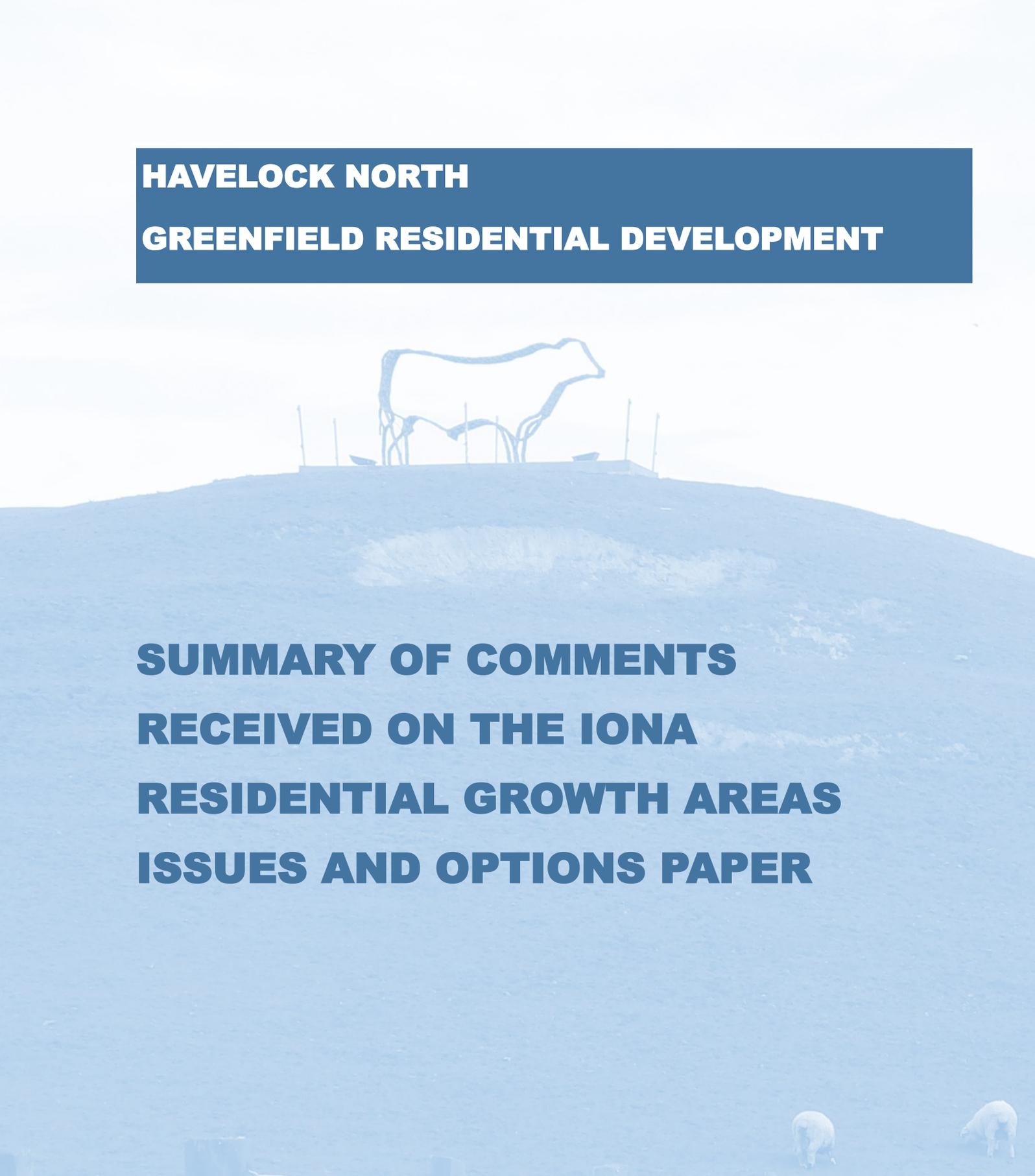


HAVELOCK NORTH

GREENFIELD RESIDENTIAL DEVELOPMENT



**SUMMARY OF COMMENTS
RECEIVED ON THE IONA
RESIDENTIAL GROWTH AREAS
ISSUES AND OPTIONS PAPER**

16 NOVEMBER 2016

Summary of Issues and Concerns Raised from Comments received on the Iona Residential Growth Area Issues and Options Paper

In July 2016 Council released, for public comment, an issues and options paper which outlined all of the potential issues associated with the development of this land. Three possible options for rezoning the land were put forward to stimulate discussion and obtain feedback. Council received comprehensive feedback from more than 34 individuals and groups.

