not versatile Heretaunga Plains land, rather it is hill country being used for grazing and forestry. Clearly a greater residential yield achieved off such land is beneficial in terms of the overall HPUDS strategy, by reducing the quantity of versatile Heretaunga Plains land required to meet the housing needs of the study area.

*Relief Sought in regards to mapping:*

MHL request that the map identifying the area available for greenfield growth over their land be amended by including all of the area within the red outline shown in Figure 2 below:

**Figure 2 – Amendments sought to the ‘Mission / Taradale Hills’ Greenfield Growth Area map**



Name of Greenfield Growth Area over MHL Land

*Comments*

The Draft revised strategy text refers to the ‘Taradale Hills’ as the name of the Greenfield Growth Area covering the MHL land. This is also the name on the map in the Draft document as shown in Figure 1 above. The 2016 Revised Strategy maps on the HPUDS website however identify this land under the name: ‘Mission’.

MHL acknowledge that the name of the Greenfield Growth Area involving their land in HPUDS does not constrain them in terms of the name that they choose for their future residential development. Some consistency is however sought between the HPUDS document and the

associated maps. MHL consider that the existing name 'Taradale Hills' is too generic and doesn't readily identify the location of the greenfield growth area, while the 'Mission' as the name used in the updated maps, is too specific and potentially confuses the winery activities and land with the greenfield growth area. MHL would therefore prefer the name of the existing residential zoning, 'Western Hills' to be used. Given that this name has been referred to in the City of Napier District Plan for some time, it provides a more specific reference than the name 'Taradale Hills'.

#### *Relief sought in Regards to Name*

MHL request that all references to the 'Taradale Hills' or 'Mission' greenfield growth area in both the text and maps of the HPUDS Revised Strategy 2016 be replaced with 'Western Hills.'

#### Indicative Yield – Section 2.1.9 of Draft HPUDS Revised Strategy 2016

##### *Comments*

Section 2.1.9 of the Draft document lists the Taradale Hills as having an indicative yield of 350 dwellings. This is significantly less than the potential of this greenfield area. The development concept currently being worked on (involving the land within the red outline of Figure 2 above), has a potential yield of up to 600 dwellings.

As stated above, a greater residential yield achieved off this hilly land of low productive versatility is beneficial in terms of the overall HPUDS strategy. A greater residential yield in this area would reduce the quantity of versatile Heretaunga Plains land required to meet the housing needs of the study area.

#### *Relief sought in Regards to Yield*

MHL seek that the line in Figure 6, under section 2.1.9, of the Draft Strategy stating "*Taradale Hills – 350 dwellings*" be deleted and replaced with: "*Western Hills – 600 dwellings*"

#### Clarification required to Appendix 8.8 – Section 2.2 of Draft HPUDS Revised Strategy 2016

##### *Comments*

Section 2.2 of the Draft document lists the various greenfield growth areas and then refers to "*Appendix 8.8 of the 2010 HPUDS document for further detail on the various areas considered at the time of the development of the original Strategy...*" In turn Appendix 8.8 includes the following information:

- *Taradale Hills*

*This area is the area of land that immediately adjoins the Mission Plan Change Puketitiri Road. This area can be readily serviced, and is beyond the Taradale Hills backdrop to the City so there are no landscape issues. The area is close proximity to established residential area for energy efficiency considerations. It is an appropriate location for future greenfield expansion area 2015-2045.*

The first sentence of this description is confusing and does not make sense when comparing this description to the mapped area depicting the Taradale Hills, as it implies that the area 'adjoins', rather than 'includes', the Mission / MHL land. Amendment is therefore sought to ensure that this information is accurate.



Further to this it is noted that the new boundary requested to the greenfield development area in Figure 2 above, brings some of the development to the top of the ridges above the hill face. Landscape effects are proposed to be mitigated by replanting the hill face (from which a pine plantation has recently been harvested) in amenity plantings, which will also screen buildings as viewed from Church Road. Given this, the statement that the area “*is beyond the Taradale Hills backdrop to the City so there are no landscape issues*”, will not be correct as development will be on top of, rather than beyond, these hills. Amenity planting is proposed to mitigate any landscape effects arising from future buildings on the ridge tops and to enhance the visual appearance of the hill face. Maintaining reference to the landscape issues associated with this greenfield area in Appendix 8.8 acknowledges that this is an issue of significance for future development to address.

*Relief Sought in Regards to the information in Appendix 8.8 of HPUDS 2010*

MHL request that the reference to the ‘Taradale Hills’ greenfield growth area in Appendix 8.8 of HPUDS 2010 be amended as follows (text to be deleted shown in ~~striketrough~~ font and text to be added shown in underlined font):

- *Taradale Hills (referred to as ‘Western Hills’ in 2016 Revised Strategy)*

*This area is the area of land that ~~immediately adjoins~~ includes the Mission’s Western Hills Residential Zone Plan Change fronting Puketitiri Road. This area can be readily serviced, and ~~is beyond~~ also if developed in association with replanting of the Taradale Hills backdrop to the City, ~~so there are no landscape issues~~ can be addressed. The area is in close proximity to established residential areas for energy efficiency considerations. It is an appropriate location for a future greenfield expansion area 2015-2045.*

This concludes the feedback from MHL to the Draft Revised HPUDS Strategy 2016. Thank you for the opportunity to comment.

