

Further Submission on Variation 3  
to the Proposed Hastings District Plan  
Clause 8 of Schedule 1 of the Resource Management Act 1991

**To:** Environmental Policy Manager  
Planning & Regulatory Group  
Hastings District Council  
Private Bag 9002  
Hastings 4156  
districtplanreview@hdc.govt.nz

**From:** Progressive Enterprises Ltd  
Private Bag 93306  
Otahuhu  
Auckland 1640

**Address for Service:** Attn: Kay Panther Knight  
Civitas Ltd  
PO Box 47020  
Ponsonby  
Auckland 1144  
Ph: 09 360 8071  
Email: kay@civitas.co.nz

1. This is a further submission on Variation 3 ("**the Variation**") to the Proposed Hastings District Plan ("**PDP**").
2. Progressive Enterprises Ltd ("**Progressive**") is a person who has an interest in the proposal that is greater than the interest the general public has for the following reasons:
  - a. Progressive owns property within the area of land that is subject to the Variation;  
and

- b. Progressive made a primary submission on the Variation.
3. Progressive supports the submissions identified in Annexure 1 of this further submission because the decisions sought in those original submissions:
  - a. Will promote the sustainable management of natural and physical resources in accordance with Part 2 of the Resource Management Act.
  - b. Will enable people and communities to provide for their social, economic and cultural wellbeing.
  - c. Will assist in meeting the reasonably foreseeable needs of future generations by providing for the development of additional housing.
  - d. Will enable the efficient use and development of valuable natural and physical resources.
  - e. Will assist in avoiding, remedying and mitigating the adverse effects of activities on the environment.
  - f. Are the most appropriate means of achieving the plan's objectives and exercising the Council's functions.
  - g. Are, without limiting the generality of the above, appropriate for the reasons identified in Annexure 1.
4. Progressive seeks:
  - a. The decisions identified in Annexure 1.
  - b. Any consequential and/or other relief necessary to give effect to the relief sought in Annexure 1.
5. Progressive wishes to be heard in support of my submission.
6. Progressive would consider presenting a joint case with others making a similar submission.

Yours Sincerely,

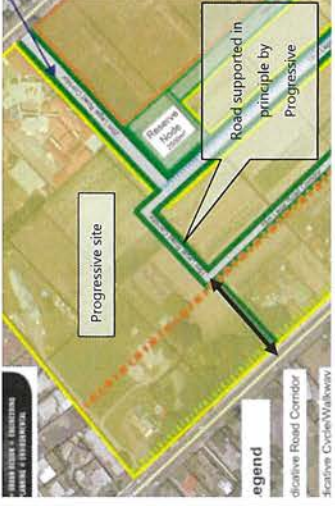
A handwritten signature in black ink, appearing to be 'KP', with a large, sweeping flourish extending to the right.



**Kay Panther Knight**

Authorised Agent for the Submitter

15 September 2016

Annexure 1: Submissions Supported

Submission Number	Original Submitter	Decision Sought by Original Submitter	Support/ Oppose	Reasons for Support (in addition to those identified in the main body of the Further Submission)	Decision Sought by Further Submitter
1.	Ministry of Education	That the Council give further consideration to a number of structure planning elements, including the proposed road network and the potential development implications of a supermarket and additional residential activity adjacent the school.	Support	Progressive and the Ministry's representative have discussed the submissions and the outcomes sought by both parties for the area. Progressive and the Ministry's representative agree that working together to achieve a suitable structure plan layout is a sensible approach and will continue to consult through this process to achieve common goals.	Allow the submission to the extent that it is consistent with Progressive's submission.
2.	Richard & Mandy Effe	Approve the Variation subject to amendments as per the revised structure plan appended to their submission.	Support	<p>The revised structure plan layout represents an efficient use of the land to be re-zoned and is not inconsistent with the amendments sought by Progressive.</p> <p>Specifically, Progressive supports the introduction of a road along the southern boundary of its site at 246-258 Havelock Road, as illustrated below. Progressive suggests an extension of that road through to Havelock Road (illustrated by black arrow in Figure 1 below), as sought in Progressive's original submission.</p> 	Allow the submission to the extent that it is consistent with Progressive's submission.
3.	K Cooper	Approve the Variation subject to amendments as per the revised structure plan appended to their submission, to avoid landlocking sites within the structure plan area.	Support	<p>The revised structure plan layout represents an efficient use of the land to be re-zoned and is not inconsistent with the amendments sought by Progressive.</p> <p>Specifically, Progressive supports the introduction of a road along the southern boundary of its site at 246-258 Havelock Road, as illustrated below. Progressive suggests an extension of that road through to Havelock Road (illustrated by black arrow in Figure 2 below), as sought in Progressive's original submission.</p>	Allow the submission to the extent that it is consistent with Progressive's submission.

