

Record of Pre-Notification External Consultation – Iona Plan Variation

CONSULTATION SUMMARY

Persons considered likely to be affected include those within the proposed rezoning area (including the landowner/appellant); those adjoining and adjacent; those who registered an interest in the appeal as a 274 party; those who can view the site; those who could be affected by an increase in traffic volumes as a result of the additional houses; those with existing stormwater outlets; iwi authorities and hapu. Consultation to date has been targeted and with both individual/s and key stakeholders. Hastings District Council is committed to continuing this level of consultation through the formal Resource Management variation process.

Organisations consulted with to date include the Hawkes Bay Regional Council; Ngāti Kahungunu Iwi Incorporated; Te Taiwhenua O Heretaunga; the Ministry of Education; Unison Networks (Electricity Distribution); Chorus (Telecommunications) and Powerco (Gas Distribution).

In terms of clauses 75(b)(vi), 76(2) and 76(6) RMA, it is noted that there is no relevant iwi participation legislation nor Mana Whakahono a Rohe which may apply to this proposal. Councils Strategic Advisor Culture and Heritage, has confirmed that there are no iwi participation agreements or Memoranda of Understanding or equivalent, that need to be taken into account in undertaking consultation on this proposed rezoning. Council has a policy of engaging with whanau, hapu and marae, as well as iwi authorities like Ngati Kahungunu Iwi Incorporated, settlement trusts and post settlement entities. Council recognises that hapu is the terminal identity in customary law where whakapapa is the source of mana [authority]. For this reason Council has engaged for 12 years with hapu as tangata whenua with mana whenua. This has enabled Council to effectively consult on matters provided for under the Resource Management Act. This approach will continue in undertaking consultation on the proposed rezoning of land at Iona.

The following outlines the specific steps undertaken to consult on cultural matters (but as outlined this is continuing and for this reason it is suggested that a step to this effect be included in the Streamlined Planning Process):

- a. We met with Ngaio Tiuka, Ngati Kahungunu Iwi Incorporated on 28 June 2017 and discussed the process that we had been going through in the preparation of the Iona Variation. He had no concerns with the rezoning as it had been identified through the growth strategies and is not affecting any areas of significance. We also advised that the Council was intending to apply to the Minister for a direction on the Streamlined Planning Process

and explained that appeal rights to the Environment Court are not provided for as part of this process. He could see that there would be benefits to the community from the streamlined process and did not oppose the Council's intention to make application to the Minister. Ngaio suggested that we also consult with Marei Apatu, Te Taiwhenua o Heretaunga;

- b. As a result of Ngaio's suggestion we consulted with Marei Apatu, Te Kaihautu, Te Taiwhenua o Heretaunga on 20 July 2017. Topics discussed included HPUDS objectives and fulfilling this by promoting development off the Heretaunga Plains; the proposed rezoning and design elements; importance of the Accidental Discovery Protocol; sites of significance; the street naming process; and Councils intention to apply for a Streamlined Planning Process to rezone land at Iona for residential purposes. Marei suggested that we consult with Dixie Reo or Nema Bartlett at a whanau level from Ngāti Mihiroa along with our intended korero with Jerry Hapuku, Kaumatua and hapu;
- c. Following Marei's suggestion we met with Dixie Reo, Ngāti Mihiroa, to discuss the proposal and three particular areas of interest;
- d. A check with the Hawkes Bay Regional Council, has confirmed that the streamlined process would not create inconsistencies with any agreements that the Hawke's Bay Regional Council has with iwi through the Regional Planning Committee. The role of the Regional Planning Committee is to oversee the review and development of the regional policy statement and regional plans for the Hawke's Bay region, as required under the Resource Management Act 1991. Membership of the committee comprises equal numbers of elected members and Treaty claimant representatives and all committee members have full speaking and voting rights. We have queried with the Regional Council's Manager Strategy and Policy, whether the SPP would impinge on the Regional Planning Committee's terms of reference. He said that the committee only deals with Regional issues and submissions on district matters are delegated to staff, so there would be no impact on the rights of the committee;
- e. To Councils knowledge, there is only one Treaty Claim within the district that is relevant to the land at Iona. There were a number of claims that have aggregated under He Toa Takatini and this has resulted in the establishment of a group Settlement Trust known as the Heretaunga Tamatea Settlement Trust. The following link to the Heretaunga Tamatea Settlement Trust website explains the process followed <http://www.heretaungatamatea.iwi.nz/background>. It is believed that this claim is not due to be finally settled until mid-2018. We are continuing dialogue with the claimants in conjunction with Council's Cultural and Heritage Advisor who has an ongoing relationship with the Settlement Trust and mana whenua. At her suggestion the following consultation process is to occur, which is to conclude by the end of September and is to include the Settlement Trust, hapu and whanau:
 - (i) Marama Laurenson, Strategic Advisor Culture and Heritage, to meet with Dixie Reo and get the list and contacts for the mokopuna of Te Heipora (meeting occurred 23 August 2017, see entry below);
 - (ii) Based on the whanau information provided at (i) above, a meeting invitation is to be sent out and will include Jerry Hapuku, Kaumatua; Dixie Reo, Ngāti Mihiroa and Liz Munroe, Chairperson Heretaunga Tamatea Settlement Trust;

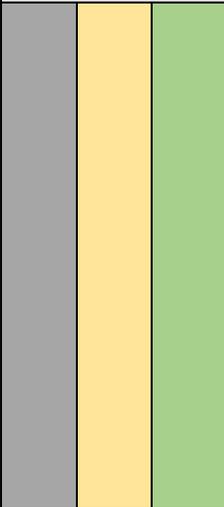
- (iii) Giving a 2-3 week run up to the meeting, it is intended that the following be discussed; the situation with the Streamlined Planning Process application; rationale for SPP – lack of land sections available in a high demand area – only 9 sections available in Havelock North; make a presentation on the area – with a map showing the former marae site and the distance from other features; and get a verbal agreement regarding the planning instrument proposed.

For this reason, Council suggests that it would be appropriate to include a requirement in Step 1 of the SPP process to continue dialogue as outlined above and an additional step in the process so that prior to notifying the variation a draft document is sent to the Trust, hapu and whanau for their comment. Council will also meet with the Trust, hapu and whanau to run through the draft to make commenting easier.

Council has discussed the proposed rezoning with the Ministry of Education (see entry below dated 2 July 2017), who in summary advised “*the Ministry is confident that there is sufficient provision within the Havelock North schooling network to accommodate “in zone” students living within the Havelock North catchment*”. No inclusions were therefore needed to the draft Structure Plan as a result of these discussions. A copy of the email conversation with the Ministry is appended to this consultation summary as **Attachment A**. Council will continue to liaise with the Ministry in implementing its regional growth Strategy, the Heretaunga Plains Urban Development Strategy.