This document provides a summary of the issues and concerns raised by the comments received on the Iona issues and options paper. This feedback is now being carefully considered by Council and will assist in determining a best option to rezone land in this area for housing. The extent of the rezoning area is yet to be determined and can't be finalised until a best option is identified and initial infrastructural investigations have been completed.

Once a best option is identified structure planning work can begin. The Structure Plan shows where main roads, reserves and infrastructure services will go and whether the development will be staged. The information in this summary will then also be used to inform any structure plan process:

Landscape Values	<ul style="list-style-type: none"> • Significant concerns that the landscape values currently associated with this area will be eroded by the sheer scale of development proposed to the extent that this area will lose the beautiful landscape character that makes it special. • Significant level of concern that the amount of earthworks needed to accommodate the number of dwellings proposed would irrevocably change the landscape impacting significantly on character and amenity.
Impact on Character of the Area	<p>The attributes that give this area its character include space, views, greenery (trees and plantings that have been developed by current landowners), bird life, peace and quiet and privacy. Part of the character of Iona is also the undulating nature of the road and surrounding land.</p> <ul style="list-style-type: none"> • Concerns raised that the proposed development will result in a loss or erosion of this character – including a loss of privacy, green landscape and trees, loss of peace and quiet, loss of space for tree planting, reduction in habitat for bee and bird life. • Concern that such urban development will destroy the desirability of the Iona area. • <i>“Small sections (650m²) provide no room to develop and build upon the green belt appeal that makes this area unique. The lifestyle properties contribute huge spillover benefits as they ensure plenty of flora and birdlife, but not the subdivisions of today”.</i> <p>Suggestions made from submitters of how the character of this area can be retained:</p> <ul style="list-style-type: none"> • Retain lifestyle character (larger sized sections) in the lower HPUDS areas fronting Iona Rd; • Retain existing vegetation within the development area including mature trees on land neighbouring Stapleford Park and fronting Middle Road as a reserve area; and • Minimum section sizes 700m² with larger sections of 1000m² on the road frontage (with smaller sections in behind) to give a feeling of space (in the Triangle Site).