Yours sincerely

Environmental Management Services Ltd



Stephen Daysh

**DIRECTOR**

## 32 Steve McNamara

Name *	Steve McNamara
Email *	[REDACTED]
Phone Number *	[REDACTED]
Address	[REDACTED] Brookvale Rd, 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).	No
Please upload any supporting documents here	Yes, refer below
Q1: Are these the big issues that the Reviewed Strategy needs to tackle?	Yes

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

No – projections of growth are too low.

There needs to be more land available in Havelock North, with the Brookvale Road land as first priority for reasons including:

- Flat land close to schools, amenities and public transport
- Low liquefaction and amplification due to Havelock 'pan'
- Lowest development cost
- Best utilisation of existing infrastructure and services (i.e. . can connect to services all along Brookvale)
- Natural buffers to separate from rural area
- Great transport flow and dispersion

In short, this land could be developed quickly and at a lower cost to bring sections to the market sooner.

My questions regards other sites is:

So why was Howard Street fast tracked when we need sections in Havelock North now?

Why is Iona Road triangle being considered when it is steep ground, no existing infrastructure to utilise, higher development cost, no schooling close by, traffic congestion issue through village, and no public amenities i.e. parks, reserves, cycle tracks or walkways?

There are only two reasons often discussed by those I speak with – lack of a 'big' name land owner in Brookvale Rd, and HDC scared of TMM (even though TMM are trading outside of their very clear Resource Consent conditions).

If HDC is scared of TMM then make the Brookvale Road a 2 stage process, with land west of Davidson Road being Stage 1 (which is outside of 500m – 600m zone from TMM and can be developed immediately) and land east of Davidson Road Stage 2 (which can be developed in time when TMM alleviates their odour issue).

In summary the Brookvale Road land can be developed quickly with road front land connecting in to existing infrastructure immediately, willing landowners in agreeance to subdivide, and a low cost option (the lowest across all options in the HPUDS matrix – including Iona and Howard Street sites) to the council to minimise capital expenditure on infrastructure.

I therefore request the Brookvale Road option be 'included and rezoned for residential development now'.

**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?**

The vast majority of newcomers to Hawkes Bay tend to want to live in Taradale or Havelock North so HDC needs to make sure we welcome these people to Havelock North – they are generally middle management or small business owners who also bring other skills and GDP to the local economy – I now as I am one, having landed here 7 years ago, and would like to see a lot more here.

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

Development of poor quality plains land in Havelock North

Uploaded file:

**Table 8 Scoring and Ranking of Alternatives**

	Indexed Scores							Rank	Weighted Ranking			
								Un-Weighted	Policy	Market		
Area	Resource Use	Connectivity	Social Access	Services	Market	Community	Total	Rank	Weighted	Weighted	Services	Combined
Brookvale	10	10	12	13	12	13	68	1	2	1	1	1
Romanes	7	10	10	10	12	12	60	8	9	5	8	8
Te Aute	8	8	8	17	9	12	61	7	5	8	2	5
Middle	11	8	8	10	12	13	63	5	6	6	5	5
Howard	8	12	13	13	9	13	67	3	3	2	2	3
Ada	6	12	13	13	10	13	64	4	7	2	6	4
Wall	10	9	9	8	10	13	60	9	8	9	9	9
Murdoch	12	13	10	11	9	13	68	2	1	4	2	2
Clive	10	11	9	11	8	13	63	5	4	7	7	7

3.32 Of the Havelock North sites the Brookvale block is the strongest over the combined scenarios. Howard Street Extension and Murdoch Road also score strongly on all weighting scenarios. In terms of Howard Street Extension this accords with HPUDS identification of Howards Street Stage 1, however the extension was not favoured then due to the weak boundary edge to the North towards Ada Street. It could be considered again as a stage 2 in the future if there were limited Hastings options, but with Lyndhurst stage 2, Howard Street Stage 1, Northwood and Kaiapo Road ahead of it, there is no compelling necessity to take that step now. Murdoch Road West may not be as popular with the market at the current time (except as possible retirement village option), but similarly this area can be looked at again in the future should one of the HPUDs identified Hastings areas not proceed.

3.33 Brookvale Road is larger than the Arataki Extension, but generally comparable in terms of expected yield. Cost estimates for developer and Council Infrastructure are shown in Table 9 below. As can be seen the Brookvale Road block is the most cost effective of all the options, and is only marginally more expensive per site than the Arataki Extension.