The consultation which has occurred to date is summarised below. It is intended that this table be used as a running log for any future consultation and used during the hearing process. The following table is colour coded for ease of reference as follows (noting that some colours may change as a result of considering feedback on the draft Structure Plan):

❖ Appellant and individual meetings with landowners within the proposed rezoning area (interested parties)	
❖ Meetings with property owners adjoining/adjacent to the proposed rezoning area (interested parties)	
❖ Key stakeholders e.g. Ministry of Education, Hawkes Bay Regional Council	
❖ Iwi Consultation	
❖ More general consultation – Open Public Day	

Date/s	Summary of Consultation	Considerations and Amendments to Draft Structure Plan (where relevant)	Staff Involved	Type of Consultation
2010	<p>The Heretaunga Plains Urban Development Strategy was adopted in 2010. The Heretaunga Plains Urban Development Strategy (HPUDS) is a combined effort by the Hastings District Council, Napier City Council and Hawke's Bay Regional Council to plan for urban growth in the years ahead. In the past, Hastings and Napier have planned for such growth independently. Submissions received and considered with the subject land all now included as being needed for residential growth areas from the period 2010 – 2045 (triangle and the lower hill area included in the precursor to HPUDS, Hastings Urban Development Strategy).</p>		Philip McKay (former Hastings District Council Policy Manager)	
April 2014	<p>Adjoining and adjacent property owners were notified of the submissions received to the Proposed Plan requesting the residential rezoning of the Iona triangle and hill. Opportunity was therefore given to lodge further submissions. Further submissions were received and consideration of these submissions were made through the Section 42A report and hearing. Decisions then released in September 2015.</p>		Anna Sanders, Senior Planner (Special Projects) and Anna Summerfield, Senior Policy Planner	

<p>April 2014</p>	<p>Council Officers also visited properties at 50 Lane Road (Peter Rutter); Josi and Simon Beamish (96 Lane Road) and McCutcheon and Chris Miles (71 Endsleigh Road) in considering written submissions to the Proposed Plan. A sample of properties were selected from varying perspectives of the site to improve Officers understanding of submitters concerns. The Beamish property was also visited again with the Hearings Committee prior to the Proposed Plan hearings for Iona.</p>		<p>Rowan Wallis, (then Team Leader, District Plan Review); Anna Sanders, Senior Planner Policy (Special Projects) and Anna Summerfield, Senior Policy Planner</p>			
<p>July 2016</p>	<p>Iona Issues and Options Paper Released for public comment, which outlined three possible options for rezoning land in this area. These 3 options, described and showed development from a smaller to larger scale on the land identified as suitable for residential growth in the Heretaunga Plains Development Strategy 2010 - 2045 (HPUDS). A copy of the Issues and Options document released can be found at this link - http://www.hastingsdc.govt.nz/files/lonaisuesandoptionsreportjuly2016mergedfinal.pdf. Two community meetings were held to outline the three options.</p> <p>Council received feedback from 34 individuals and groups. A summary of the issues and concerns raised were then summarised for further consideration and can be found here: - http://www.hastingsdc.govt.nz/files/SummaryIonaIssuesandOptionsPaper16Nov2016.pdf.</p>		<p>Rowan Wallis, Policy Manager; Anna Summerfield, Senior Environmental Planner Policy and Anna Sanders, Senior Environmental Planner Policy (Special Projects)</p>			

	<p>These issues and concerns raised through the feedback forms have been used to inform the preparation of the draft Iona Structure Plan and proposed variation.</p>					
<p>November 2016 – July 2017</p>	<p>Iona Working Group Meetings and Site Walkover. The Iona Working Group was made up of Council Officers, landowner agents (Stephen Daysh, Planner and Andrew Taylor, Surveyor) and Family Member (Hamish White) and representatives appointed by the Wider 274 Group:</p> <ul style="list-style-type: none"> • Josi Beamish, 96 Lane Road (adjoins hill portion of the site to the south); • Peter Rutter, 50 Lane Road (adjoins hill portion of the site to the east); • Chris Miles, 71 Endsleigh Road (adjoins hill portion of the site to the west); and • Dale Prebble, 66 Lane Road (adjoins hill portion of the site to the west). <p>Gavin Lister and Mark Radford, Isthmus Group who provided Landscape and Urban Design advice to the Iona Working Group.</p> <p>Minutes of each Working Group meeting and the Working Group Newsletters were submitted to all 274 parties. The Iona Working Group Newsletters were also circulated to those who submitted on the Issues and Options Paper.</p> <p>Appended to this application is a copy of the Working Group Newsletters issued in December 2016 and May 2017 (refer to Attachment 7).</p>	<p>A number of landscape elements and characteristics, environmental effects and mitigation methods were discussed and refinements made during the course of Working Group discussions, these can be summarised as:</p> <p>(a) retention of the central ridge (unplanted, as it is a key feature in the existing landscape) and valley to divide the area into neighbourhoods;</p> <p>(b) an eastern aligned curved main spine road over a western one, as it resulted in less adverse effects on amenity and character as it is positioned in the saddle of the central ridge;</p> <p>(b) the desire for rural character and treatment of the main spine road;</p> <p>(c) an open space reserve network which includes existing ponds and public walkway loop track connections to Lane Road;</p> <p>(d) No new residential lots accessible to Lane Road to assist retain its rural character;</p>	<p>Rowan Wallis, Policy Manager; Anna Summerfield, Senior Environmental Policy Planner and Anna Sanders, Senior Environmental Planner (Special Projects) (plus Colin Hosford, Reserves Manager; and Matt Kneebone, Stomwater Manager</p>			

		<p>(e) Significant planting to the steep slopes in the Upper Plateau neighbourhood;</p> <p>(f) Retention of bull hill as an existing landform and the intention to include this as a neighbourhood feature;</p> <p>(g) creation of neighbourhoods to be sensitive to existing character through the creation of varying plan rules; and</p> <p>(h) Mix of lot sizes and the avoidance of cookie cutter development.</p> <p>These are also documented in the minutes and the outcomes incorporated into the draft Structure Plan released for community feedback on August 1 2017.</p> <p>A copy of the draft Structure Plan is appended to the Streamlined Planning Process application as Attachment 4.</p>					
<p>Adopted 1 July 2017</p>	<p>The Heretaunga Plains Urban Development Strategy is the result of a collaborative approach by the Hastings District Council, Napier City Council and Hawke's Bay Regional Council towards managing urban growth on the Plains from 2015 to 2045.</p>		<p>Mark Clews, Principal Advisor: District Development, Hastings District Council</p>				

	<p>The joint Strategy was first adopted in 2010, then a reviewed version re-adopted by the three councils in 2017 - www.hpuds.co.nz/assets/Document-Library/Strategies/2017-Heretaunga-Plains-Urban-Development-Strategy-incl-Maps-AUG17.pdf.</p> <p>The version adopted in 2010 included the subject land. Submissions were received on the inclusion of land at Iona but this area was recommended to remain as a future growth area, which was confirmed by the three partner Councils. 274 parties and those who submitted on the Issues and Options were advised of the release of the draft HPUDS document and that they could make submissions.</p> <p>Mana whenua input to the review was provided via the Hawkes Bay Regional Council, Regional Planning Committee which includes Appointed Members of Treaty Settlement Groups and two iwi representatives on the review panel.</p>						
<p>2015 – August 2017</p>	<p>Phone, email and individual meetings (onsite and at Council offices) with Peter Rutter (also a member of the Iona Working Group), 50 Lane Road. Property identified within the proposed rezoning area in the draft Structure Plan.</p> <p>Concerns relate to landscape qualities, reverse sensitivity, light spill, noise, traffic and cost of developing the land, due its hilly typography.</p>	<p>Attempts have been made to resolve Peter Rutter’s concerns, these include the concepts introduced in the draft Structure Plan to avoid, remedy or mitigate effects, preparation of cross sections to determine landscape effects, contouring the spine road 6m below the current typography at the boundary of 50 Lane Road to address noise and lighting concerns, land swaps and discussions around the character treatment of the Spine Road adjoining his property.</p>	<p>John O’Shaughnessy, Group Manager Planning and Regulatory Services; Rowan Wallis, Policy Manager and Anna Sanders, Senior Environmental Planner Policy (Special Projects)</p>				