Submission Number	Original Submitter	Decision Sought by Original Submitter	Support/ Oppose	Reasons for Support (in addition to those identified in the main body of the Further Submission)	Decision Sought by Further Submitter
4.	Cam Ward & Simon Tremain	Approve the Variation subject to amendments as per the revised structure plan appended to their submission, including an increase in average density and minimum lot sizes within the structure plan area.	Support	<p>Further, Progressive supports the proposed increase in density and minimum lot sizes suggested by the submitter.</p>  <p><b>Figure 2: Excerpt from Submission 9, Indicative Structure Plan</b></p> <p>The revised structure plan layout represents an efficient use of the land to be re-zoned and is not inconsistent with the amendments sought by Progressive.</p> <p>Specifically, Progressive supports the introduction of a road along the southern boundary of its site at 246-258 Havelock Road, as illustrated below. Progressive suggests an extension of that road through to Havelock Road (illustrated by black arrow in Figure 3 below), as sought in Progressive's original submission.</p>	Allow the submission to the extent that it is consistent with Progressive's submission.
				 <p><b>Figure 3: Excerpt from Submission 11, Attachment A</b></p>	







**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON THE PUBLICLY NOTIFIED PROPOSED HASTINGS DISTRICT PLAN – VARIATION 3**  
 Clause 8 of the First Schedule, Resource Management Act 1991

Further submissions 5pm, Friday 16<sup>th</sup> September 2016

<b>Contact Details:</b>			
<b>Full name of submitter:</b>	Dianne Vesty, Executive Officer	<b>Agent/ company/ organisation name:</b>	Hawke's Bay Fruitgrowers' Assn Inc
<b>Postal address for service (including postcode):</b>	P O Box 689, Hastings 4156		
<b>Phone:</b>	06 870 8541	<b>Mobile:</b>	
<b>Email:</b> office@hbfruitgrowers.co.nz			
<b>Preferred method of contact:</b> <input checked="" type="checkbox"/> Email <input type="checkbox"/> Post			

**Further Submitter Relevance:**

I am: (please select one)

A person representing a relevant aspect of the public interest; or

A person who has an interest in the proposal that is greater than the interest the general public has; or

The local authority for the relevant area.

Do you wish to be heard in support of your further submission?  Yes  No

If others make a similar submission, I will consider presenting a joint case with them as a hearing?  Yes  No

**Trade Competition**

Submissions cannot be made to gain an advantage through trade competition as per Clause 6 of the First Schedule of the Resource Management Act 1991.

**Local Government Official Information and Meetings Act 1987**

The information contained in your submission will become publicly available official information held by the Council under the above Act. By taking part in this public submission process, submitters will be deemed to have waived any privacy interests in respect of that information

..... Signature of submitter	.....13/09/2016..... Date
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**Please note:** You must also send a copy of your further submission to the person who made the original submission within **5 working days** of lodging your further submission with the Council. Addresses of original submitters are available within the original submissions.