### 33 Roger Millward

Name *	Roger Millward
Email *	
Phone Number *	
Address	Brookvale 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).	
No	
Q2: Do you think our projections of development demand and capacity are correct?	No – far from it. Too conservative
Q4: Do you support any particular parts of the draft revised Strategy?	<p>I fully support the Brookvale Road block to be included.</p> <p>I am a willing neighbour ready to subdivide or develop now along with my other neighbours.</p> <p>We have agreements in place to work together and to develop a service corridor easement for services to be run.</p> <p>Land has previously been poultry farm, free from orchard contamination, and easy to hook in to existing council services.</p>
Q5: Are there any other amendments that you think should be made to the draft revised strategy? If so, why?	<p>We want to see Brookvale Road approved in HPUDs and rescheduled to be rezoned now for development. We have builders, developers, and buyers knocking on our door almost daily wanting to buy sections. Huge shortage of sections and council been caught with pants down not meeting market demand.</p> <p>We request that the committee ignore the possible odour issues on the land as the Mushroom Farm is legally obliged to meet its Zero Odour across the boundary consent. Its actions are having an adverse effect on our being able to enjoy our land, and right to develop.</p>
<b>Any other comments that submitters wishes to make or suggested amendments:</b>	
<p>Poor residential planning has resulted in loss of the land designated for a local primary school in Havelock North. If the HDC had planned properly the MOE would have seen the growth required in the area and scheduled the school to be built.</p> <p>The OPUS Greenfields report commissioned by HPUDS committee is inaccurate in its reference to the Mushroom Farm Odour affecting the Brookvale Block. Professional advice from an Environmental lawyer would have shown that the Mushroom Farm is not meeting its current Resource consents and in breach of its operations to have Zero Odour across the boundary. If the Regional Council has acted responsibly it would have enforced this and prevented our land being affected.</p>	



## 34 Rose Mohi

<b>Name *</b>	Rose Mohi
<b>Email *</b>	
<b>Phone Number *</b>	
<b>Address</b>	Duart Rd, Havelock North
<b>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).</b>	Yes
<b>Q1: Are these the big issues that the Reviewed Strategy needs to tackle?</b>	Encroachment on to fertile plains soil around Hastings – still occurring. This precious soil must be free of new Hastings urban development around Lyndhurst extension, and Lyndhurst Stage 2. This should not be allowed.
<b>Q2: Do you think our projections of development demand and capacity are correct?</b>	No – Hastings growth must be halted permanently. Further growth of Havelock North – in fact a new suburb be created in poorer soil areas or on low hills not Te Mata Peak.
<b>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?</b>	Water, safe drinking water – vital. The last 10 days has taught us the soils and what is under the ground is extremely important. No industrial development in the vicinity of Roy's Hill or Brookvale Rd.
<b>Q5: Are there any other amendments that you think should be made to the draft revised strategy? If so, why?</b>	Water strategy is a luke warm document – far tighter controls need to be introduced for Heretaunga Plains area.
<b>Any other comments that submitters wishes to make or suggested amendments:</b>	Heretaunga Plains are a beautiful gift of nature – no further development over fertile soils or our precious water. After the last week – we might be too late!!!

## 35 Mike & Heather Murphy

<b>Name *</b>	Mike & Heather Murphy
<b>Email *</b>	[REDACTED]
<b>Phone Number *</b>	[REDACTED]
<b>Address</b>	[REDACTED] Brookvale Road Havelock North
<b>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).</b>	
No	
<b>Q1: Are these the big issues that the Reviewed Strategy needs to tackle?</b>	We see no mention of REDS or scope for retirement villages.
<b>Q2: Do you think our projections of development demand and capacity are correct?</b>	No. A number of public meetings and newspaper articles confirm that council has not kept up with demand and dropped the ball. This is evident in no residential sections for sale in Frimley, Northwood, and Havelock North
<b>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?</b>	You are not catering for REDS, or for the exodus from Wellington and Auckland. The BRIEXIT will have major impact as the UK residents head over this way.
<b>Q4: Do you support any particular parts of the draft revised Strategy?</b>	We support in full the Brookvale road Block inclusion in to HPUDs as this is common sense area that should be developed now to cater for families, not up in the Havelock Hills where this nothing.
<b>Q5: Are there any other amendments that you think should be made to the draft revised strategy? If so, why?</b>	We want to see this whole block rezoned now as residential to meet the section shortage. We submitted for a plan change under the Hastings District Council District Plan review and were rejected as not in HPUDs and for not meeting a number of criteria. Ironically a number of these criteria were met by independent Opus review as being suitable to include in HPUDs. Now in HPUDs we have grounds for our original submission to be reviewed and rezoned now.
<b>Any other comments that submitters wishes to make or suggested amendments:</b>	Why was HPUDS after the Hastings District Plan review, when a large number of submissions turned down as not being in HPUDs? Surely logic would have been to do the other way around?