		Discussions will continue through feedback on the draft Structure Plan. Refinements to the draft Structure Plan as a result of these discussions maybe required.		
<p>December 2016 and 4 August 2017</p> <p>Hastings District Council, Policy Meeting Room</p>	<p>William and Cath Davidson, property owners at 47 Gilpin Road (property in the vicinity of an existing stormwater outlet and opposite the Iona Triangle).</p> <p>12/16: Concerns relate to stormwater and the potential for current flows experienced to increase and the potential positioning of the wastewater pump station outside their property. Agreement given in December 2016 that we would meet with the Davidson's individually once the concept for Stormwater management was better understood and the draft Structure Plan had been completed for feedback.</p> <p>4/8: Met with William, Cath, Karen and John Davidson, to discuss how the catchment currently works and the stormwater design prepared and proposed by Tonkin + Taylor. Proposed infrastructure for the stormwater solution (swales, ponds (some existing), inlet structure and detention areas) identified on the draft Structure Plan. Advised that flows to existing outlets are to remain at pre-development flows. Additional design work to be done, consent sought from the Hawkes Bay Regional Council and further discussions with the Davidson's maybe needed.</p> <p>Karen raised whether any upgrades might be proposed to Gilpin Road as part of the rezoning. Explained that our</p>	<p>Wastewater pump station is positioned opposite the Davidson's property and on land to be vested as public open space.</p> <p>Changes to the draft Structure Plan as they relate to stormwater design and management will be needed once further modelling work completed. This is to be completed before notifying the variation.</p>	<p>Rowan Wallis, Policy Manager; Anna Sanders, Senior Environmental Planner Policy (Special Projects) and Matt Kneebone, Stormwater Manager</p>	

	<p>roading engineers would monitor traffic volumes. Post meeting email sent to our roading team suggesting that pre-development counts should be carried out, so we have a baseline.</p> <p>The Davidsons also attended the Stapleford Park/Middle Road community meeting, where discussions centred around stormwater also.</p>			
<p>March 2017 - 10 August 2017</p>	<p>Geoff Gage, property owner within the proposed rezoning area 'Breadalbane Neighbourhood' (62 Breadalbane Avenue).</p> <p>During various phone calls and meetings we have discussed the proposed rezoning of their property in Breadalbane Avenue; the work the Iona Working Group had undertaken to date; early thinking around its character; their development aspirations; preliminary work Gavin Lister had done around some intensification development scenarios and servicing issues (particularly wastewater and stormwater).</p>			
<p>8 February 2017 Hastings District Council, Green Room 10.30am</p>	<p>Met with Gillian Fookes, property owner within the proposed rezoning area 'Breadalbane Neighbourhood' (55 Breadalbane Avenue) and Colin Shanley (Surveyor).</p> <p>Discussed the proposed rezoning of their property in Breadalbane Avenue, the work the Iona Working Group had undertaken to date and our early thinking around its character.</p>		<p>Anna Sanders, Senior Environmental Planner Policy (Special Projects) and Rowan Wallis, Policy Manager</p>	

<p>11 April 2017</p> <p>Hastings District Council, Policy Meeting Room</p> <p>9.30am</p>	<p>Met with Gillian Fookes, property owner within the proposed rezoning area 'Breadalbane Neighbourhood' (55 Breadalbane Avenue) and Colin Shanley (Surveyor).</p> <p>Discussed some preliminary work Gavin Lister had done around some intensification development scenarios and stormwater issues. Concern that the inclusion of any new roads results in loss of density and that better standalone access options exist. Explained that it is just a concept and that more work needs to be done. Agreed that further consultation would occur.</p>		<p>Anna Sanders, Senior Environmental Planner Policy (Special Projects) and Anna Summerfield, Senior Environmental Policy Planner</p>	
<p>11 April 2017</p> <p>Hastings District Council, Policy Meeting Room</p> <p>1.30pm</p>	<p>Initial meeting with Craig Goodier, Principal Engineer/Team Leader (Modelling), Hawkes Bay Regional Council to discuss stormwater modelling work for Iona and the need to look carefully at catchment swaps, effects on development downstream and pre and post development flows. Draft stormwater management plan to be prepared by Tonkin + Taylor.</p>		<p>Rowan Wallis, Policy Manager; Anna Sanders, Senior Environmental Planner Policy (Special Projects) and Matt Kneebone, Stormwater Manager</p>	
<p>8 June 2017</p> <p>140 Lane Road</p>	<p>Met with Stephen and Kim Matthews, onsite at 140 Lane Road (adjoins the Upper Plateau area). Site visit included walking to the rear boundary of their property to look at the proximity of the proposed site and buildings.</p> <p>Discussed intentions with regards to the Upper Plateau and that a concept/master plan was likely to be used to manage development effects.</p>	<p>After this meeting we spoke to our Landscape advisor and discussed the Matthews concerns, which are similar to the Working Groups and which resulted in the inclusion of a masterplan for the Upper Plateau.</p> <p>However, single storey control added to the draft Structure Plan to</p>	<p>Anna Sanders, Senior Environmental Planner Policy (Special Projects) and Anna Summerfield, Senior</p>	

	<p>Matthews outlined that while they understood progress was likely to happen, they wanted to understand how close buildings were likely to be to their common boundary and whether consideration could be given to limiting the height of dwellings along this boundary to single storey (similar situation to Kinloch, Taupo).</p>	<p>some lots as a result of this onsite meeting.</p>	<p>Environmental Policy Planner</p>	
<p>20 June 2017 Chorus, Nick van Druten, Senior Delivery Specialist (by email)</p>	<p>Infrastructure consultation with Chorus as telecommunications infrastructure supplier. Email sent asking whether there is telecommunications capacity. Advised “... <i>Currently Chorus has nowhere near enough capacity in its network for the scale of development you are describing.</i></p> <p><i>However, it is not impossible with some serious civil work and project management to get capacity there from the Havelock Nth. Telephone exchange”.</i></p> <p>No changes needed to the draft Structure Plan needed as a result of this advice but agreed to keep Chorus up to date as the proposed rezoning progresses.</p>		<p>Anna Sanders, Senior Environmental Planner Policy (Special Projects)</p>	
<p>20 June 2017 Powerco, Emma Gibson, Gas Account Manager (by email)</p>	<p>Infrastructure consultation with Powerco as gas infrastructure supplier. Email sent asking whether there is gas distribution capacity. Advised “...<i>Powerco does not currently have gas mains and services in the area Hastings District Council is looking to rezone. The nearest gas main terminates in front of 45 Iona Road however this can be extended and Powerco would be happy to look at providing gas infrastructure to the development and the potential dwellings. Although there is no current works plan in the area Powerco can work directly with the development</i></p>		<p>Anna Sanders, Senior Environmental Planner Policy (Special Projects)</p>	

