

Summary of Submissions – Variation 3 Howard St Residential Rezoning

Submitter Number	Submitter Name	Address for Service	Support/ Oppose/ Amend	Sub Point	Submission Summary	Decision Sought from Council	Speaking Y/N
1	Hawkes Bay Fruitgrowers - Diane Vesty	PO Box 689, Hastings, 4156	Oppose	1	HPUDS preferred scenario which is the basis of the strategy does not appear to be being adhered to and HPUDS target allocations are not being achieved	Variation put on hold until HPUDS target allocations are achieved, and an acceptable strategy is agreed and implemented	Y
				2	Variation should have provisions to: a. avoid remedy or mitigate land banking, b. ensure that the type of development will provide the range of housing to satisfy demand for low income housing, family homes, single households and retirement options, c. Ensure the subdivision provides the anticipated outcomes outlined in HPUDS, particularly the 80 household requirement, d. Afford protections to the adjoining Plains Production Zone sites to be able to continue with permitted day to day activities	Until a solution can be found for a - d, variation put on hold until an acceptable strategy is agreed and implemented	
2	Brian Bixley	1226 Howard St, Hastings	Support with Amendment	1	Concerns about traffic congestion, particularly at Howard/Windsor intersection during school drop off and pick up times. Considers the development will exacerbate issues and remedies need to be ensured.	Reposition of pedestrian crossing on Windsor Rd and make exit from Howard to Windsor left turn only	N
3	Chris and Lorraine Burns	208 Havelock Rd, Hastings	Support	1	Supports zoning going to Awahou Drain, supports current location of infrastructure	Retain road and infrastructure in current location	Y
4	Ken & Eileen Gee	226 Havelock Rd, Hastings	Support with Amendment	1	Opposes cycleway connection from Havelock Rd to Parkvale School, location should be amended	Cycleway should be relocated	Y

				2	Expects that new sites which front Havelock Rd should be able to access from it, extra traffic movements would not make slightest difference to traffic on Havelock Rd.	Access should be provided to Havelock Rd	
				3	Does not wish to supply any more land for the reserve, any additional land than what is shown on structure plan should be provided from Tremain Block.	Reserve area should be no larger than what's on structure plan	
				4	Landscape strip, including 2m width, should be within road reserve	Questions necessity of landscape strip	
				5	Issues relating to development around Parkvale School	Wishes to discuss further at hearing stage	
				6	No complaints covenants and right to farm in place in case Tremain's development occurs prior to submitters.	No complaints covenant and right to farm requirements	
5	Ministry of Education	Andrew Hill Beca 32 Harrington St Tauranga	No support or opposed, just amendments	1	Supports safe pedestrian and cycle links	Cycleways are integrated into the design of the proposed roads	Y
				2	Requests possibility of a 40km/h speed limit prior to and after school hours	40km/h speed limit	
				3	Maintain reserve node for use of school	Utilisation of Reserve Node for School	
				4	Concern about the reduction of car parks and removal of existing Kea Crossing on Howard St	The proposed cycleway connection to Havelock Rd is maintained to ensure it is utilised by students and act as a drop off area for parents (on Havelock Rd), which will reduce parking pressure on Howard St	

				5	Location of proposed collector road on the boundary of school, will impact on the learning environments of the class rooms due to the noise associated with the traffic. Would not support a road connection between Howard St and Havelock Road for this reason.	Collector Road designed to ensure it is setback from school.	
				6	Lack of parking and under this proposal there will be further traffic and safety issues for students through the increase of traffic.	New collector Rd incorporates car parking and safe drop off area.	
				7	Ministry is concerned with possible noise and increased traffic volumes associated with a proposed supermarket, particularly from large trucks which would run along the proposed collector road	Council consider implications of a supermarket on school	
6	Boyes, Stone & Whiting	1270 Howard St, Hastings	Support with Amendment	1	Supports the Variation, particularly extending the boundary to the Awahou Stream. Supports the need for new development to cater for wide range of different developments. Considers that there is high demand for new sections and a shortage of supply.	To rezone the Howard St area, but also to rezone the area of land on the opposite side of Howard St, the area of land between Howard and Ada St on the Western side of Awahou Drain	Y
7	Tony & Heather Masters	180 Havelock Road, Hastings 4122	Support with Amendment	1	The desirability of, or need for the retention pond is challenged. A long term solution for drainage, especially downstream of property is required if more stormwater from residential development is to be diverted to the Awahou Drain. The proposed retention pond may adversely impact existing pipe drainage system. Concerns regarding flooding if Riverslea drain is not allowed to drain from system, may affect existing buildings.	That the Stormwater Retention Pond be removed from their property at 180 Havelock Road. If ponding area proceeds, impacts on drainage system, issue of water escaping onto property, provision of access and prevention of people entering property, all need to be addressed.	Y