## 36 New Zealand Transport Agency



12 August 2016

'HPUDS Review'

Hawkes Bay Regional Council

Private Bag 6006

Napier 4142

Dear Sir/Madam



Level 3, 43 Ashley Street

PO Box 1947

Palmerston North 4440

Phone: (06) 953 6396

Fax: (06) 953 6203

[www.nzta.govt.nz](http://www.nzta.govt.nz)

### Five Year Review of the Heretaunga Plains Urban Development Strategy

Firstly, thank you for the opportunity to provide comments on the five year review of the Heretaunga Plains Urban Development Strategy (*the Strategy*). Overall, the NZ Transport Agency (*Transport Agency*) supports the intent of the Strategy and the amendments recommended from the five year review.

The Transport Agency supports the strategic approach to delivering a long term plan and strategy that the Council's and their partners can work towards. The Strategy outlines a clear long term development plan for the Region which provides certainty to the Transport Agency. The strategy is crucial for the development of the Region Land Transport Plan, District Plans as well as assisting with future National Land Transport Programmes.

It will be critical as the Strategy develops to outline the expectations on other organisations, such as the Transport Agency's roles are and how they could assist in the delivery of the strategy.

An important component of enabling growth is the supporting transport infrastructure and ensuring the land use and transport is integrated. For the identified growth areas within the Strategy a business case process will be vital to assess the required transport infrastructure to support this growth. It is also important that this is undertaken in parallel with the planning processes required to unlock the growth areas.

The Transport Agency looks forward to working further with the Council's through the process.

If you have any further questions, please do not hesitate to contact Cole O'Keefe on (06) 953 6620 or [cole.o'keefe@nzta.govt.nz](mailto:cole.o'keefe@nzta.govt.nz)

Yours sincerely

Cole O'Keefe

Senior Planning Advisor, Central Region

## 37 Guy Panckhurst

Name *	Guy Panckhurst
Email *	
Phone Number *	
Address	Ossian St, 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

### Uploaded file(s):





## 38 Lyndon Pedlow

### Draft HPUDS Revised Strategy 2016 – Submission Information

Here's how to provide feedback on the Review to the Joint Council working group.

- ▶ Provide feedback via the website [www.hpuds.co.nz/review](http://www.hpuds.co.nz/review)
- ▶ Email [hpuds@hbrc.govt.nz](mailto:hpuds@hbrc.govt.nz) (this form can be used as a base).
- ▶ Write to HPUDS Review, Hawke's Bay Regional Council, Private Bag 6006, Napier 4142

All feedback and submissions are due by 12 noon Monday 22nd August 2016.

The Working Group will be meeting in the week commencing 12 September 2016 to hear verbal submissions. The Working Group will then consider all of the verbal and written submissions, plus advice from the Technical Advisory Group, and decide whether or not to go ahead with the amendments to the HPUDS Settlement Pattern proposed by the Strategy Review.

If you would like to briefly present your submission verbally at the Working Group's meeting in September, then please tick box below.

☐ I would like to present my submission verbally

#### Submitter Information:

Name:

*Lyndon Ballan*

Email address:

Contact phone number:

*06 835 7779*

Postal address:

*5 Kerry Rd.,  
Meeanee Napier 4110*

#### Feedback starters

Some questions regarding the Draft Revised HPUDS Strategy 2016.

A Reviewed HPUDS Settlement Pattern Map is attached.

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

*Saving the green fields*

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

*No*

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SIGNATURE: <i>KB.</i>	

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?

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

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

delete 2 Area future development  
Costs

Any other comments that submitters wishes to make:

see attached.

**Note:** Written submissions, including submitter's name and contact details, will be published and be made publicly available. Information from the Ministry for the Environment in regards to this follows:

**Publishing and releasing submissions**

All or part of any written submission (including names of submitters), may be published online. Unless you clearly specify otherwise in your submission, we will consider that you have consented to website posting of both your submission and your name.

Contents of submissions may be released to the public under the Local Government Official Information & Meetings Act following requests to one of the Partner councils (including via email). Please advise if you have any objection to the release of any information contained in a submission and, in particular, which parts you consider should be withheld, together with the reasons for withholding the information. We will take into account all such objections when responding to requests for copies of, and information on, submissions to this document under the Local Government Official Information & Meetings Act.

The Privacy Act 1993 applies certain principles about the collection, use and disclosure of information about individuals by various agencies, including local councils. It governs access by individuals to information about themselves held by agencies. Any personal information you supply to the Councils in the course of making a submission will be used by the councils only in relation to the matters covered by this document. Please clearly indicate in your submission if you do not wish your name to be included in any summary of submissions that the HPLGS Partner councils may publish.

## Hpuels Review

I am very pleased the 3 councils are working together for the future development of the area.

We live in the Te Anau Moana area of proposed development and have done for 30 plus years raising 45 acres. This block will never be developed under the current attitude of the Physical City Council.

In the past 12 months sections in the area have sold for \$135,000 and \$145,000 including GST. I have had a reputable local valuer look at developing our block, the NCC wants \$87-90,000 plus GST per lot to connect to these services - he tells me moving from Rural to Residential we have lost 35% of valuation.

The biggest problem in the area is stormwater and the NCC is totally incompetent in this field even with the help of Becca Carter or whoever they are this year. Its embarrassing going to Resource Consent hearings and every-one is following along like lost sheep.