	<p><i>managing any works with other services and infrastructure to future proof supply”.</i></p> <p>No changes needed to the draft Structure Plan as a result of this advice, but agreed to keep Powerco up to date as the proposed rezoning progresses.</p>			
<p>28 June 2017</p> <p>Ngāti Kahungunu Iwi Incorporated Offices</p> <p>11am</p>	<p>Met with Ngaio Tiuka, Director (Acting) Environment and Natural Resources, Ngāti Kahungunu Iwi Incorporated, and discussed the proposed rezoning; generally that this land has been signaled for potential rezoning in the Heretaunga Plains Urban Development Strategy for some time; housing affordability and the need to look at this regionally; infrastructure; Councils intention to apply for a Streamlined Planning Process to rezone the land at Iona and a suggestion to consult with Taiwhenua. No inclusions needed in the draft Structure Plan as a result of these discussions.</p> <p>It was also agreed when the draft Structure Plan was released that a copy would be provided to Ngāti Kahungunu Iwi Incorporated. On 2 August 2017 a copy of the draft Structure Plan was provided to Ngaio.</p>		<p>Rowan Wallis, Policy Manager and Anna Sanders, Senior Environmental Planner Policy (Special Projects)</p>	
<p>2 July 2017</p> <p>Ministry of Education (Alan Dibley, Regional Property Adviser and Kirsty Oosterkamp, Network Analyst)</p>	<p>Contacted the Ministry of Education to outline the proposed rezoning and ask whether there were any issues Council needed to be aware of in drafting the draft Structure Plan.</p> <p>The Ministry advised Council advised in an email dated 2 August 2017 that <i>“the Ministry is confident that there is sufficient provision within the Havelock North schooling network to accommodate “in zone” students living within</i></p>		<p>Anna Sanders, Senior Environmental Planner Policy (Special Projects)</p>	

<p>Email and phone conversations.</p>	<p><i>the Havelock North catchment. In zone students are those currently residing or have resided at some point within the school's home zone for which they are attending.</i></p> <p><i>The provision of 8 new classrooms, due for completion by end of 2017, will provide additional capacity to the existing network which could be generated from the development of new growth areas identified in HPUDS. The Ministry will also be undertaking an area strategy review in 2018 for the Havelock North schooling network to ensure that we are making best use of the network and providing for any future growth in the area.</i></p> <p><i>In the interim, the Ministry will continue to liaise with HDC regarding new growth areas so that we can anticipate any potential effects these may have on the existing schooling network”</i></p> <p>(The Ministries response is appended to this consultation record as Attachment A).</p> <p>Agreed to provide a copy of the draft Structure Plan once released for community feedback.</p> <p>Ministry advised by email of the release of the draft Structure Plan for community feedback on 2 August 2017 as agreed.</p>				
<p>12 July 2017</p> <p>Hastings District Council, Policy Meeting Room</p>	<p>Met with David MacCallum, property owner of 155 Iona Road and discussed his potential inclusion in the proposed rezoning area, whether he had any development aspirations and how best to provide access should his property be included in the proposed rezoning area.</p>	<p>If this property is to be included in the proposed rezoning area, look at access arrangements to the middle ridge 'Area B'.</p>	<p>Rowan Wallis and Anna Sanders, Senior Environmental Planner Policy</p>		

11am			(Special Projects)		
18 July 2017 Hastings District Council, Policy Meeting Room 2pm	<p>Met with Tony Craig, property owner at 78 Lane Road (a portion of his property is within the proposed rezoning area). Discussed:</p> <ul style="list-style-type: none"> • his concerns that he submitted to the Iona Issues and Options paper on; • Councils intention to include a portion of his property in the proposed rezoning area; • Whether Council might consider including the vacant portion of his property fronting Lane Road in the proposed rezoning area; • Proposed access arrangements to Lane Road (walking, open space service vehicles and retention of existing residential) of which he has a ¼ share in; • whether he had a preference around the proposed inclusion of a portion of his property in the proposed rezoning area and the access arrangements; and • a suggestion that he submit on the draft Structure Plan when released. 		Anna Summerfield, Senior Environmental Policy Planner and Anna Sanders, Senior Environmental Planner Policy (Special Projects)		
18 July 2017 Hastings District Council, Policy Meeting Room 3.30pm	<p>Meet with Roger Pharazyn, property owner at 71 Breadalbane Avenue.</p> <p>Discussed his potential inclusion in the proposed rezoning area and whether he might look at protecting his dwelling (designed by John Scott) as a heritage item. Agreed to provide DP rules around heritage items and continue discussions either at the Breadalbane neighbourhood meeting or individually.</p>		Anna Summerfield, Senior Environmental Planner Policy and Anna Sanders, Senior Environmental Planner Policy (Special Projects)		

	Provisions provided but follow up needed in working through feedback on the draft Structure Plan.				
20 July 2017 Taiwhenua Heretaunga 11am	<p>Meet with Marei Apatu, Te Kaihautu, Te Taiwhenua o Heretaunga. Topics discussed:</p> <ul style="list-style-type: none"> • HPUDS objectives and fulfilling this by promoting development off the Heretaunga Plains; • Discussed the proposed rezoning and design elements; • Importance of the Accidental Discovery Protocol; • Street Naming process; and • Suggestion that we discuss the proposed development with Nema Bartlett or Dixie Reo along with our intended korero with Jerry Hapuku. 		Anna Summerfield, Senior Environmental Planner Policy and Anna Sanders, Senior Environmental Planner Policy (Special Projects)		
21 July 2017 Hastings District Council, Policy Meeting Room 11am	<p>Met with Roger Wiffin, planning agent for the Slade Property, 69 Breadalbane Avenue. Discussed proposed rezoning; a development proposal; and whether this was best served by way of a resource consent application or being included in the proposed rezoning area.</p>		Rowan Wallis and Anna Sanders, Senior Environmental Planner Policy (Special Projects); Anna Summerfield, Senior Environmental Planner Policy and Craig Scott, Policy Planner		
25 July 2017 Hastings District Council, Policy Meeting Room	<p>Meet with Dale and Jenny Prebble, property owners at 66 Lane Road. Discussed:</p> <ul style="list-style-type: none"> • the proposed rezoning and Councils intention to include a portion of their property within the rezoning area; 		Rowan Wallis, Policy Manager and Anna Sanders, Senior Environmental Planner Policy		

<p>1pm</p>	<ul style="list-style-type: none"> the possibility of a deferred zoning, mechanisms for uplift and whether this mechanism would have the same effect on any rate increases; if they chose not to be included in the re-zoning how might Council manage this and their neighbour's desires; if included in the zone, the Prebble's have no intention to develop the site immediately but if and when they do how might it be serviced; and the ability to submit on the draft Structure Plan to shape the final version. 		<p>(Special Projects)</p>		
<p>25 July 2017 Hastings District Council, Policy Meeting Room 2pm</p>	<p>Met with Simon and Kate Andersen, property owners at 145 Iona Road. Discussed:</p> <ul style="list-style-type: none"> the proposed rezoning and Councils intention to include their property within the rezoning area; and the ability to submit on the draft Structure Plan to shape the final version. 		<p>Rowan Wallis, Policy Manager and Anna Sanders, Senior Environmental Planner Policy (Special Projects)</p>		
<p>25 July 2017 Hastings District Council, Policy Meeting Room 4pm</p>	<p>Met with Paul and Julia Beamish. Discussed the Work the Iona Working Group have undertaken to date; use of a masterplan with a suggested maximum of 20 lots to guide development and manage effects, how the open space maintenance and private access adjoining their property is proposed to work and servicing (suggestion that there is a water easement that runs through the Lowe property which provides water to their property). Water easement needs investigating.</p>		<p>Rowan Wallis, Policy Manager and Anna Sanders, Senior Environmental Planner Policy (Special Projects)</p>		
<p>27 July 2017</p>	<p>Presented the draft structure plan to the Iona Working Group</p>		<p>Rowan Wallis, Policy Manager, Anna Sanders</p>		