					Supports Rezoning to the Riverslea/Awahou Drain		
8	Richard & Mandy Fyfe	PO Box 11065, Hastings	Support with Amendment		Opposes current location of road corridor, or a relocation of road corridor to Parkvale School side of their property. Prefer location of road corridor near the stormwater retention area, as shown on amended structure plan in submission. Support reserve stormwater corridor as attached in amended scheme plan and a reduction of site size requirements at 1245 Howard St to 350m2 average with 250m2 minimum.	Relocation of road corridor to the southern end of the development as per the attached plan	N
9	K Cooper	PO Box 45, Napier 4140 C/- Matthew Lawson	Support with Amendment	1	Supports the Howard St Residential Rezoning, particularly extending the boundary to the Awahou Stream. Submitters land is too small to use productively for horticultural or agriculture purposes. States the variation as proposed would meet HPUDS and RPS requirements.	Proceed with Rezoning up to the Awahou Drain,	Y
				2	Opposes the notified structure plan road layout as it would land lock other properties, would mean submitter land would be serviced solely from Howard St, affect the amenity and safety of submitters existing dwelling, does not maximise value of property.		

				3	Opposes the notified structure plan stormwater detention area as it does not maximise potential of development of the land, the size, shape, impact, drainage and effects on existing infrastructure is not addressed. Considers other options for detention are available such as onsite storage.	Alternative approach to the stormwater detention design/area size	
10	Maree & Vincent Costello	1224 Howard St, Hastings	Oppose	1	Considers the area has huge value as Plains land. The rural nature of corridor between Hastings and Havelock North is what makes it special. If special character of Havelock Road is lost it will be detrimental to the whole area. Considers the land has more value as cropping, agricultural and horticultural than residential, especially when there is a shortage of such high quality rural land in the area	Council should retain area for Rural status	Not Stated
11	Cam Ward & Simon Tremain	PO Box 45, Napier 4140 C/- Matthew Lawson	Support with Amendment	1	Submitter supports adoption of a structure plan but considers amended structure plan a better option.	Support rezoning to residential	Y
				2	Does not support notified structure plan, considers alternative structure plan attached to submission a better option, as it better meets the needs and aspirations of all landowners within the variation area.	Relocation of road and service area in structure plan,	
				3	Submitter seeks a density and subdivision site size of 350m2 average and a 250m2 minimum.	Creation of lifestyle village area	
12	Ian Kelly	204 Havelock Rd, Hastings	Support with Amendment	1	Amend 26.1.6A so that properties that front Havelock Rd and future developments which are landlocked access to/from Havelock Rd shall be permitted	Provide for access onto Havelock Rd for any landlocked properties	Y

				2	The coping capacity and specifications for the proposed changes to the Awahou Drain, backwater effects and changes in roles and responsibilities from HBRC to HDC be published with sufficient timeframes to align community and property owners input to ensure the adequacy of the proposed stormwater system	Ensure the proposed s/w detention area is suitable for coping with increased rainfall from global warming, allow for community and property owners input into the adequacy of the system	
13	Progressive Enterprises	Kay Panther Knight, Civitas Ltd, PO Box 47020, Ponsonby, Auckland 1144	Support with Amendment	1	Generally supports variation, considers the rezoning should provide land for both residential and business development. This is considered through the draft NPS for Urban Development Capacity. There is a lack of available sites in urban environments for additional supermarket and this area will achieve optimal distribution of supermarkets throughout the District. Variation should provide for higher density of development, much like that of surrounding residences.	Amend Structure Plan to include supermarket	Y
				2	Rezoning represents opportunity to specifically design for a supermarket and avoid ad hoc development. The land controlled by progressives well suited to a supermarket. The supermarket activity should be given Restricted Discretionary Status with specific assessment criteria.	Amend Section 7.2.6.2 and add new rule to 7.2.4.1 to provide for supermarkets Development Area as Restricted Discretionary, insert new assessment criteria into Section 7.2.8 relating to supermarket	
				3	Considers that access to and from Havelock Road should be less prohibitive and reliance on the Corridor Management Plan of 2011 precedes this rezoning so effects should be assessed case by case. Allowing linkages to Havelock Rd will improve roading layout.	Amend Structure Plan to include limited access to Havelock Rd.	

14	Geoff Crawford - Telegraph Hill	PO Box 8952, Havelock North	Oppose		Opposed to variation 3 as concerned with residential moving next to manufacturing and growing site. Residents will complain against current and future business practices. For example spraying, frost fans, irrigation pumps, temporary events, heavy vehicles and noise from farm and harvest operations. This has happened in other areas in the District (Te Mata Mushrooms)	Ensure that future residents are not allowed to complain about nearby farming and cropping activities, or; Include property in residential area and relocate existing operation	N
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