Who in there right mind would fill in the Serpentine drain and Swamps and build houses there - then transfer the drain to the high land area.

Who would have 3 Sea outlets for stormwater in 500miles

the boundary the northern side of the cross country drain and I'm not allowed to put a 4" inch site drain pipe into it.

How stupid is that.

I hope Hastings District and H.B. Regional bring some brains and common sense to the area.

Regards Lyndon Pedlar.



## 39 Raymond Road Rezoning Group



22 August 2016

HPUDS Review  
HB Regional Council  
Private Bag 6006  
Napier 4142

### Draft HPUDS Revised Strategy 2016 – Submission of Raymond Road Residents Group

This is a submission on behalf of the Raymond Road Residents Group who have interests in an area of land which they wish to have advanced for rural residential development. The land is accessed directly from Raymond Road and comprises an area of approximately 20 hectares.

It is the submitters opinion that there needs to be a variety of residential growth markets that can be brought on in response to demand almost immediately. 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.

In terms of a proposed dual zoning for the land, what is sought through the group's submission corresponds with the physical characteristics of the land. The essence of Raymond Road Residents Group submission (and in-fact the group's submission) is advanced on the following basis-

- Allowing for lower density residential activity on the upper platform area accessed will allow for a more efficient "wise use" of the land resource for housing. This is land that has low versatility and productive potential.
- The remainder of property will remain in long term production (Apollo contract).

The promotion of this area for housing choice is consistent with an earlier similar submission made to the Proposed Hastings District Plan which subsequently *declined the groups submission* on the following basis

- *The area north of Raymond Road (the subject of this rezoning request) has been excluded on soils and reverse sensitivity grounds.*
- *HPUDS has strong emphasis on protecting versatile and productive lands, including reverse sensitivity.*
- *HPUDS concluded in 2010 that there was no need through to 2045 for further Rural Residential rezoning, but this will be monitored as part of future HPUDS reviews.*

At the time, Mr Clews, the Council's Strategic Manager stated<sup>1</sup> *"while the Council may see merit in the submission request, on this basis of the above there is an argument that rezoning the land now would be premature and pre-emptive of broader planning process"*

We are now at point of consideration under the broader Planning Framework. If a comparison is drawn against the characteristics against which growth areas are selected (Section 2.2.1) then there appears no cogent planning reason as to why it should not be genuinely considered. The submitter has been encouraged to advance a submission on the basis that the partner councils believe it to be the most appropriate means of doing so.

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<sup>1</sup> In his internal report comments to the reporting officer



## **Protection of Versatile and Productive Soils**

In measuring this submission against any actual or potential effects on the soils, aside from the fact at some point any development on the Heretaunga Plains will involve versatile and productive soils, the group is concerned that any land with a “Plains” zoning is placed in a position of Primacy- a one size fits all when in reality there are different soil characteristics, quality and versatility within the Plains zone. Its more than just seeking to protect a colour on a map.

In this instance the appended technical report of Fruition confirms the land has low productivity and versatility characteristics the submitters area land proposed for development.

## **Reverse Sensitivity**

In terms of reverse sensitivity this can be addressed through boundary setbacks and the use of non-regulatory methods such as no-complaints covenants. A key point of difference that makes this land somewhat unique is the fact the land has (through typography) an element of vertical separation which in addition to setbacks will avoid, remedy or mitigate potential reverse sensitivity effects.

## **Future development**

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 Parkhill development, schooling, kindergarten and public amenities. It is a highly desirable location.

This area of land is located away from the main areas of Te-Awanga and Haumoana where a structure plan is more appropriate to a more intensive coastal residential development pattern. In this instance the subject land can be developed from the existing roading network and serviced by onsite infrastructure under the minimum lot size rules accompanying a rural residential zoning.

In respect to the subject land it can be demonstrated in this instance that a clear natural boundary exists, to form a defined development edge, the land is identified as having low versatility, and/or productive capacity, it can be serviced at a reasonable cost and finally it will avoid or mitigate the following locational constraints (identified under the Strategy)-

- i. projected sea level rise as a result of climatic changes
- ii. active coastal erosion and inundation
- iii. stormwater infrastructure that is unable to mitigate identified flooding risk
- iv. flood control and drainage schemes that are at or over capacity
- v. active earthquake faults
- vi. high liquefaction potential
- vii. nearby sensitive waterbodies that are susceptible to potential contamination from on-site wastewater systems or stormwater discharges

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 Raymond Road Residents Group

Technical Report

**Appraisal of Land Suitability, Raymond Rd, Haumoana**

*January 2014*



Prepared by:

Jack Hughes

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For:

**The Raymond Road Zoning Change Group**

**FRUITION**  
Horticulture  
*Qualified independent advice*

## **Summary**

An appraisal of the soil classification and land use suitability of an area of land identified by the Raymond Road Zoning Change Group was carried out.

The area under consideration is classified as a Waipukurau (HBRC soil maps) or Ruataniwha (Landcare) soil type. This terraced area of higher elevation has a shallow subsurface and relatively impermeable pan which causes perching of water and creates poor drainage.