**Postal address:** Hastings District Council, Private Bag 9002, HASTINGS 4156  
**Delivery address:** Hastings District Council, 207 Lyndon Road East, HASTINGS 4122  
**Email:** [districtplanreview@hdc.govt.nz](mailto:districtplanreview@hdc.govt.nz) – please put "Proposed Hastings District Plan Further Submission" in the subject line.  
 \*If you have emailed us your submission, please do not post us a hard copy of your email\*

For any enquiries about the Proposed Hastings District Plan or making a further submission please call our Planning Policy team on (06)871 5000 or email us at [districtplanreview@hdc.govt.nz](mailto:districtplanreview@hdc.govt.nz)

### SUBMISSION DETAILS

Details of Original Submitter who you are making a further submission on (Provided in the Summary of Decisions Requested)		Details of Further Submission (You may use additional paper but please ensure you follow this format)			
Original Submitter Number	Original Submitter Name and Address	Plan Section Reference that the original submission relates to	Support/Oppose the decision sought by the original submitter	Reason for support or opposition State in summary the reasons WHY you support or oppose this submission	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): Give precise details
10	Vincent Costello <a href="mailto:vincent.marecostello@gmail.com">vincent.marecostello@gmail.com</a>	Proposed Howard Street Residential Expansion Area	Support	The proposed site is entirely located on Land Use Capability Class 1 land which is scarce and is the most valuable for food production.	Allow the entire submission
6	Boyes, Stone & Whiting 1270 Howard Street, Hastings	Proposed Howard Street Residential Expansion Area	Oppose	Variation 3 will not provide the outcomes of the HPUD Strategy Submitters previous application for same areas previously declined.	Disallow entire submissions
14	RGM Crawford <a href="mailto:geoff@telegraphhill.co.nz">geoff@telegraphhill.co.nz</a>	Reverse Sensitivity	Partial Support	Agree that reverse sensitivity issues are the greatest area of risk to the activities on the adjoining Plains zone sites. We agree resulting in pressure for existing activities to constrain good business practice or force others to consider abandoning great production land as it becomes difficult to operate	We seek that the submission be allowed in part.





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Clause 8 of the First Schedule, Resource Management Act 1991

Further submissions 5pm, Friday 16<sup>th</sup> September 2016

<b>Contact Details:</b>			
Full name of submitter:	The Ministry of Education	Agent/ company/ organisation name:	Andrew Hill Planner Beqa Tauranga
Postal address for service (including postcode):	Andrew Hill Beqa 82 Harrington St Tauranga		
Phone:	(07) 577 3938	Mobile:	
Email:	andrew.hill@beqa.com		
Preferred method of contact: <input checked="" type="checkbox"/> Email <input type="checkbox"/> Post			

**Further Submitter Relevance:**

I am: (please select one)

A person representing a relevant aspect of the public interest; or

A person who has an interest in the proposal that is greater than the interest the general public has; or

The local authority for the relevant area.

Do you wish to be heard in support of your further submission?  Yes  No

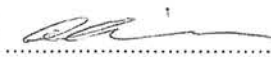
If others make a similar submission, I will consider presenting a joint case with them as a hearing?  Yes  No

**Trade Competition**

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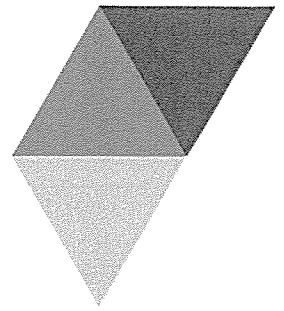
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Signature of submitter	Date
	12/09/2016

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## FORM 6

### **Further submission in support of, or opposition to, submission on publically notified proposed policy statement or plan, change or variation under Clause 8 of Schedule 1, Resource Management Act 1991**

To: Hastings District Council

**Name of submitter:** Ministry of Education ('the Ministry')

Address for service: C/- Beca Ltd  
32 Harrington St  
Tauranga 3110

Attention: Andrew Hill

Phone: (07) 577 3938

Email: Andrew.hill@beca.com

**This is a further submission on the proposed *Variation 3 Howard St Residential Rezoning* ('the proposal').**

#### **The Ministry of Education:**

- Is representing a relevant aspect of the public interest in that the Ministry is responsible and manages public education: and
- has an interest in the proposal that is greater than the interest the general public has, as the Ministry owns land within the plan change area.