Biodiversity / Bird life / Wetlands	<ul style="list-style-type: none"> • Concerns that the proposed level of development will result in a loss of bird habitat; • Concerns raised over the impacts of construction / earthworks on the existing birdlife (including harrier hawks, bellbirds, tui, pheasants, ducks, quail, finch, pukekos, starlings, fantails and blackbirds); • Significant concerns of the impact of a large number of new residents / dwellings on flora and fauna that have established in the area; • Seek retention of the ecology of the area, specifically the wetlands area which supports small creatures including frogs and eels; and • Conserve the wildlife habitat and feeding flight path of the native birds that exist in this area.
Views / Rural Outlook / Visual Effects	<p>Concern at the potential impacts on amenity of a loss of views / rural outlook / loss of rural and lifestyle amenity values attributed to the outlook of properties onto lifestyle blocks and rural farmland.</p> <ul style="list-style-type: none"> • The hill site is too steep to provide ideal residential development sites without a significant change to the landscape. Such earthworks will spoil the environment of the hills. • Suburban development of the Hill site will create a finger of urban scale development surrounded by rural residential properties. This finger or island of intense development would look out of place, with no ability for new houses to blend in with the existing surroundings thereby creating visual effects on the existing landscape. • Such development as proposed would seriously impact the stunning rural outlook.
Reverse Sensitivity	<ul style="list-style-type: none"> • Concerns at the potential conflicts between urban dwellers and rural residential properties owners and how these impacts can be managed. • Conflicts between the expectations of urban residential property owners and the everyday activities of any rural residential neighbours (effects and activities such as noise/spray drift/ stock/ smoke from rubbish fires / frost protection measures).
Productive Land Value	<p>Land between Middle and Te Aute Roads not economic for Plains Production purposes but could be suitable for residential development. Cannot get any contractor to lease this land as it is too small / not suitable for extensive horticulture eg, vegetables, as water bore of insufficient size – some landowners in this area are caught in this situation of economy of size.</p> <ul style="list-style-type: none"> • That the Middle Rd – Te Aute Rd area should form part of the structure plan. • Rural residential land in this area may not be as attractive or easy to lease if the development proposal goes ahead – more traffic making stock movement much more difficult on the surrounding roads.
Impact on wider village infrastructure Education facilities, village centre services	<ul style="list-style-type: none"> • Concern at the impacts of such development on local schools and their ability to cope with such an increase in population. Concern that increased population will place greater pressure on existing services or the need to provide additional or new services for a larger population – e.g. carparking in the village will need to be improved.
Impact on the Attractiveness of the Village as a Whole	<p>Development of this nature will impact on how the whole village is viewed and its attractiveness as a destination (effects on tourism).</p> <ul style="list-style-type: none"> • Concern that the amount of subdivision in Havelock North will result in a loss of identity for the Village. The original beauty of the village is due

	<p>to the large residential sites, the foot hill topography, which gave space for the planting and the establishment of beautiful gardens and established privacy; and</p> <ul style="list-style-type: none"> • Concern that the expansion of residential development in Havelock North will negatively impact its coveted village feel.
<p>Traffic Congestion</p> <p>Traffic Safety issues</p>	<p>Currently traffic congestion occurs through the village – Middle / Porter & Te Aute / Porter and Lucknow / Middle Roads - already there is a bottleneck of traffic flow from Havelock to Hastings at the above intersections and village roundabouts. Add hundreds more houses and cars and it could put significant pressure on the existing systems exacerbating traffic congestion. There is no arterial route able to easily cross through the village and access the route to Napier.</p> <ul style="list-style-type: none"> • Given the quantity of sections proposed and that most households have two vehicles how does the Council intend to facilitate a free flow of traffic through the village?; • Concern at the adequacy of the existing roading network that will immediately service the proposed development; • Concern at the narrowness of Lane and Gilpin Roads - currently an issue and could be exacerbated with an increased level of traffic; e.g. blind corners on Lane Rd make it dangerous for increased traffic and/or walking / cycling traffic; and • Concern that increased traffic on any accessways shared by existing property owners with the development area will further decrease the attractiveness of living in this location.
<p>Road Alignments / Treatments / and Options</p>	<ul style="list-style-type: none"> • Support for maintaining the existing road alignments with the possibility of a roundabout at the Middle / Iona intersection; • Option 4 supported by some but strongly opposed by others, particularly if private land needs to be taken as this has serious implications for the ability of landowners to continue to use their land for productive purposes; • Some support for roading Option 2 as this appears to be the least disruptive but there are also landowners in opposition to this option; • Some support for the alternative intersection design for Middle and Iona Roads as shown on Figure 9 (page 31) of the Issues and Options report; • Concern in respect of the potential location of roads behind existing residential properties adjacent to the triangle site; • Concern at the narrowness of Gilpin road and impacts of an increase in use as a result of proposed development - this road needs upgrading now as it is increasingly busy and used by heavy vehicles in preference to going through the village; • Concern from some residents that there will be road access from the Triangle development site onto Iona Rd. Other comments suggest that the extension of Reynolds Rd should connect to Iona rather than Middle Rd as Iona is not as busy; and • Any roading design should ensure ease of access for emergency services.
<p>Security and Adequacy of Water Supply / Water Pressure</p>	<ul style="list-style-type: none"> • Concern that water pressure may reduce as a result of further development;