This poor drainage, limited aeration, moderate to slow permeability, high soil structure and waterlogging vulnerability significantly limits its suitability for horticulture.

Resulting low productivity and episodic plant mortality prevents viable and reliable income to be generated from most crops grown on this land. Mitigation treatments such as deep ripping of the pan and installation of tile drainage at standard spacings do not generally fully ameliorate soil conditions to allow economically acceptable levels of plant growth and productivity.

The significant constraints of this area and consequent low versatility combine to give it a low sustainable productive capacity.

As a result, the area under consideration appears to be outside the criteria normally considered horticulturally suitable as defined by Land Use Capability Classes (MPI).

## **Qualifications and Experience**

*My name is Jack Hughes. I am a horticultural consultant and director of Fruition Horticulture HB Ltd. I provide advice, technical and research services to the fruit industry. Previous to that I spent 3 years as a horticultural consultant with Agriculture New Zealand Ltd specialising in orchard management for both organic and conventional orchards. Prior to that I worked at DSIR (which became HortResearch) for 12 years. I started as manager of the Hawke's Bay Research Orchard and went on to manage HortResearch's national network of research orchards and participate in applied industry research. I have a B.Hort.Sci (1981) from Lincoln University and a certificate in Sustainable Nutrient Management in NZ Agriculture (2013) Massey University.*

## The Brief

I have been asked by the Raymond Road Zoning Change Group (RRCG) to conduct an appraisal of the soil classification and land use suitability of the area circled below (Figure 1.)

**Figure 1. Location map of the general area under consideration**



## Background

RRCG have identified a parcel of land within their properties that is described by the LandCare Research Soil S-map database as 'Rua2/c' (Ruataniwahā). This parcel of land is referred to as 'the area under consideration' in this report and is mapped in more detail in Appendix 1.

The remaining areas of their properties are classified as 'Ytoh1z/c' (Mangateretere) (Figure 2).



**Figure 2. Excerpt from LandCare Research Soil S-map Database showing soil classifications of the area under consideration.**



This appraisal considers the soil characteristics of these areas and the implications for land use.

### Soil Classification

The Hawkes Bay Regional Council (HBRC) Soil Maps of the Heretaunga Plains have been integrated with Landcare's database. Each organisation has different names for these soil types so both classifications are shown below to avoid confusion (Table 1).

**Table 1 Landcare and HBRC soil classifications for areas under consideration**

	Landcare	HBRC
Area under consideration	Ruataniwhaf ( <i>Rua2/c</i> )	Waipukurau 30
Remaining area outside	Mangateretere ( <i>Ytoh1z/c</i> )	Mangateretere 71

The HBRC maps, Plan No. 2683 Sheet 5 of 5 (2001), provide a succinct summary of the limitations of the area under consideration (Waipukurau). This terraced area of higher elevation has a shallow subsurface, relatively impermeable pan which causes perching of water and creates poor drainage.

Soil Map class #30  
 Soil name: Waipukurau  
 >30cm ash on sandy loam (loess) on pan at 40-50cm; on terraces  
 Natural drainage Poor, water perched on pan

The remaining, lower elevation area of the RRCG properties are comprised of Mangateretere soils. While they have imperfect drainage because of their clay subsoils which are derived from mudstone, the limitations are not as pronounced as those caused by the Waipukurau pan.

Soil Map class #71  
 Soil name: Mangateretere  
 30-60 cm silt loam on clay from mudstone  
 Natural drainage Imperfect, water table 30-60 cm

#### Landcare Soil Database.

LandCare Research Soil S-map Database website ([smap@landcareresearch.co.nz](mailto:smap@landcareresearch.co.nz)) provides addition information for these soil classification families (Appendix 1).

The relevant soil physical properties of the two adjacent soil types from Landcare's database are abbreviated and compared (Table 2).

Table 2 Summary of soil physical properties of area under consideration and adjacent area

	<b>Ruatanlwhaf</b> (area under consideration)	<b>Mangateretere</b>
<b>Key physical properties</b>		
Depth class (diggability)	Moderately deep (46-55cm)	Deep (>1m)
Rooting barrier	Pan	=
Drainage class	Poorly drained	=
Aeration in root zone	Very limited	=
Permeability profile	Moderate over slow	=
<b>Soil structure integrity</b>		
Structural vulnerability	Very high (0.78)	Not given
<b>Water management</b>		
Water logging vulnerability	Not given	High

The major difference described in Landcare's classification between the soil physical properties of the two soil types is depth class (diggability).

The shallowness of the pan in the area under consideration gives rise to the other characteristics of these soils ie poor drainage, limited aeration, moderate to slow permeability, high soil structure and water logging vulnerability.



### **Implications for horticulture**

The poor drainage, limited aeration, moderate to slow permeability, high soil structure and water logging vulnerability of the Ruataniwha soils in the area under consideration significantly limits their suitability for horticulture.

