

Record of Pre-Notification Consultation – Howard Street Plan Variation



1 CONSULTATION SUMMARY

Date	Summary of Consultation	Council Staff Involved																										
20 Jan 16	Send initial letter to affected landowners to advise that project is in progress and that permission may be needed to access their properties for various testing and site visit purposes etc, and inviting them to make contact to discuss, if they wish.																											
	<p>20 January 2016</p> <p>Letter sent to affected landowners (listed below) advising of proposal and likely process, and inviting comment (<i>copy of letter is attached in Appendix to this Consultation Record</i>).</p> <table border="1" data-bbox="292 1008 1218 1669"> <tbody> <tr> <td>Hastings Villas Limited</td> <td>1239 Howard Street HASTINGS 4122</td> </tr> <tr> <td>Ministry of Education (Parkvale School)</td> <td>1217 Howard Street HASTINGS 4122</td> </tr> <tr> <td>Karen Mary Cooper</td> <td>1259 Howard Street HASTINGS 4122</td> </tr> <tr> <td>Richard Fyfe</td> <td>Howard Street HASTINGS 4122</td> </tr> <tr> <td>Christopher Hugh Burns</td> <td>208 Havelock Road HAVELOCK NORTH 4130</td> </tr> <tr> <td>Eileen Gee & Antony Patrick Douglas Gee & 2 others...</td> <td>226 Havelock Road HAVELOCK NORTH 4130</td> </tr> <tr> <td>Brian Masters Townsend</td> <td>220 Havelock Road HAVELOCK NORTH 4130</td> </tr> <tr> <td>General Distributors Limited</td> <td>250 Havelock Road HAVELOCK NORTH 4130</td> </tr> <tr> <td>Antony Patrick Douglas Gee & Eileen Gee & 1 other...</td> <td>238 Havelock Road HAVELOCK NORTH 4130</td> </tr> <tr> <td>General Distributors Limited</td> <td>258 Havelock Road HAVELOCK NORTH 4130</td> </tr> <tr> <td>General Distributors Limited</td> <td>246 Havelock Road HAVELOCK NORTH 4130</td> </tr> <tr> <td>Basil Keane & Hineawe Green & Barry Paul Keane & Lynne Keane</td> <td>214 Havelock Road HAVELOCK NORTH 4130</td> </tr> <tr> <td>Gordon Charles Smith & Janine Fairfield-Smith & 1 other...</td> <td>260 Havelock Road HAVELOCK NORTH 4130</td> </tr> </tbody> </table> <p>Subsequent phone calls received from Chris Burns (208 Havelock Road), Karen Cooper (1259 Howard Street), Barry Keane (214 Havelock Road), & Mike Foster (on behalf of General Distributors Ltd, 246, 250 & 258 Havelock Road) requesting meetings to discuss.</p>	Hastings Villas Limited	1239 Howard Street HASTINGS 4122	Ministry of Education (Parkvale School)	1217 Howard Street HASTINGS 4122	Karen Mary Cooper	1259 Howard Street HASTINGS 4122	Richard Fyfe	Howard Street HASTINGS 4122	Christopher Hugh Burns	208 Havelock Road HAVELOCK NORTH 4130	Eileen Gee & Antony Patrick Douglas Gee & 2 others...	226 Havelock Road HAVELOCK NORTH 4130	Brian Masters Townsend	220 Havelock Road HAVELOCK NORTH 4130	General Distributors Limited	250 Havelock Road HAVELOCK NORTH 4130	Antony Patrick Douglas Gee & Eileen Gee & 1 other...	238 Havelock Road HAVELOCK NORTH 4130	General Distributors Limited	258 Havelock Road HAVELOCK NORTH 4130	General Distributors Limited	246 Havelock Road HAVELOCK NORTH 4130	Basil Keane & Hineawe Green & Barry Paul Keane & Lynne Keane	214 Havelock Road HAVELOCK NORTH 4130	Gordon Charles Smith & Janine Fairfield-Smith & 1 other...	260 Havelock Road HAVELOCK NORTH 4130	Craig Scott
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Jan/Feb 16	Individual meetings with any affected landowners who request it, to raise and discuss any issues or concerns.	
	<p>11am, 29 January 2016 at HDC</p> <p>Meeting with Chris Burns (208 Havelock Road)</p> <p>Issues raised:</p> <ul style="list-style-type: none"> - Wondered about zone boundary in vicinity of his property; - Would prefer whole property inside new zone; - Wondered about option of using the Drain as the new boundary; - Identified previous surface flooding issues on Havelock Road side (beyond his property), and wondered if the Havelock Road drains have capacity to cope with the additional stormwater from the proposed rezoning area; - Has primary dwelling, secondary dwelling (rental), flowers grown on-site and sold from garage at front of property, a few sheep and cows grazing; - Would like to develop another dwelling on his property (either subdivide off or retain within the site similar to the existing secondary dwelling on-site that he rents out); - Discussion around staging of servicing and that this would likely dictate when development can proceed; - Wondered whether rezoning would affect Council rates...discussed that this is more triggered by land values and when development occurs on the property. <p>Email query re: setbacks from boundaries for dwellings.</p>	Craig Scott & Rowena Macdonald
	<p>1pm, 10 February 2016 at HDC</p> <p>Meeting with Karen Cooper (1259 Howard Street)</p> <p>Issues raised:</p> <ul style="list-style-type: none"> - Has been advocating for her property to be brought into the City for more than 10 years, and is still interested in achieving that. Reason being that, whilst the land is very productive soils, it is constrained by its proximity to the urban area, and she has trouble leasing her land due to its size, and none of her neighbours want it; - Concerned that if the urban boundary moves to her property boundary, that it will make her site even more difficult to use productively; - Considers the drain presents a logical and more defensible urban boundary; - Upset about timing of the variation to rezone the land given her recent subdivision and sale of a lifestyle site off her block – rezoning was supposed to be 10 years away, and she would have delayed the sale if she had known (considers she has been placed at a financial disadvantage). 	Craig Scott & Rowena Macdonald