Hastings District Council, Meeting Room 1 Civic Admin Building 2pm	<p>Discussed all aspects of the structure plan and those relevant to each of the four proposed neighbourhoods, discussed the consultation proposed – neighbourhood group meetings, open day and individual meetings as requested.</p> <p>Outlined and discussed the Council’s intention to apply for a Streamlined Planning Process for the variation to the PDP to rezone the land for residential purposes.</p>		Senior Environmental Planner Policy (Special Projects) and Anna Summerfield Senior Environmental Planner Policy.		
31 July 2017 Hastings District Council, Policy Meeting Room 4pm	Met with Craig Goodier, Principal Engineer / Team Leader (Modelling), HBRC; Gary Clode, HBRC; Russell Nettlingham and Andrew Taylor as landowner agents and Jon Rix, Tonkin and Taylor. Discussed the draft stormwater management plan prepared by Tonkin + Taylor. Additional pre and post development modelling flows needed along with further information on Stormwater Outlet D.	Modelling to be done and built into the Structure Plan where needed.	Rowan Wallis, Policy Manager and Matt Kneebone, Stormwater Manager		
<p>Release of Draft Structure Plan 1 August 2017 for Community Feedback 1 August 2017</p> <p>The release of the draft Structure Plan for community feedback and information on the community open day has been prepared in conjunction with Councils communications team and has included:</p> <ul style="list-style-type: none"> • information on the dedicated webpage on Councils website - http://www.hastingsdc.govt.nz/proposed-residential-growth-2016; • targeted Facebook ads for Havelock North residents inviting feedback and information on the community open day (16 August 2017); • Personal invitations to the five neighbourhood meetings held, which were targeted and organised based on location and common issues; • a paid advertisement in the Havelock North Village Press (free community newspaper which also is circulated to Clive, Haumoana and Te Awanga) on August 1; • A press release and resultant HB Today Article http://www.nzherald.co.nz/hawkes-bay-today/news/article.cfm?c_id=1503462&objectid=11900016; • Targeted flyer drops in the vicinity of the proposed rezoning of Breadalbane Avenue and to the east of the ‘Iona triangle’ which is currently rezoned residential but density changes proposed to meet Heretaunga Plains Urban Development Strategy objectives (Reynolds Road, Arcadia Lane and Chestnut Court) with information about the open day on August 16; and 					

- Emails to those who previously submitted on the Issues and Options Paper, were registered 274 parties to the appeal or have been earlier consulted with on the proposed rezoning.

Feedback on the draft Structure Plan can be provided via downloading a feedback form and emailing it to a dedicated email address or via my voice my choice <http://www.myvoicemychoice.co.nz/iona-urban-growth-area-consultation> Councils online dedicated feedback tool. Feedback on what elements are supported and those which are not, along with the identification of where additional investigations are required have been encouraged. Council will prepare a summary of feedback received and provide preliminary comments. This will be available on Councils website in time.

<p>1 August 2017 – 11 August 2017</p>	<p>Met with the future owner of 142 Lane Road/email discussions.</p> <p>Discussed intentions with regards to the Upper Plateau and that a concept/masterplan plan was likely to be used to manage development effects. A copy of the draft Structure Plan was sent the day it was released for community feedback (1 August 2017), with a suggestion that they submit.</p> <p>A copy of the masterplan was sent, as it includes lot sizes, placement, measurements and assists provide greater clarity.</p> <p>11/8: Met again and discussed the Draft Structure Plan in more detail. Agreed to arrange for two cross sections to be prepared from two different vantage points (dwelling and visitor accommodation) showing a single storey dwelling on proposed lots 14 and 15 and the inclusion of the vegetation control (with a maximum height of 2 metres). Further discussion can then occur.</p>	<p>Changes to the Structure Plan might occur as a result of any feedback received, agreed cross section work and further discussions.</p>	<p>Anna Summerfield, Senior Environmental Planner (Policy) and Anna Sanders, Senior Environmental Planner Policy (Special Projects)</p>		
<p>2 August 2017</p> <p>Draft Structure Plan Neighbourhood</p>	<p>Invitations sent to all property owners in Breadalbane Avenue (properties within the proposed rezoning area). Attended by:</p> <ul style="list-style-type: none"> • Geoff and Lyn Gage – 62 Breadalbane Ave • Stephen and Gillian Fookes – 55 Breadalbane Ave 		<p>Rowan Wallis, Policy Manger; Anna Sanders, Senior Environmental</p>		

<p>Meeting – Breadalbane Avenue, HN Community Centre</p> <p>4pm</p>	<ul style="list-style-type: none"> • Derek, Anne and John Slade as Trustees for Tasman Smith Estate Trust – 69 Breadalbane Avenue • SuYen Pharazyn – 71 Breadalbane Avenue <p>(attendance log kept and on record).</p> <p>Consultation material including the draft Structure Plan and key points prepared and distributed for the 'Breadalbane Neighbourhood' (ENV-9-19-4-17-135) meeting to encourage discussion. Discussed servicing including stormwater, which includes a pressurised sewer main along the existing alignment and individual pressurised sewers for each new residential site; whether existing character was important and whether this should sought to be retained and rating issues.</p> <p>Outlined that while there is not a lot of detail for the Breadalbane neighbourhood itself currently (and more detail may be needed in the refined version of the Structure Plan), we would value comments on the characteristics of Breadalbane Avenue, values that are important to the existing residents and development aspirations. This will help develop the proposed District Plan provisions that would sit alongside the Structure Plan.</p> <p>Towards the conclusion of the meeting project timing and Councils intention to apply for a Streamlined Planning Process for the variation to the PDP to rezone the land for residential purposes was discussed.</p> <p>Follow up email sent to all those who attended this meeting with information on what was discussed and how to provide feedback.</p>		<p>Planner Policy (Special Projects), Craig Scott, Policy Planner and Matt Kneebone, Stormwater Manager</p>		
---	---	--	---	--	--

<p>3 August 2017</p> <p>Unison Networks Limited, Customer Projects Planner, Stephen Whitaker (by email)</p>	<p>Map of proposed rezoning area sent to Unison requesting advice on whether there is current capacity to supply an estimated 390 dwellings, if there are any overhead lines that pose any issues and any Unison infrastructure that will need moving should this land be rezoned. Upon the release of the draft Structure Plan for community feedback and advice of this to them, Unison advised:</p> <p><i>“The roads that flank the highlighted area all have overhead lines which might or might not impact on the proposed subdivision. If the subdivision necessitates the undergrounding of the lines Unison will be willing to look at this option with the costs going to the developer.</i></p> <p><i>There are two 11kV feeders that run along these roads that flank the highlighted area, namely the Te Aute feeder and the Iona feeder. At this point in the network both feeders are rural and I would expect that a network upgrade would be needed for 390 new dwelling.</i></p> <p><i>Depending on the layout as a rule of thumb you could look at approx. 50 dwellings per 300kVA transformer, therefore 8 transformers would be required together with the associated HV and lv switches and pedestals.</i></p> <p><i>To accurately assess and prepare an estimate for this type of subdivision a scheme plan would be required. It generally takes about 8-12 weeks to prepare an electrical layout and an estimate”.</i></p> <p>These feeders may need to be repositioned, but can be built into the project plan. There is nothing that needs further consideration in preparing the Structure Plan for notification.</p>		<p>Anna Sanders, Senior Environmental Planner Policy (Special Projects)</p>	
---	--	--	---	--