Issues / Fire Fighting	<ul style="list-style-type: none"> • Many queried the ability to supply sufficient, adequate, and safe drinking water to the existing Havelock North Residential area, let alone to the additional population that such a development would cater for; • Concerns raised at proposed reduced water services - a lack of fire-fighting capacity for some parts of the development area; and • Concern that there will be an increased fire hazard risk because of the increase in population.
Stormwater Runoff Issues and Potential for Flooding	<ul style="list-style-type: none"> • Concern at the potential location of pipes (infrastructure) in relation to existing property boundaries adjacent to the Triangle site; • Stormwater runoff concerns for lower landowners (north-west of Middle Road to the Karamu Stream), already these properties are experiencing ponding after heavy rain from runoff uphill and have advised that the Gilpin Road drain is not functional currently; • Existing stormwater and flooding issues in this area would increase with more development – already regular maintenance is required of roadside drains to reduce blockages and reduce potential for flooding; • Some individual property owners in this location have serious concerns that stormwater will affect their property and their use of it for productive purposes; • Property owners in this area want more detail on how additional stormwater is proposed to be managed; • Suggestion from a current landowner that stormwater currently running under the middle road culvert be diverted to the existing open drain in Gilpin Rd to run downhill to a narrow culvert in Gilpin Rd; • Any stormwater arising from development can and should be managed appropriately by the landowner developing the land within their own landholdings; and • No support for land acquisition for stormwater detention in the vicinity of the Middle and Gilpin Road as this is not necessary nor is it an efficient infrastructure response.
Adequate wastewater servicing	<ul style="list-style-type: none"> • Some landowners are concerned about the location of any new pump station along Middle Rd and whether this will have an impact on the use of their property; • Queries from landowners of existing properties in Stapleford Park whether they can hook into any public sewer system; and • The larger area would provide efficiencies around the provision and staging of infrastructure.
Need for Residential Development / Develop Alternative Areas	<ul style="list-style-type: none"> • Query the need / demand for additional residential sections in Havelock North; • The larger area of land provides the greatest number of sections, thereby future proofing residential land supply; • Many comments seek that other areas such as Brookvale, Arataki or the Te Aute / Middle Rd area are developed instead of or ahead of the Iona area. • One comment questioned the merits of a piecemeal approach to the zoning of this area and suggested that all land within the growth area form part of the development of a single and comprehensive Structure Plan and subsequent variation to the District Plan to rezone the land. This will provide certainty to neighbouring landowners and ensure a comprehensive planning approach to consider how any potential impacts on the amenity of neighbouring properties can be managed.

Light and noise pollution	<ul style="list-style-type: none"> • From new residences impacting the character and amenity of the area.
Construction Effects / Earthworks / Dust / Visual and Noise Effects	<ul style="list-style-type: none"> • Noise, traffic, dust, and visual impacts – how this can be managed and over what length of time will this need to be endured; • The development as proposed will require the recontouring of land with existing natural watercourses and ponds being potentially adversely affected by soil movement and runoff; • The amount of earthworks will destroy the aesthetics of the landscape in this area; and • Potential for road damage by trucks during earthworks and construction phase.
Geotechnical Issues	<ul style="list-style-type: none"> • Concern at the potential for increased landslide risk given the amount of earthworks likely to accommodate the proposed density of development; and • Geotechnical investigations have been undertaken and the conclusions around land stability supported.
Development Costs	Concerns raised that the cost of developing the hill site could be prohibitive for Council and that there are other options which are more cost efficient (either rural residential or larger lot development where no public sewer is required or alternative areas such as Arataki or Brookvale).
Property Values	<ul style="list-style-type: none"> • Concern that small sections sizes will devalue surrounding land and area; • Concern that erosion of lifestyle character and landscape values will devalue existing properties; • Concern that high value and high amenity rural residential properties would be destroyed to create a standard suburban subdivision; • Concern that the proposed development could adversely affect the investment that existing property owners have made in creating and maintaining this landscape collectively (landscaping and planting, particularly around the wetland areas, and encouragement of bird life, managing spray programmes and regional council possum baiting programme) and individually in respect of improvements made to their own properties; and • Concern that the development would create increased costs for services to all ratepayers in this area (an overall rise in rates).
Density of Development	<ul style="list-style-type: none"> • Many concerns that the proposed development is too dense and not appropriate given the landscape / topography of the area; • Development proposals are too intense and widespread and as a consequence will negatively impact the stunning landscape; • Concern that smaller section sizes will impact on sunlight and views/ rural outlook of existing neighbouring properties (particularly those adjacent to the Triangle site); and • Similarly there is concern of the potential for two storey dwellings locating on neighbouring or surrounding properties which block sunlight / daylight.
Subdivision Design	<ul style="list-style-type: none"> • Concern that this proposal will result in typical suburban “estate” type housing throughout this area and that such a mass of this type of development will have a detrimental effect on the existing character and amenity of this area;