Effects on major fruit crops arising directly from the Ruataniwha soils characteristics include:

- Stunted growth of pipfruit, stonefruit, berryfruit and avocados as a result of poor root growth particularly in late winter-spring when soils are waterlogged and bordering on anaerobic.
- Prevalent incidence of soil borne diseases such as phytophthora in apples and avocados and bacterial blast in stonefruit. Both diseases are exacerbated when trees are under stress from waterlogged conditions.

The resulting combination of low productivity and episodic plant mortality prevents viable and reliable income to be generated from these crops grown in the area under consideration.

Experience in the area over decades has shown that mitigation treatments do not fully overcome the limitations of the site. Deep ripping of the pan can provide temporary benefit but the pan tends to subsequently reform. Equally, installation of tile drainage at standard spacings does not fully ameliorate soil conditions to allow required levels of plant growth and productivity.

It is accepted that wine grapes may tolerate these conditions but the economic viability of sub scale grape plantings (<5ha) is limited.

### **Heretaunga Plains Urban Development Strategy**

The Heretaunga Plains Urban Development Strategy ([hpuds.co.nz](http://hpuds.co.nz)) provides policy and guidance for land use. The significant constraints of the area under consideration and consequent low versatility combine to give it low sustainable productive capacity

### **Implications for Land Use Capability Classes**

The Ministry of Primary Industries (MPI) also provides guidance with its Land Use Capability Classes classification (Appendix 2)

By this criteria, the site under consideration appears to have moderate limitations (wetness or continued waterlogging after drainage) and to be outside the criteria normally considered horticulturally suitable.

As a result, the area under consideration appears to warrant zoning review.

<p><i>Fruition has prepared this report with customary and due care but no warranty or liability for its contents are accepted</i></p>
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### Appendix 3      Land use Capability Classes (abbreviated): source MPI

There are 8 classes (4 arable, 4 non-arable) arranged in order of increasing degree of limitation or hazard to use and decreasing versatility.

1. **Very good multiple use land.** Deep easily worked soils, well drained, usually well supplied with nutrients. Climate is favourable for a wide range of cultivated crops/pasture/forestry.
2. **Good land with slight limitations.** Limitations occur singly or combined and include soils of only moderate depth, unfavourable structure and difficulty in working, wetness (existing permanently as a slight limitation after drainage), slight to moderate salinity and susceptibility to erosion
3. **Moderate limitations.** Shallow soils, low fertility not easily corrected, low moisture holding capacity, wetness or continued waterlogging after drainage, moderate salinity, moderate climatic limitations, moderate to high susceptibility to erosion.
4. **Severe limitations** to arable use restricting choice of crops grown. Intensive conservation practices and/or very careful management needed. Strongly rolling slopes, very shallow soils, low fertility very difficult to correct, excessive wetness with continuing hazard of waterlogging after drainage, high salinity, severe climatic limitations.
- 5.

Non arable classes 5-8

Starts with stable hill country and ends with predominately very steep mountain land above 4000 feet.



## 40 Raymond Road Rezoning Group (by Anton Maurenbrecher)

Name *	Anton Maurenbrecher (for Raymond Road Rezoning Group)
Email *	[REDACTED]
Phone Number *	[REDACTED]
Address	[REDACTED] Raymond Rd RD 10, Hastings
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, prefer jointly with Development Nous
Please upload any supporting documents here	Yes, refer below
Q1: Are these the big issues that the Reviewed Strategy needs to tackle?	See attached document
Q2: Do you think our projections of development demand and capacity are correct?	See attached document
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?	See attached document
Q4: Do you support any particular parts of the draft revised Strategy?	See attached document
Q5: Are there any other amendments that you think should be made to the draft revised strategy? If so, why?	See attached document

### Uploaded file(s):

This submission is on behalf of the Raymond Road Rezoning Group. This group has made submissions to the District Plan and has recently withdrawn its appeal to the Environment Court due to changed circumstances and the understanding that there is more to be gained from direct engagement with council.

Matt Holder from Development Nous is also submitting on our behalf on a more rigorous town planning basis. We would appreciate being heard concurrently.

We submit in two parts:

1. Addressing the general issues as suggested by council.
2. Addressing the issues directly concerning the Raymond Road Rezoning Group

### GENERAL ISSUES FOR THE REVIEWED STRATEGY

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

Yes, but it is not being tackled in a timely or orderly method. This HPUDS review is being conducted after a District Plan review with appeals running concurrently, providing very few options to take part in the HPUDS review constructively (without legal representation)

We see some issues with an apparent loss of focus on how land is correctly zoned, how it is best used and what it needs to be protected from. There seems to be a general attitude to protect zoning decisions made in the past on a

questionable basis. (I.e. using roads as administrative boundaries rather than physical characteristics). The land should be protected *for* the occupants, not *from* the occupants.

The general land use trend seems to be in favour of amalgamation of properties which then frequently ends up in overseas ownership. This gives an impression of favouring global, big business over local interests. We feel that this potentially disadvantages smaller properties that wish to combine lifestyle/retirement with some income from horticulture or farming.