<p>3 August 2017</p>	<p>Nadim and Michelle Azar, 142 Lane Road (adjoins the proposed Upper Plateau area to the south). Email received regarding the proposed rezoning. Change of ownership occurred with this property in May 2017. Response sent. Invitation sent to the neighbourhood meeting, but chose not to attend. Their property is currently on the market, so a copy of the draft Structure Plan was sent to the listing agent upon its release.</p>		<p>Anna Sanders, Senior Environmental Planner Policy (Special Projects)</p>	
<p>7 August 2017</p> <p>Draft Structure Plan Neighbourhood Meeting – Stapleford Park/Middle Road/Te Aute Road/Gilpin Road</p> <p>Hastings District Council, Landmarks Room</p> <p>4pm</p>	<p>Invitation sent to property owners in the Stapleford Park, Middle, Te Aute and Gilpin Roads (properties in the lower stormwater catchment and/adjoining the Iona triangle). Attended by:</p> <ul style="list-style-type: none"> • Dave and Kaye Nelson – 93 Richards Road; • Peter and Barbara Moore – 139 Te Aute Road; • Chris Nimon – 155 Middle Road; • William Davidson – 47 Gilpin Road; and • John Davidson and Karen Davidson – 47 Gilpin Road. <p>(attendance log kept and on record).</p> <p>Consultation material including the draft Structure Plan and key points prepared and distributed for the ‘Bull Hill Neighbourhood’ meeting to inform and encourage discussion.</p> <p>Discussed residents’ concerns around the management of stormwater and the servicing of the proposed development area. Concerns in respect of site size in the Bull Hill neighbourhood expressed. Explained that a key outcome for this area is to have a variety of site sizes to enable choice in the market and to provide different housing options for a range of household types, thereby fulfilling HPUDS objectives and Urban NPS requirements.</p>		<p>Rowan Wallis, Policy Manager; Anna Summerfield, Senior Environmental Planner Policy and Matt Kneebone, Stormwater Manager</p>	

	<p>Towards the conclusion of the meeting project timing and Councils intention to apply for a Streamlined Planning Process for the variation to the PDP to rezone the land for residential purposes was discussed.</p> <p>Follow up email sent to all those who attended this meeting with information on what was discussed and how to provide feedback.</p>			
<p>8 August 2017</p> <p>HN Community Centre, Neighbourhood Meeting – Upper Endsleigh</p> <p>4pm</p>	<p>Invitation sent to all property owners in the Upper Endsleigh/Lane Road area (adjoining the Upper Plateau). Attended by:</p> <ul style="list-style-type: none"> • Paul and Julia Beamish – 84 Lane Road; • Chris Miles and Susan McCutcheon – 71 Endsleigh Road; • Keith and Velma Kyle – 98 Lane Road; • Stephen and Kim Matthews – 140 Lane Road; and • David and Karen Kenwright – 57 Endsleigh Road. <p>(attendance log kept and on record).</p> <p>Consultation material including the draft Structure Plan and key points prepared and distributed for the ‘Upper Plateau Neighbourhood’ meeting to inform and encourage discussion.</p> <p>Discussed concerns in respect of traffic impacts, height and species of plantings proposed in the Upper Plateau neighbourhood, and the location of some of the building platforms in relation to the ridgeline in the south-western corner of the upper plateau area.</p> <p>Towards the conclusion of the meeting project timing and Councils intention to apply for a Streamlined Planning Process for the variation to the PDP to rezone the land for residential purposes was discussed.</p>	<p>Additional work and ongoing discussions needed with certain property owners in preparing the notified Structure Plan. More work needed around the height and species of plantings within the Upper Plateau.</p>	<p>Rowan Wallis, Policy Manager; Anna Summerfield, Senior Environmental Planner Policy and Anna Sanders, Senior Environmental Planner Policy (Special Projects)</p>	

	<p>Follow up email sent to all those who attended this meeting with information on what was discussed and how to provide feedback.</p>			
<p>8 August 2017 140 Lane Road</p>	<p>Draft Structure Plan discussed with the Stephen and Kim Matthews (140 Lane Road) at the Upper Endsleigh Neighbourhood Meeting.</p> <p>They asked for greater clarity around the placement of the building platforms in relation to their dwelling and potential effects caused. Also asked whether consideration might be given to the inclusion of vegetation control area on proposed lot 13, similar to what has been suggested and shown on the draft Structure Plan for proposed lots 14 and 15. A maximum height of 2 metres for planting within the vegetation control area was also discussed. Agreed to get a cross section done and to then discuss again.</p>	<p>Some changes may be needed as a result of additional investigations.</p>	<p>Anna Sanders, Senior Environmental Planner Policy (Special Projects)</p>	
<p>9 August 2017 Draft Structure Plan Neighbourhood Meeting – Lane Road Hastings District Council, Landmarks Room 4pm</p>	<p>Invitation sent to all property owners in the lower Lane Road area. Attended by:</p> <ul style="list-style-type: none"> • Peter Mackie - 133 Iona Road; • Matthew and Rozalie Dixon - 8 Lane Road; • David and Jenifer Oliver - 151 Iona Road; and • Robin Wilkins – 153 Iona Road. <p>(attendance log kept and on record).</p> <p>Consultation material including the draft Structure Plan and key points prepared and distributed for the ‘Middle Ridge Neighbourhood’ meeting to inform and encourage discussion.</p> <p>Discussed that the proposed ‘Middle Ridge Neighbourhood’ boundary to the east was at the recommendation of our</p>		<p>Rowan Wallis, Policy Manager; Anna Summerfield, Senior Environmental Planner (Policy) and Anna Sanders, Senior Environmental Planner (Special Projects)</p>	

	<p>Landscape Architect and that it roughly follows the low ridge (adjusted to property boundaries) separating the Lane Road valley from catchment to the west. The boundary is configured so as to retain the existing rural character on Lane Road.</p> <p>Some attendees thought that the boundary could be extended to include some lower Lane Road properties without altering the rural character of Lane Road. Feedback to be provided to Council for consideration, to this effect.</p> <p>Towards the conclusion of the meeting project timing and Councils intention to apply for a Streamlined Planning Process for the variation to the PDP to rezone the land for residential purposes was discussed.</p> <p>Follow up email sent to all those who attended this meeting with information on what was discussed and how to provide feedback. Additional information on zoning, rural character overlay and lot creation history provided by email post neighbourhood meeting (10/8).</p>			
<p>10 August 2017 125 Lane Road 10am</p>	<p>Met with Rebecca Huckle (125 Iona Road), Juliet Cottrell (4 Lane Road) and Warwick Thomson (6 Lane Road) as they could make the neighbourhood meeting the night before.</p> <p>Consultation material prepared for 'Bull Hill Neighbourhood' and 'Middle Ridge Neighbourhood' circulated.</p> <p>Discussed their broad concerns regarding the rezoning; loss of special character, traffic, lighting, commercial node its need and resultant increase in traffic, density in the Bull Hill Neighbourhood, access issues, stormwater, current wildlife populations, tree and Macrocarpa hedge retention; the need</p>		<p>Rowan Wallis, Policy Manager; Anna Sanders, Senior Environmental Planner Policy (Special Projects) and Anna Summerfield, Senior</p>	