	<p>2pm, 16 February 2016 at HDC</p> <p>Meeting with Barry Keane and Andy Olsen (214 Havelock Road)</p> <p>Issues raised:</p> <ul style="list-style-type: none"> - Concern about indications that various Council staff have been giving as late as December 2015/mid January 2016, that the area was NOT in the 10 year plan for development; - The family has been considering options for their land to provide a place to live for extended family – interested in what the rezoning would mean for such plans; - Concern about the traffic safety on Havelock Road, and a desire that access come off Howard Street (it was explained that Council are having a traffic assessment done in support of the plan variation to rezone the area); - Concern about the supermarket proposal, particularly having access onto Havelock Road; - Concern about any loss of the ‘greenbelt’ (it was explained that Council would address this by way of some sort of buffer at the zone boundary); - Identified the existence of a bore at the Progressives end of the rezoning area (‘Leaches Bore’?); - Used to be an apple orchard at the rear of their property in the past. <p>Email from Barry Keane seeking confirmation of a few points.</p>	<p>Craig Scott/ Rowena Macdonald</p>
<p>29 Jan 16</p>	<p>Preliminary meeting with Simon Tremain & Cam Ward (representing Hastings Villas Ltd) re lifestyle village proposal for 1239 Howard St.</p>	
	<p>1pm, 29 January 2016 at HDC</p> <p>Meeting with Simon Tremain & Cam Ward (Hastings Villas Limited, 1239 Howard Street).</p> <p>Issues raised:</p> <ul style="list-style-type: none"> - Current concept plan for Lifestyle Village at 1239 Howard Street was provided to Council staff, including provision for indicative road access at eastern end of their property; - Discussed timeframes for notification of the variation to rezone, and their timeframes for lodging consent for their Lifestyle Village development; - Council staff advised status of servicing aspects – Structure Plan preparation, wastewater constraints, staging of development, and service agreements discussed – along with geotech investigations, need for demand/supply evidence in relation to this sort of residential development etc; - Agreement to convene a follow-up meeting with all relevant Council staff at the end of February to advise of progress and any matters arising. 	<p>John O’Shaughnessy/ Rowan Wallis/ Craig Scott/ Brett Chapman/ Rowena Macdonald</p>

