

IONA

Urban Growth Area

PROPOSED RESIDENTIAL DEVELOPMENT UPDATE NEWSLETTER

MARCH 2018

PHOTO: www.abovehawkesbay.co.nz

The Iona area of Havelock North has been identified for residential growth since 1993. In a bid to address population and household growth in Havelock North and recognise the acute shortage of residential sites, Council is preparing to re-zone land in the Middle and Iona Road area.

BACKGROUND

The outcomes to be achieved through the rezoning of this area are:

- a place that adds value to Havelock North;
- recognition that this is an opportunity to create innovative land development responses to this unique environment;
- a quality environment that reflects best practice urban design outcomes;
- development provisions that shape the Iona Growth Area and seek to achieve HPUDS objectives - uses land efficiently, while creating a high quality residential community; and
- a structure plan that is developed in a collaborative manner and reflects the above objectives.

Substantial design and infrastructure planning has been carried out to ensure the above outcomes for the rezoning are achieved. This included the release for public comment of a draft Structure Plan in August 2017. It is a more detailed structure plan than Council has produced previously, given the unique landscape within which this area sits, and the desire to retain many of the existing landscape features that the local community identify with and value. Comments received on the draft Structure Plan have been used to shape the final Structure Plan which will be incorporated as part of the Plan Variation to rezone the land.

PROCESS FOR REZONING

As reported in a previous newsletter, as part of the rezoning process Council made an application to the Environment Minister to adopt a Streamlined Planning Process (SPP) for the rezoning of this land. Late in February of this year the Minister issued a direction, to use the SPP for the Iona rezoning. The direction includes procedural steps, timeframes, a statement of expectations and reporting requirements. The timeline, which includes notification, the release of the proposed plan variation for public submissions and a commissioner hearing is as follows:

STEP	DATE
SUBMISSIONS OPEN ON THE IONA REZONING VARIATION	➔ BY 6 APRIL
SUBMISSIONS CLOSE	➔ EARLY MAY
PUBLIC HEARING HELD	➔ END OF MAY/ BEGINNING OF JUNE
WRITTEN REPORT PROVIDED TO THE MINISTER WITH RECOMMENDATIONS ON SUBMISSIONS FOR HIS CONSIDERATION	➔ EARLY AUGUST

Note: These steps are similar in most respects to the normal process followed for the rezoning of land under the Resource Management Act (RMA)

What happens next?

- When notification occurs in April this year details of the proposed variation to rezone this land, including details on how to make a submission will be included on the project page of the Council website www.hastingsdc.govt.nz/ionarezoning.
- We will be available to answer any questions you might have on the Iona Rezoning Variation at an open session or by contacting a project member on the details below.
- A hearing will be held 30 May to 1 June 2018.
- The hearing panel will be made up of three independent hearing Commissioners experienced in planning and resource management law, stormwater, landscape and urban design issues.
- The independent Commissioners provide a report to the Environment Minister showing how submissions have been considered and may make recommendations in respect of the proposed variation for the Ministers consideration.
- The Environment Minister makes the final decision.

PUBLIC Open Session

DATE: 18 April 2018 TIME: 3pm-6pm

VENUE:
Havelock North Function Centre
Magdalinos Room
30 Te Mata Road, Havelock North

If you have any questions about the Draft Structure Plan or proposed rezoning of land at Iona, please contact either Anna Summerfield or Anna Sanders in the Environmental Policy team on 871 5000 or annaes@hdc.govt.nz or annaajs@hdc.govt.nz.



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