#### **The Ministry of Education opposes the submissions of:**

- Brian Bixley, 1226 Howard St, Hastings, submission number two.
- Ken & Eileen Gee, 226 Havelock Rd, Hastings, submission number four.
- Ian Kelly, 204 Havelock Rd, Hastings, submission number twelve.

#### **The particular parts of these submissions that the Ministry opposes are:**

Refer to Attachment 1 below.

#### **The reasons for the Ministry's opposition is:**

Refer to Attachment 1 below.

#### **The Ministry of Education seeks the following decision from the consent authority:**

That the parts of the submissions listed in Attachment 1 below be rejected as described.

**The Ministry of Education supports in part the submission of:**

- Richard Fyfe, PO Box 11065, submission number eight.

**The particular parts of these submissions that the Ministry supports are:**

Refer to Attachment 1 below.

**The reason the Ministry supports is:**

Refer to Attachment 1 below.

**The Ministry of Education seeks the following decision from the consent authority:**

That the parts of the submissions listed in Attachment 1 below be supported as described.

**The Ministry wishes to be heard in support of its further submission.**



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**Andrew Hill  
Planner  
Beca Ltd**

**13.09.2016**



**Attachment 1:**

To: Hastings District Council

Name of the further submission: The Ministry of Education (the Ministry)

This is an attachment to the Ministry of Educations further submission made in response to Submitters 2, 4, 8 and 12 on Variation 3 Howard St Residential Rezoning

Submitter Name & Address	Sub Point #	Support/Oppose	Reason for support/opposition	Decision requested (allow/disallow)
Brian Bixley, 1226 Howard St, Hastings	2. Left turn only and reposition of pedestrian crossing on Windsor Ave.	Oppose	Making the exit from Howard Street a left turn will restrict access from the school as it is central to the schools catchment. This has the potential to create safety issues for students particularly at the intersection of Windsor Ave and St Aubyn St E.	That submission point 2 is rejected
Ken & Eileen Gee, 226 Havelock Rd, Hastings	4.1 Relocate connecting Havelock Road Cycleway	Oppose	The proposed cycleway is a key sustainable transport option for the school and creates a safe link to Havelock Road that will help to relieve pressure on parking around the school.	That submission point 4.1 is rejected
Richard & Mandy Fyfe, PO Box 11065, Hastings	8. Relocation of road and new proposed structure plan	Neutral on overall submission, however the Ministry supports the proposed shared parking lay out on the attached Indicative Structure Plan design by Development Nous dated 09/08/2016	The current location of the school class rooms are not set back from the proposed road and there is a lack of parking around the school. The proposed parking layout in submission 8 would provide a front yard setback from the carriageway and create a safe drop-off area.	That the proposed shared parking layout in point 8 is supported
Ian Kelly, 204 Havelock Rd, Hastings	12. Providing access to Havelock Road for land locked properties.	Oppose	A connection through to Havelock Road has the potential to increase traffic effects, such as noise and create safety issues for students.	That submission point 12 is rejected



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Clause 8 of the First Schedule, Resource Management Act 1991

Further submissions 5pm, Friday 16<sup>th</sup> September 2016

<b>Contact Details:</b>			
Full name of submitter:	Karen Cooper	Agent/ company/ organisation name:	
Postal address for service (including postcode):	C/- Development Nous Ltd PO Box 385 HASTINGS 4156		
Attention: Matt Holder		Mobile: 027 2888762	
Email: matthew.holder@developmentnous.nz			
Preferred method of contact: <input type="checkbox"/> Email <input type="checkbox"/> Post			

**Further Submitter Relevance:**

I am: (please select one)

A person representing a relevant aspect of the public interest; or

A person who has an interest in the proposal that is greater than the interest the general public has; or

The local authority for the relevant area.