10 Feb 16	Preliminary meeting with Mike Foster (Zomac, Planning Consultant for Progressive Enterprises/General Distributors Limited) re supermarket proposal within the rezoning area.	
	<p>10.30am, 10 February 2016 at HDC</p> <p>Meeting with Mike Foster (Zomac, Planning Consultant for Progressives – 246, 250 & 258 Havelock Road)</p> <p>Discussion Points:</p> <ul style="list-style-type: none"> - Council staff outlined the background to the variation and the drivers/reasons for it; - Mr Foster outlined that Progressives are looking to increase market share in Hawke’s Bay (currently @20%, but @45% nationally); - They have been operating an expansion programme for the last 5 years, looking at various sites in and around Hastings with the goal being to preserve the town centre Countdown store and expand it AND expand into Hastings East/Havelock North with a new store; - Havelock Road site has been on the backburner, but the variation to rezone has come as a welcome surprise; - Now a matter of ‘when’ (not ‘if’) to lodge resource consent for a supermarket on this site. Progressives have a preliminary plan for this site (prelim plan emailed to Council staff prior to meeting on 2 February 2016, along with a copy of a recent successful plan change for a standalone supermarket zone in the Porirua City District Plan); - Progressives identify that the issues for supermarkets are generally always ‘edge’ effects e.g. noise, traffic etc; - Indicative positioning of supermarket on the site leaves some residual land that Progressives anticipates developing for residential purposes – this would also access Havelock Road directly; - Parkvale School leases some land at the rear of the Progressives site for additional playing fields; - Progressives have commissioned a Retail Impact Assessment report, confirming that impact of a supermarket in this location on the city centre is negligible (prepared to provide to HDC – copy provided via email 11 February 2016); - Progressives have had some early geotech work done on their site (prepared to provide results of this to HDC). Requested that if any testing done by Council, then please provide results to landowners as well; - Traffic Design Group have been working for Progressives on roading investigations for this site, including discussions with HDC roading engineers about a roundabout option for Havelock Road, and indications provided to Progressives are that it can work; - Council staff advised that Council, not surprisingly, would not be supportive of a supermarket in this location as it is being rezoned for residential use, and also not supportive of access to Havelock Road; - Mr Foster indicated that Progressives are determined to proceed with a supermarket in this location. 	<p>Rowan Wallis/ Megan Gaffaney/ Craig Scott/ Rowena Macdonald</p>

Late Feb 16	Make contact with mana whenua to introduce rezoning proposal, and inviting initial comment/feedback.	
	<p>18 February 2016</p> <p>Email to Morry Black & Ngaio Tuika, Ngati Kahungunu Iwi & Marei Apatu, Te Taiwhenua</p> <p>Advising of:</p> <ul style="list-style-type: none"> - Council's current proposed variations for industrial and greenfield residential growth, including Howard Street residential growth area, and timelines and Council staff responsibility for each; - Referring to the relationship of the proposals to HPUDS; - Confirming that each proposal will follow the Schedule 1 process under the RMA; and - Inviting contact about any of the proposals, if they wish to discuss. 	Megan Gaffaney
Late Feb 16	Roundtable meeting with select HDC staff, Simon Tremain & Cam Ward (and their consultants), to discuss HDC's initial development concept for rezoning area and servicing investment, and to discuss the structure plan/plan variation process linking in with their retirement village proposal.	
	<p>3pm, 29 February 2016 at HDC</p> <p>Meeting with Simon Tremain & Cam Ward, & Ray O'Callaghan (Engineering Consultant)</p> <p>Discussion points:</p> <ul style="list-style-type: none"> - Draft Structure Plan and repositioning of access road through their property into the wider development area; - Lifestyle village concept and timing of consent against Council's timing for the proposed Plan Variation; - Essential services update and implications for a lifestyle village proposal on their land – particularly wastewater capacity issues and need to increase capacity; - Interest in Council's timeframes going forward. 	Rowan Wallis/ Megan Gaffaney/ Craig Scott/ Brett Chapman/ Rowena Macdonald/ Colin Hosford/ Murray Arnold/ Caleb Sutton
Mar 16	Letter with initial concept plan to all affected and adjoining landowners and key stakeholders (including mana whenua), inviting them to make further contact to discuss, and/or provide written comments/feedback if they wish.	
	<p>1 March 2016</p> <p>Letter and initial draft structure plan sent to affected landowners and neighbouring parties inviting comment – <i>copy of letter & initial concept plan, and map of mailout extent, attached in Appendix to this Consultation Record</i>.</p> <p>Subsequent phone calls received from a number of affected landowners and adjacent owners/occupiers.</p>	Craig Scott