	<p>for speed restrictions and Councils intention to apply for an SPP. Thought that the Bull Hill portion of the draft Structure Plan needed additional thought.</p> <p>Explained HPUDs objectives, Urban NPS and that a portion of the land opposite Lane Road is already zoned Residential so a portion of the anticipated effects could be experienced now.</p> <p>Feedback progress outlined and agreed to keep discussing their concerns.</p>		Environmental Planner Policy	
<p>10 August 2017</p> <p>Neighbourhood Meeting – Lower Endsleigh</p> <p>HN Community Centre</p> <p>4pm</p>	<p>Invitation sent to all property owners in the lower Endsleigh Road area. Attended by:</p> <ul style="list-style-type: none"> • Liz Ashby - 225 Middle Road, Havelock North; and • Alex and Jennie Copeland - 31 Endsleigh Road. <p>(attendance log kept and on record).</p> <p>Consultation material including the draft Structure Plan and key points prepared and distributed for the 'Upper Plateau and Middle Ridge Neighbourhoods' to inform and encourage discussion.</p> <p>Discussed concerns in respect of visual impacts; impacts on existing watercourses and streams that are located on the edge of the rezoning area and drain into the proposed open space area; fencing along the proposed open space boundary and security concerns in terms of the location of public walking tracks near neighbouring property boundaries; lighting impacts (support the use of a rural standard for lighting in the hill area) and construction effects – dust and protection of ponds from siltation (mentioned that it's the Hawkes Bay Regional Council that controls these effects). Thought the placement of the reserve was key in assisting mitigate landscape effects.</p>		Rowan Wallis, Policy Manager; Anna Summerfield, Senior Environmental Planner (Policy) and Anna Sanders, Senior Environmental Planner Policy (Special Projects)	

	<p>Towards the conclusion of the meeting project timing and Councils intention to apply for a Streamlined Planning Process for the variation to the PDP to rezone the land for residential purposes was discussed.</p> <p>Follow up email sent to all those who attended this meeting with information on what was discussed and how to provide feedback.</p>			
<p>11 August and 14 August 2017</p> <p>Phone Conversation/ Email</p>	<p>Barbara Muldoon, part owner in 155 Iona Road. Discussed the potential inclusion of this property in the proposed rezoning area; whether there was an ability to opt in or out and up to what point and what the rezoning might mean for her rates.</p>		<p>Anna Sanders, Senior Environmental Planner Policy (Special Projects)</p>	
<p>16 August 2017</p> <p>Community Open Day, HN Community Centre</p> <p>11am – 7pm</p>	<p>The community open day has been advised via targeted Facebook ads, a paid advertisement in the Havelock North Village Press (free community newspaper which also is circulated to Clive, Haumoana and Te Awanga) on August 1, via Councils website, via flyers, the latest newsletter, at the neighbourhood meetings and in email correspondence.</p> <p>Approximately 70 people attended and issues discussed included:</p> <ul style="list-style-type: none"> Spoke to residents of Arcadia Lane and Reynolds Road about site sizes along their boundary edge, heights of new dwellings, yard setbacks, site coverage requirements and the proposed roading layout in the Bull Hill neighbourhood; 		<p>Rowan Wallis, Policy Manager; Anna Summerfield, Senior Environmental Planner Policy; Anna Sanders, Senior Environmental Planner Policy (Special Projects) and Craig Scott, Policy Planner</p>	

	<ul style="list-style-type: none"> • The open space areas and walking tracks were seen as a big positive of the proposed rezoning area. Agreed that bull hill should not be built on, also that a corridor should be retained for walking and birdlife; • Spoke to several people about the possible timing of the development – and the impacts of construction and how these effects are managed; • Retention of character and outlook was a recurring concern with many people valuing their outlook of a treed open landscape and requesting that as many existing trees as possible be retained; • Concerns over design elements of the bull hill/lower catchment, general agreement that they would not like it to look like the Arataki development. Appeared to be agreement that stricter design controls would be suitable; • Spoke to several people who were enquiring about purchasing sections in the rezoning area and when these might be available for sale. Particular interest in wanting to buy in the middle 900/1000m² catchment; • Density of development across all neighbourhoods was a key interest point as well as total numbers of dwellings within each of the proposed neighbourhood areas; • Concern over schooling capacity; • Question regarding whether the Stapleford Park Area should be rezoned residential; • Support for a community commercial area (dairy and/or café); • Breadalbane Ave: <ul style="list-style-type: none"> ○ General Support for larger lot sizes ○ General support for protecting existing character ○ Concerns over modifying the Here Here Stream for development 			
--	--	--	--	--

	<ul style="list-style-type: none"> ○ General questions on how this area would be serviced, ensuring no increase in stormwater runoff ○ Concerns on the effects of additional development on neighbouring properties, both Lane Road and Iona Road sides; ● Questions on how development will be paid for; and ● Traffic Effects, specifically: <ul style="list-style-type: none"> ○ Any additional traffic flow on Lane Road ○ Existing speed, noise and traffic flow issues at the Breadalbane Rd/Iona Rd Intersections ○ Acknowledgement that the Iona/Middle Rd intersection needs to be modified, either roundabout or re-alignment ○ Extending the 50km speed limit along Middle and Iona Roads ○ Concerns regarding the ability of town centre to cope with additional capacity (potential of a bypass discussed) ○ General concerns about potential for rat runs (where traffic is likely to go with current design (Reynolds/Iona Roads)). <p>People who attended were invited to complete the attendance log (kept on file). A follow up email was sent 21/08 again inviting people to provide feedback on the draft Structure Plan.</p>			
<p>Dixie Reo, Ngāti Miihira</p> <p>21 August 2017</p>	<p>Discussed the draft Structure Plan in general terms; housing affordability; National Policy Statement on Urban Development Capacity and the Heretaunga Plains Urban Development Strategy. Dixie sought clarification on three particular areas of interest. Agreed to discuss the proposed rezoning with Jerry Hapuku, Kaumatua and report back to Dixie.</p>		<p>Rowan Wallis, Policy Manager and Anna Sanders, Senior Environmental Planner Policy</p>	

Hastings District Council, Policy Meeting Room 1pm			(Special Projects)	
Dixie Reo, Ngāti Miihira 23 August 2017 Offsite 2pm	<p>Met with Dixie Reo, to discuss the Streamlined Planning Process application and the suggested meeting with whanau, hapu and the Heretaunga Tamatea Settlement Trust. Meeting arranged with invitations to be sent via Marama Laurenson, Councils Strategic Advisor Culture & Heritage and Dixie to ensure mokopuna of Te Heipora are included.</p>		Rowan Wallis, Policy Manager; Marama Laurenson, Strategic Advisor Culture & Heritage; and Anna Sanders, Senior Environmental Planner Policy (Special Projects)	
David and Colleen Youngquest 55 Iona Road, Havelock North 23 August 2017 4 – 5.15pm	<p>Met with David and Colleen Youngquest, owners at 55 Iona Road and discussed:</p> <ul style="list-style-type: none"> • the Working Group process and how it has resulted in the release of the draft Structure Plan for community feedback; • elements of the draft Structure Plan; • the feedback the Youngquest’s previously provided on the Issues and Options Paper; • the Bull Hill and Breadalbane Neighbourhood’s and issues such as the suggested road layout, traffic generation, stormwater management; servicing and the importance of any bulk and location provisions; • the SPP application; and 		Anna Sanders, Senior Environmental Planner Policy (Special Projects) and Craig Scott, Policy Planner	

	<ul style="list-style-type: none"> • how to provide feedback on the draft Structure Plan. 			
<p>Bill Calver</p> <p>117 Iona Road, Havelock North</p> <p>Hastings District Council, Policy Meeting Room</p> <p>30 August 2017 2pm</p>	<p>Discussed:</p> <ul style="list-style-type: none"> • HPUDs objectives and background history to the proposed rezoning of this area; • Urban NPS; • Discussed that the proposed 'Middle Ridge Neighbourhood' boundary to the east was at the recommendation of our Landscape Architect and that it roughly follows the low ridge (adjusted to property boundaries) separating the Lane Road valley from catchment to the west. The boundary is configured so as to retain the existing rural character on Lane Road; • Bills submission on the Issues and Options paper in particular reverse sensitivity issues; • Discussed the SPP application and that it would result in no appeal rights; • Likely sequencing of development; and • Value of properties and rates. 		<p>Rowan Wallis, Policy Manager and Anna Sanders, Senior Environmental Planner Policy (Special Projects)</p>	
<p>Jerry Hapuku, Kaumatua</p> <p>HDC Offices</p> <p>21 September 2017</p>	<p>Met with Jerry Hapuka, Kaumatua following the Maori Joint Committee meeting to let him know that an application had been made to the Minister for the Environment for a direction under the Streamlined Planning Process. His feedback was sought.</p> <p>He had no problems with the SPP application and felt that additional housing was needed at Havelock North. He wanted to ensure that the appropriate protocols were in place for any potential discovery during the development process. He gave the example of the adze discovered on the McHardy? Subdivision and said that a total of 3 had been buried on the Havelock Hills.</p>		<p>Rowan Wallis Environmental Policy Manager</p>	