Do you wish to be heard in support of your further submission?  Yes  No

If others make a similar submission, I will consider presenting a joint case with them as a hearing?  Yes  No

**Trade Competition**

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Signature of submitter	<i>Karen Cooper</i> authorised agent on behalf	Date	16/9/2016.
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Original Submitter Number	Original Submitter Name and Address	Plan Section Reference that the original submission relates to	Support/Oppose the decision sought by the original submitter	Reason for support or opposition State in summary the reasons WHY you support or oppose this submission	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): Give precise details
<i>Example:</i> Submission 42	<i>Example:</i> Mr A. Smith 123 Johns Lane Hastings 4122	<i>Example:</i> Section 10.2.5A – Density General Performance Standards and Terms for all Activities	<i>Example:</i> Support	<i>Example:</i> I support Mr Smith's submission of one residential building per 500m <sup>2</sup> net site area should be allowed as it allows more opportunity for subdivision within the Clive-Whakatu area	<i>Example:</i> I seek that the whole submission be allowed.
1	H8 FRUIT GROWERS	ENTIRE SUBMISSION	OPPOSE	AS ATTACHED	WHOLE SUBMISSION BE DISALLOWED
5	MINISTRY OF EDUCATION	ENTIRE SUBMISSION	NEUTRAL	AS ATTACHED	BE CONSIDERED
10	COSTELLO	ENTIRE SUBMISSION	OPPOSE	AS ATTACHED	WHOLE SUBMISSION BE DISALLOWED
14	CEANFORD TELEGRAPH HILL	ENTIRE SUBMISSION	OPPOSE	AS ATTACHED	WHOLE SUBMISSION BE ALLOWED.



## **Further Submission Reasoning- Karen Cooper in respect of the Following Submitters**

### **Submitter 1 (HB Fruit Growers)**

1. The submission Places the protection of 'soils' at a level of primacy at the expense of social, economic and cultural wellbeing of the community.
2. The structure Plan provided by my submission (no.9) and the associated rules provide for a range of housing options sought under this submission
3. The submitter doesn't suggest what they see as an acceptable solution to what is proposed other than suggest it be placed "on hold" until an acceptable strategy is agreed and implemented
4. The submission does not recognise the need to properly provide for housing nor does it recognise the current shortage of housing options.
5. The submission states that the HPUDS strategy target allocations need to be met. In this instance what I have proposed in our submission will satisfy this requirement/desire.

### **Submitter 5 (Ministry of Education)**

1. The structure plan promoted in my submission will support the submissions points raised.

### **Submitter 10 (Costello)**

1. The submitters do not recognise the majority of this area has been identified in HPUDS for future housing.
2. The submission does not recognise the shortage of housing options available in the District.
3. I do not agree that there is a shortage of high quality Rural land.
4. We believe my submission and the rezoning of this area provides a more balanced approach to the achievement of Sustainable Management within the District.

### **Submitter 14 (Crawford- Telegraph Hill)**

1. I believe that on the basis of the Structure Plan and what we have submitted, that adequate provision will be made more reverse sensitivity separation buffers between Plains zone activities and future residential housing. Where necessary additional specific rules can be

included in the District Plan that can ensure any potential adverse effects presented by the submitter can be adequately avoided, remedied and/or mitigated.



**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON THE PUBLICLY NOTIFIED PROPOSED HASTINGS DISTRICT PLAN – VARIATION 3**  
Clause 8 of the First Schedule, Resource Management Act 1991

Further submissions 5pm, Friday 16<sup>th</sup> September 2016

<b>Contact Details:</b>			
<b>Full name of submitter:</b>	Simon Tremain and Cam Ward	<b>Agent/ company/ organisation name:</b>	
<b>Postal address for service (including postcode):</b>	C/- Development Nous Ltd PO Box 385 HASTINGS 4156		
<b>Attention:</b> Matt Holder		<b>Mobile:</b> 027 2888762	
<b>Email:</b> matthew.holder@developmentnous.nz			
<b>Preferred method of contact:</b> <input type="checkbox"/> Email <input type="checkbox"/> Post			

**Further Submitter Relevance:**  
I am: (please select one)

A person representing a relevant aspect of the public interest; or

A person who has an interest in the proposal that is greater than the interest the general public has; or


The local authority for the relevant area.