Mar 16	Meeting with Ministry of Education to discuss rezoning proposal and implications for Parkvale School.	
	<p>10.30am, 15 March 2016 at HDC</p> <p>Meeting with Alan Dibley (Ministry of Education) & Genevieve Doube (Beca, Planning Consultant for the Ministry)</p> <p>Issues raised:</p> <ul style="list-style-type: none"> - Parkvale School has very large roll for a primary school (was 563 at July 2015), and is already 2 classrooms short, with limited area for further expansion (school is only 1.87ha in land area); - Existing traffic congestion around the school at present has been identified as a problem; - Ministry is interested in knowing about all growth areas being progressed by Council at present and the expected yield and timeframes – Howard St residential area (@190 lots) & Iona residential area (@400 lots) are of particular interest due to limited capacity of Lucknow School and Te Mata School, as well as Parkvale School, and cross-pollination effect between schools (Havelock North and Hastings East) - Ministry also interested in specific development proposals within Howard St residential growth area – discussed lifestyle village proposed for land next door to Parkvale School, and supermarket proposed for land at the rear of the school; - Main concerns for the Ministry are: <ul style="list-style-type: none"> • Need to plan for roll growth and capacity of school (~190 lots = additional ~50 primary school age children) – preference for single storey school accommodation, but any provision for roll growth for Parkvale School may necessitate 2-storey construction; • Traffic safety implications – residential development would add significant additional traffic on Howard Street, additional traffic alongside the school boundary, impact on school parking and drop off area, provision for safe pedestrian and cycling linkages to the school important; • Supermarket access off Havelock Road poses serious concern for the Ministry around traffic and safety if becomes a through route to Howard St (preference for no link from Havelock Road through past the school to Howard St); • Additional traffic noise from new road along boundary of school and impact on school learning environment – classrooms are old and have no current acoustic protection. - Matters of priority for the Ministry are: <ul style="list-style-type: none"> • New road along school boundary presents opportunity to improve parking and traffic safety associated with the school – need to consider provision for this when determining structure plan road reserve width and design around the school – angle parking and drop zones, pedestrian and cycleway provision etc; 	<p>Megan Gaffaney/ Craig Scott/ Rowena Macdonald</p>

	<ul style="list-style-type: none"> • Aim to dissipate school traffic if possible, so that not all concentrated in one place on Howard St – review pedestrian and cycleway linkages to the school; • Provide for habits of parents dropping off – design to make provision for this, so avoid unsafe manoeuvres; • Consider safety recommendations for Howard St itself e.g. design, parking provision, speed limits & zones etc. <p>Email received from Alan Dibley dated 4 April 2016.</p>	
March 16	Individual meetings with landowners and stakeholders who request it, to discuss initial concept plan and provide feedback.	
	<p>10am, 10 March 2016 at HDC</p> <p>Meeting with Richard Fyfe (1245 Howard Street)</p> <p>Issues raised:</p> <ul style="list-style-type: none"> - Concerned that proposed road location might encroach into his lifestyle site, as he has plans and development is already underway for a dwelling on this site (confirmed that the initial road alignment was not situated on his side of the boundary, and was unlikely to); - Requested consideration of alternative positioning for road to go along his other boundary, on the Hastings Villas Limited side. Response given was that this would be included in considerations but at first glance was unlikely to be favoured by Council for a number of reasons; - Sought information about other development areas currently being pursued by Council – response was that Council was pursuing Lyndhurst to Expressway, Iona Triangle & Howard Street, at present. 	Craig Scott/ Rowena Macdonald
	<p>Email from Reg & Natalie Corbett (45/1232 Howard St) dated 11 March 2016:</p> <ul style="list-style-type: none"> - Concerned about increase in traffic on Howard St that will occur, especially around school drop off and pick up times; - Support cycle/walkway linkage. 	Craig Scott
	<p>Letter from RP & JH Connolly (24/1232 Howard Street) dated 13 March 2016:</p> <ul style="list-style-type: none"> - In general support and seen as good addition for Hastings; - Wonder about the boundaries of the area being clearly defined with shrubs, and about entry and exit to Howard Street (busy at school pick up and drop off times); - Preference for central location of the recreational area; - Support for cycle/walkways. 	Craig Scott
	<p>9am, 16 March 2016 at 1259 Howard Street</p> <p>Meeting with Karen Cooper (1259 Howard Street) – NB. Richard Fyfe (1245 Howard Street) & Colin Shanley also present</p> <p>Issues raised:</p> <ul style="list-style-type: none"> - Location of the structure plan road a concern for Karen and Richard – can it be located on the other side of Richard’s property? Discussed reasons for the road location selected to future-proof roading options into the future; 	Craig Scott/ Rowena Macdonald