There appears to be a concentration of planning resources on urban development. It appears to us that rural options give the council a greater opportunity to allow local communities to address their own service requirements point in case being monitoring of their water supply.

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

No. It would appear that these projections are based on out of date statistics. As your advisers have pointed out, there seems to be uncertainty as to whether all Rural Residential land will be taken up. Some of it is in unpopular areas or otherwise unsuitable. Land prices are currently moving up at a rate that is notable in the marketplace but which doesn't necessarily filter through in time to statistics supplied to planners. Your advisors have suggested that real estate agents should be consulted to comment. We contend that owner/occupiers could also be usefully consulted earlier in the review process.

**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?**

Intense urban development comes with a price. (Water pollution?). Services for urban lots are expensive. Would Rural lifestyle blocks of smaller size be an attractive proposition for retirees, particularly if they are part of a supportive community? Rural lifestyle lot services are expensive only in transport and power. These can both be addressed by considering areas close to villages (such as Te Awanga, Haumoana).

Your advisors have suggested meeting demand through intensifying development within existing rural residential zone areas. We do not see this as desirable (e.g. amending the development density would not be consistent with the objectives and policies of the Rural Residential Zone i.e. it will not: maintain a low density visual landscape character; provide sufficient land for on-site wastewater and stormwater disposal; enable people in the Zone to achieve the range of land use activities they may wish to undertake; enable sufficient setback distances to be achieved from boundaries for Rural Residential activities from other activities in the Zone, or from activities in adjoining zones). We suggest that HPUDS should identify some 'reserve' rural residential zone areas in those areas where demand is recognised as being higher.

It is our understanding that intensifying development can also be done in areas in other zoning on a land suitability basis. Such land could be identified as 'reserve' greenfield in case identified greenfield areas are not developed.

If you have areas where communities are generally in agreement that closer development would be desirable, what is the down side to working with such groups?

**SPECIFIC ISSUES FOR THE RAYMOND ROAD ZONING CHANGE GROUP**

We would like the issues below to be considered as a basis for further discussion and that this area be included in the HPUDS review as an area suitable for further consideration.

- 1 Four properties in our group have had a change of circumstance over the period of submissions to the District Plan. This has altered the present demand to a potential total of around 15 to 20 lots over three properties, totalling around 20ha, rather than the original 30 lots over 31 Ha. It has been pointed out to us that the Rural Lifestyle zoning overlay would now not suit our purposes. We look to council for options such as inclusion in the HPUDS review as areas suitable for intensification options under the present zoning.
- 2 Our understanding of the purpose of zoning land is that it gives a clear indication to prospective purchasers and landowners on best use.
- 3 It is our understanding that the reasons for zoning are generally founded in physical characteristics and current demography.
- 4 It would appear historically, that in some cases zoning boundaries for zones such as the Heretaunga Plains were defined for administrative reasons by an existing road rather than by actual geographic / physical criteria. We do not believe this was sound practice. In the case for Raymond Road, we feel there should be grounds

for reconsideration of the zoning boundary, particularly when there are also clear demographic implications to support this.

- 5 We understand that the Versatile Heretaunga Plains Soil has not always been classified just on the basis of soil type. However, we question why council would not reconsider use options taking into account the experience of long term residents. The experience of many long term residents is that the soil type both North and South of Raymond Road does not easily sustain profitable horticultural enterprises in the current lot size. This changes dramatically where the land meets the silt-based plains soil.
- 6 Our experience is that smaller lots in this area are very manageable and therefore attractive to residents who want to live in a rural environment, with an opportunity to engage in a small-scale occupation/hobby (Boutique Vineyard, Berries, Olives, etc.) providing supplementary income.
- 7 Servicing of this area is potentially self-contained with capacity to address any issues in close consultation with council.
- 8 With the development of East road and some areas in Te Awanga, we surely can no longer be considered to be an ad hoc development, particularly as we are within 500m of the local school and kindergarten and constitute a focal area for the community.
- 9 We are also close to the coast but away from coastal erosion, raised above the plains, not subject to flooding, tsunami damage or liquefaction and within 10-15 minutes of 3 major urban centers. This has made Raymond Road a highly sought after place to live. (As can be seen from recent sales)
- 10 HPUDS originally identified that there are sufficient lifestyle blocks for the foreseeable future. This was placed as an argument by council to refute the need for development of further lifestyle blocks. The current review has acknowledged that many of these blocks may not be taken up as they are in unsuitable locations and possibly of a size not desirable to the market.
- 11 We suggest that our interest group has strong and practical justification for requesting that it be included in this review and to be specifically reported on by your consultants, as appears to be the case for some other submissions.

## CONCLUSION

We are a group of residents who have skills and a record of working within a local framework. We have put much time and resources into this long submissions process. We look to council for clear leadership as to how our aspirations can be met, possibly within the present zoning framework. (Such as a noncomplying resource consent).

Our primary interest is to be included in some form in the HPUDS review and we look forward to the opportunity for further, informal discussion.