Do you wish to be heard in support of your further submission?  Yes  No

If others make a similar submission, I will consider presenting a joint case with them as a hearing?  Yes  No

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 Signature of submitter	AGENT ON BEHALF	16/9/2016 Date
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## **Further Submission Reasoning- Tremain and Ward in respect of the Following Submitters**

### **Submitter 1 (HB Fruit Growers)**

1. The submission Places the protection of 'soils' at a level of primacy at the expense of social, economic and cultural wellbeing of the community.
2. The structure Plan provided by our submission (no.11) and the associated rules provide for a range of housing options sought under this submission
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### **Submitter 10 (Costello)**

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activities and future residential housing. Where necessary additional specific rules can be included in the District Plan that can ensure any potential adverse effects presented by the submitter can be adequately avoided, remedied and/or mitigated.

16 September 2016

FS6

The Environmental Policy Manager  
Hastings District Council  
Private Bag 9002  
HASTINGS

Attention: Rowan Wallis

Dear Rowan,

**Further Submission – Variation Three Howard Street Residential Rezoning**

1. Thank you for the opportunity to provide a further submission on Variation Three – Howard Street Residential Rezoning. The Regional Council's further submissions and brief reasons for those are set out in Attachment 1.
2. We do wish to be heard in support of our further submissions.
3. We would not consider presenting a joint case with other submitters.
4. Regional Council representatives are willing to have further discussions with Hastings District Council planning staff about matters raised in this further submission.
5. The Regional Council's address for service in relation to this further submission is:

Hawke's Bay Regional Council  
159 Dalton Street  
Private Bag 6006  
NAPIER 4110  
Attn: Esther-Amy Powell  
P: 06 833-8026 | E: esther-amy@hbrc.govt.nz

6. Thank you for the opportunity to make this further submission. If you have any queries on this submission, in the first instance please contact Esther-Amy Powell using the details above.

Yours sincerely



James Palmer  
**GROUP MANAGER STRATEGIC DEVELOPMENT**

Appendix One

SUBMISSION DETAILS					
Details of Original Submitter Who you are making a further submission on			Details of Further Submission		
Original Submitter Number	Original Submitter Name and Address	Submission Point	Support/Oppose the decision sought by the original submitter	Reason for support or opposition	I seek that the whole (or part) of the submission be allowed (or disallowed)
7	Tony & Heather Masters 180 Havelock Road Hastings 4122	1	Support in Part	A suitable long-term solution to stormwater management is required. This may or may not require the locating of a retention pond on the Submitter's property. Further investigation is required – hence the Structure Plan's notation being an INDICATIVE stormwater detention area in vicinity of the Awahou Stream which his part of the Heretaunga Plains Flood Control Scheme.	Allow in Part
9	K Cooper PO Box 45 Napier 4140 C/- Mathew Lawson	3	Supports in Part	A suitable long-term solution to stormwater management is required. The Structure Plan's notation is for an INDICATIVE stormwater detention area in vicinity of the Awahou Stream which his part of the Heretaunga Plains Flood Control Scheme.	Allow in Part
13	Progressive Enterprises Kay Panther Knight Civitas Ltd PO Box 47020 Ponsonby Auckland 1144	1	Oppose	Amending Variation 3 (and the District Plan) for the Howard Street location to accommodate business development (specifically a supermarket) would not give effect to the RPS, particularly Chapter 3.1B of the Regional Resource Management Plan.  HPUDS2010 identified that there is already an adequate supply of commercial land within the Heretaunga Plains sub-region to accommodate projected demand and growth.  The Howard Street location has been identified as an area appropriate for <u>greenfield</u> residential growth. The Structure Plan as proposed in Variation 3 outlines the necessary infrastructure to accommodate anticipated residential growth in the Howard Street area.	Disallow

Hawke's Bay Regional Council

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