<p>Hui with Te Heipora</p> <p>Havelock North Community Centre</p> <p>9 October 2017 3.30pm</p>	<p>A hui was held with the Te Heipora whanau to outline the proposed development and the process that will follow included the application to the Minister to follow the SPP process. Feedback was sought on the matters of importance to them. They raised the following issues;</p> <ul style="list-style-type: none"> • Lack of acknowledgement of Te Heipora in consultation on previous projects in Havelock North. • Boundaries of the Karanema Reserve. • Seeking separate treaty claim with the Crown. • Need for Cultural Impact Assessment for the proposed development. • Aim to establish a marae in Havelock North, if successful in their claim. 		<p>Rowan Wallis, Environmental Policy Manager, Anna Sanders, Senior Planner Special Projects, Anna Summerfield, Senior Policy planner, Te Heipora Whanau</p>	
<p>SuYen and Roger Phرازyn</p> <p>HDC Offices</p> <p>10.30am</p>	<p>Discussed the in principle inclusion of their John Scott designed dwelling in the Plan as a Category II historic building and what the implications of this might be for future alterations.</p>		<p>Anna Sanders, Senior Environmental Planner Policy (Special Projects) and Craig Scott (Senior Environmental Planner Policy)</p>	
<p>Peter Rutter</p> <p>HDC Offices</p> <p>17 October 2018</p>	<p>Met with Peter Rutter to discuss effects around maintaining a rural residential zoning for his property. The matters discussed were:</p> <ul style="list-style-type: none"> • Reverse sensitivity and how that will be managed. • Possible setback distances for buildings on the adjoining properties. • Request for a copy of the Wastewater Assessment Report. 		<p>Rowan Wallis, Policy Manager</p>	
<p>Geoff Gage and Stephen Fookes</p>	<p>Discussed progress on the rezoning including the SPP application, what Council was proposing around density and</p>		<p>Anna Sanders, Senior</p>	

<p>HDC Offices</p> <p>18 October 2018 3pm</p>	<p>what Geoff might be proposing for the future development of his properties in Breadalbane Avenue. Discussed a recent development on the outskirts of Levin, Speldhurst Country Estate which Geoff felt had achieved some positive design outcomes using existing trees.</p>		<p>Environmental Planner Policy (Special Projects) and Craig Scott (Senior Environmental Planner Policy)</p>	
<p>Derek Slade</p> <p>24 October 2017 10.30am</p> <p>HDC Offices</p>	<p>Derek Slade and consultant came to discuss the planning implications of a proposed development and idea of lodging an application before the Plan being notified. Was advised that the Resource Consent process would be far more difficult if he took this option, with no guarantee that the development would be approved.</p>		<p>Craig Scott (Senior Environmental Planner Policy) and Michelle Hart (Senior Environmental Planner – Consents)</p>	
<p>Josi & Simon Beamish</p> <p>96 Lane Road</p> <p>Onsite</p> <p>22 November 2017 9am</p>	<p>Josi and Simon have been actively involved in planting the ponds, which are proposed to be vested in Council. This meeting was held to discuss work to date with Council staff who will be responsible for the ongoing management and planting of this area.</p>		<p>Colin Hosford (Parks and Property Services Manager) and Chris Freeman (Parks Policy Planner)</p>	
<p>Mary and Ken Jones</p> <p>HDC Offices</p> <p>12 February 2018 1pm</p>	<p>Brought them up to date on the progress with the SPP application. Outlined how their request from the October hui for the inclusion of a CEA would be incorporated into the Proposed Variation and that it would be the responsibility of the developer to commission the CEA.</p>		<p>Rowan Wallis (Policy Manager) and Anna Sanders (Senior Environmental Planner Policy)</p>	

			(Special Projects))	
<p>Met with Mary Jones and Dr Robert Joseph</p> <p>Location: Facility of Law, University of Waikato, Hamilton</p> <p>7 March 2018</p> <p>11am</p> <p>Variation material (including Structure Plan) was pre-circulated</p>	<p>A meeting was held post the issue of the direction. This meeting builds on earlier ones and a hui last October. This korero covered:</p> <ul style="list-style-type: none"> • The importance of hapu engagement; • The content of the Direction issued by the Minister, in particular steps and timing; • The content of the Variation and Structure Plan (which will be notified as part of the variation to rezone the land); • The inclusion in the draft Subdivision section of a requirement for a (Cultural Effects Assessment (CEA) to be included as part of any subdivision application, which has been included as a result of our hui last October. It was advised that the wording of the provisions relating to the CEA were based on current best practice. It was outlined that any guidance on the provisions, but specifically those around the CEA wording prior to notification were welcome. No changes to the provisions have been suggested to date, but direct notification of the variation will occur and hapu have been advised that any submission made on the variation could incorporate amended wording; • The rezoning process and opportunity for submissions; and • That once notification has occurred the opportunity to meet again to discuss any possible submission. 		<p>Rowan Wallis (Policy Manager) and Anna Sanders (Senior Environmental Planner Policy (Special Projects))</p>	
<p>Peter Rutter</p> <p>50 Lane Road</p> <p>HDC Offices</p>	<p>Confirmed that the structure plan should show his property as remaining in the rural residential zone. Further discussed amenity concerns and how these are proposed to be dealt with in the variation. Specially discussed the treatment of the road</p>		<p>Rowan Wallis (Policy Manager) and Anna Sanders</p>	

<p>20 March 2018</p>	<p>reserve of the Spine Road where is adjoins his property. Agreed when variation is directly notified to send an email outlining specifically where Peter’s concerns have been dealt with, to assist him in preparing any submission.</p>		<p>(Senior Environmental Planner Policy (Special Projects))</p>	
<p>Tom Harper 142 Lane Road Policy Meeting Room, HDC 9.30am</p>	<p>Further discussed amenity issues as it directly relates to this property at 142 Lane Road (cross sections prepared by Isthmus provided). Specifically discussed amenity issues including the location of several building platforms, outdoor living areas and proposed mitigation measures.</p>		<p>Anna Sanders(Senior Environmental Planner Policy (Special Projects))</p>	
<p>William Davidson and Robbie Gardner Middle Road Residents Policy Meeting Room, HDC Offices 2pm</p>	<p>Discussed;</p> <ul style="list-style-type: none"> • the rezoning process including that they will be directly notified and that there will be an opportunity to make submissions; • discussed the various stormwater catchments and mitigation proposed; • Councils intent that the development be stormwater neutral and what Council was proposing to ensure this occurs with outlet ‘D’ through the inclusion of an additional stormwater detention area; • Invitation to meet onsite and/or attend the open session on April 18 to answer any further questions. 		<p>Rowan Wallis (Policy Manager) and Anna Sanders (Senior Environmental Planner Policy (Special Projects))</p>	