	<ul style="list-style-type: none"> - Structure plan road impacts significantly on amenity of Richard’s lifestyle property – not expecting a road along the boundary; - Structure plan road impacts significantly on economic viability of Karen’s land, especially when considered together with the land that would be taken for the proposed stormwater detention area at the other end of her property...squeezing and constraining options for her land even more than is currently the case; - Concern about 30m buffer between Plains and Residential Zones... what happened to the vegetation buffer indicated in HPUDS? – 30m buffer in the Plan would effectively be addressed through 20m road reserve plus 10m inside Richard’s boundary; - Karen concerned that she is losing land, constraining her ability to plan and make a living from her land, but receives absolutely none of the benefits – prefer all her land was included in the rezoning or none at all; - Questions for Council engineers: <ul style="list-style-type: none"> • details of location and design of proposed wastewater pump, and if they emit any noise; • details of rough area/dimensions/encroachment of stormwater detention area into Karen’s land; - Concern for both Karen and Richard that they are now in a holding pattern with the uncertainty of a rezoning hanging over them which came out of the blue (10 years earlier than expected), and that they will have to spend their own time, energy and money to ensure their interests are protected/provided for; - For both Karen and Richard, this issue is not just about their respective houses and land, this is their family home/future, and the proposal has arisen unexpectedly and is a stress. 	
	<p>2pm, 16 March 2016 at HDC</p> <p>Meeting with Gordon Smith (260 Havelock Road)</p> <p>Issues raised:</p> <ul style="list-style-type: none"> - Queried status of the Countdown supermarket proposal – explained that indications are that supermarket proposal is being progressed; - Process of development on his land if he decides to – what hoops he would have to go through, what servicing and roading costs would likely be, would he have ability to add additional lots off his current Havelock Road access?? – explained that he would require subdivision consent, unsure what development contributions will be, and further use of access onto Havelock Road would be unlikely; - Concern that supermarket landowner surrounding his property may prevent him hooking up to structure plan services if he decides to develop; - Interested in timing of any development – explained development would likely be a couple of years away before seeing any action on the ground; - Preference for quality residential amenity from any development. 	<p>Craig Scott/ Rowena Macdonald</p>

	<p>4pm, 17 March 2016 at 208 Havelock Road</p> <p>Meeting with Chris Burns (208 Havelock Road)</p> <p>Issues raised:</p> <ul style="list-style-type: none"> - General acceptance of the overall rezoning proposal, provided they are not disadvantaged; - Preference for cycleway to avoid the secondary dwelling at the front of their property – discussed directing it through the gap between that dwelling and the line of trees on the boundary with adjoining property; - Request that there be some benefit to be derived in terms of development rights for their property as part of this rezoning proposal – indicated clear interest in subdividing off the current secondary dwelling, and possibly other residential lots within any part of their property to be rezoned Residential, plus would also look to subdivide off a further lot at the rear of the current primary dwelling to build a new home (some discussion about constraints on ability to do that under a Plains Production zoning); - Discussion around likely development timeframes, so that they can plan ahead a little – explained statutory rezoning process likely to take til end of 2016 (minimum) but possibly longer than that, then uptake of development depends on timeframe for provision of services, residential housing demand at the time, and the appetite of landowners to develop their land. 	<p>Craig Scott/ Rowena Madonald</p>
<p>March 16</p>	<p>Open Session for landowners and stakeholders to discuss initial concept plan with Council staff, and provide feedback.</p>	
	<p>4pm – 6.30pm, 16 March 2016 at HDC</p> <p>Open Session...Sixteen affected landowners and adjacent landowners/occupiers are recorded as having attended (<i>a copy of the attendance register is attached in Appendix to this Consultation Record</i>)</p> <p>Summary of key matters raised and discussed during the course of the evening:</p> <ul style="list-style-type: none"> - Existing traffic congestion issues on Howard Street associated with Parkvale School drop off and pick up times, and the impact that additional residential development will have on the existing problem; - Location of access roads into the development area and impacts on those affected landowners (Cooper/Fyfe), as well as traffic safety and amenity effects for the school and those living in the area; - Concern about the adverse effects associated with any potential supermarket proposal for the Havelock Road side, including: <ul style="list-style-type: none"> • traffic generation and manouevring impacts on Havelock Road and wider road network; • ‘rat run’ potential between Havelock Road and Howard Street; • noise effects from supermarket deliveries, rubbish collection services, staff arriving and departing, as well as customers; • security issues – carpark use at night; 	<p>Craig Scott/ Rowena Macdonald/ Brett Chapman/ Matt Kneebone</p> <p>(Megan Gaffaney/ Rowan Wallis – attended for part of the session)</p>

	<ul style="list-style-type: none"> - Amenity of any potential lifestyle village proposal – quality of the development/houses, small lot sizes, sufficient internal parking provision etc; - Density provisions within the zone, concerns over the development of higher density developments; - Location of parks/reserve for affected landowners (Gee); - Location of the outer boundary of the rezoning area, and impacts on those affected landowners caught between the rezoning and the Riverslea Drain (Cooper/Kelly/Masters); - Existing use rights, eg the ability for landowners to continue on with current activities; - Location and extent of stormwater detention area and impacts on those affected landowners (Masters/Cooper); - Stormwater provisions within the zone, how it will be transferred to the detention area...onsite retention for individual properties; - Potential flooding concerns associated with the detention area (can probably add it to shape/size); - What happens to existing services/access; - Potential timeframes/what happens next/how process works/when development will occur. 	
31 Mar 16	Written feedback from landowners.	
	<p>Ian Kelly (204 Havelock Road)</p> <p>Letter from this affected landowner dated 29 March 2016:</p> <ul style="list-style-type: none"> - Concerned about stormwater detention area in terms of maintaining access to ‘Kelly’s Engineering’ at 204A Havelock Road and impact on viability of the business; - Concerned about flow of stormwater drains to the north east Howard Street corner; - Concerned about stormwater area encroaching into 204 Havelock Road and impact on residence; - Dimensions of the stormwater detention area and drain, and impact on house and business, will determine if ultimately in favour. 	
	<p>Chris & Lorraine Burns (208 Havelock Road)</p> <p>Formal written comments from this affected landowner received by email on 29 March 2016:</p> <ul style="list-style-type: none"> - Opposed to location of proposed cycleway connecting through to Havelock Road severing their property; - Opposed to a partial Plains/partial Residential zoning severing their property. 	<p>Craig Scott/Rowena Macdonald</p>

	<p>Karen Cooper (1259 Howard Street), Richard Fyfe (1245 Howard Street), and Chris & Lorraine Burns (208 Havelock Road)</p> <p>Joint written comments from these affected landowners received by email dated 30 March 2016:</p> <ul style="list-style-type: none"> - Opposed to location of road and cycleway on eastern boundary of current rezoning proposal; - Suggest alternative location for road on the other side of Rob Fyfe’s property (boundary closer to the City). 	
	<p>Karen Cooper (1259 Howard Street)</p> <p>Formal written comments from this affected landowner received by email dated 30 March 2016:</p> <ul style="list-style-type: none"> - The proposed rezoning results in her residential dwelling and gardens being squeezed between a road on one side and a stormwater detention area on the other side. - Opposed to the current rezoning proposal in respect of her property and in relation to both the proposed collector road and the proposed stormwater detention zone. The main reasons being: <ol style="list-style-type: none"> 1. Considers there would be significant negative impact on her property – that together they totally decimate her property; 2. Considers there would be insufficient land left either for any form of horticultural or agricultural activity (if the property was to remain zoned plains) or for development of residential sections (if the property was included in the rezoning); 3. Considers likely significant drop in value of her property (currently estimated as 30-50%); 4. No or limited capital gain from the property whereas others such as developers and property owners able to sell land to developers or develop it themselves within the rezoned land would get significant capital gain; 5. The proposed road and stormwater detention zone are outside the HPU DS footprint; 6. Considers she is disadvantaged financially due to the timing of the rezoning; - 1st preference is for entire property to be rezoned Residential, without proposed road, but may consider negotiation around buffer/proposed stormwater detention area alongside Awahou Drain. 	
	<p>Richard & Mandy Fyfe (1245 Howard Street)</p> <p>Formal written comments from this affected landowner received by email dated 30 March 2016:</p> <ul style="list-style-type: none"> - Opposed to location of proposed road along boundary of their property with Karen Cooper’s land; - Support rezoning of their property to residential. 	

	<p>Tony & Heather Masters (180 Havelock Road)</p> <p>Email received 31 March 2016:</p> <ul style="list-style-type: none"> - Doubt about accuracy of 50-year flood area over their property; - Implications of leading more stormwater to ponding area – proposed stormwater detention area capacity?; Riverslea drain capacity?; - Possibility of further development downstream – between Howard and Ada Streets, and implications for Karamu catchment?; - Quality of stormwater – contaminants entering the ponding area?; - Use of land to the west of ponding area – access in all weather conditions?; - Building up of their land – risk to property in event of water escaping? Proposals for their land to be built up with excavated material? 	
Apr/May 16	Ongoing dialogue with landowners and key stakeholders, as required.	
	<p>Email from Geoff Crawford, Managing Director, Telegraph Hill (Howard Street) dated 30 March 2016:</p> <ul style="list-style-type: none"> - Concerned about residential development occurring next to manufacturing and growing site, and reverse sensitivity issues. 	Craig Scott
	<p>Email from Sharon Jarvis (255 Havelock Road) dated 19 April 2016:</p> <ul style="list-style-type: none"> - Interested in further information regarding update on Countdown supermarket proposal, size of proposed sections, provision of walkway/cycleway along St Georges Road to link up with Crosses Road and Havelock Road. 	Craig Scott
	<p>Ministry of Education (Parkvale School, Howard Street)</p> <p>Formal written comments from the Ministry dated 19 April 2016:</p> <ul style="list-style-type: none"> - Traffic: <ul style="list-style-type: none"> • supportive of safe pedestrian and cycle links proposed, but Parkvale School has existing traffic and parking problems around the school, particularly on Howard Street; • there is a lack of parking, and proposal will see further traffic and safety issues; • location of proposed collector road on boundary of the school will create traffic noise impact on class rooms – not set back from future road by a standard front yard, therefore impact is greater; • Ministry would not support road connection between Howard Street and Havelock Road if this change was proposed; - Ministry is concerned with possible noise and increased traffic volumes associated with a proposed supermarket, particularly from larger trucks which would run along the proposed collector road; - HPUDS has indicated further growth between Havelock North & Hastings. Rezoning places increased pressure on Parkvale School roll which is currently at capacity. Other schools in the area could also be affected by proposed development through changing enrolment patterns. 	Craig Scott

	<ul style="list-style-type: none">- Relief sought:<ul style="list-style-type: none">• Cycleways integrated into design of proposed roads;• Proposed cycleway connection to Havelock Road is brought closer to the school to ensure it is utilized by students and to act as drop off area for parents, which will reduce parking pressure on Howard Street;• Amend Structure Plan so that design of collector road adjacent to school boundary incorporates at least the front yard setback;• Road design incorporates appropriate car parking and a safe drop-off area in the vicinity of the school;• Council consider development implications of a supermarket and residential area around the school;• Council continues to consult with the Ministry throughout the planning & development process of adjacent land.	
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Appendix

- Letter to Landowners (20 January 2016)
- Letter to Affected & Adjacent Landowners and Stakeholders (1 March 2016)
- Attendance Register from Community Open Session (16 March 2016)