	<ul style="list-style-type: none"> • Suggestion that specific district plan rules, or covenants or design criteria be developed to ensure quality of potential housing design and that address matters such as dwelling height, size, colour and style appropriate for the landscape; • Suggestion that specific tailored zoning provisions be developed to recognise the planning issues for the Hill area. For example, the Council could consider a Deferred Zoning approach for the higher Hills land area, based around triggers associated with infrastructure servicing and the maturing of planted areas that can be put in place early to mitigate the effects on neighbours from the identified residential nodes in this higher area; • Some comments suggest a balance is needed between housing development and maintaining the special nature and character of the landscape and area as a whole; and • The importance of creating a high quality environment that focuses on good urban design that establishes a sense of community and makes connections to the existing residential environment is highlighted.
Reserve Areas and linkages	<p>Support for the area between the bull hill to the intersection of Gilpin/Iona and Middle roads) to be kept as a reserve (<i>“a unique piece of landscape that would be great set aside as a public area”</i>).</p> <ul style="list-style-type: none"> • Native planting suggested; • Bull hill considered an important feature that should be retained. This could be seen as providing ‘a gateway landmark to HN and provide a linkage between the triangle and foothill areas’; and • Support for pathways, cycleways and pedestrian linkages.
Commercial activities	<ul style="list-style-type: none"> • Many people commented that commercial activities such as dairies should not be allowed and one also commented that a dairy or commercial activity and playground would significantly affect or ruin the character of the area; and • One comment was received that supports a small commercial node in the vicinity of the proposed neighbourhood reserve on Iona to cater for a dairy / café style development and considers this would add to the residential amenity of the area.
Appropriate Zoning of the Triangle Site	<p>Many people commented that the character residential zoning of this land should be retained or that section sizes should be around 600-700m² or greater in the Triangle site.</p>
Planning Framework HPUDS Regional Policy Statement Hastings District Plan	<ul style="list-style-type: none"> • A number of comments from landowners and the community that are concerned that they were not aware of the review of HPUDS and that there was little time, if any to organise a comprehensive submission in respect of this process; and • There were comments that expressed support for development within these areas and that the Iona Growth area is supported by HPUDS and RPS and that it has been reconfirmed in the 2016 Draft review of HPUDS which is currently subject to the hearing of public submissions.
Overall Comments on Options 1, 2, & 3	<ul style="list-style-type: none"> • The majority of comments received were against development at a higher density than that currently allowed by the rural residential zone of the Hill areas; • A number of people commented that there was a precedent for development within the Triangle Site as Stapleford Park had already been developed but that development of this area should be staged over time and if development had to occur Option 1 was logical;

	<ul style="list-style-type: none">• Others thought that the Character Residential Zone portion of the Triangle (Option1) could be developed but that the deferred zone portion of the Triangle block should be set aside as a reserve area;• If development had to occur on the Hill site then many thought that site sizes in the range of 3000m² – 2 hectares would be suitable but that this would need to be coupled with a strong emphasis on landscape values and ecology and design sensitivity in terms of house placement, materials and design; and• Option 3 did gain support from a few landowners within these HPUDS identified areas on the lower slopes of the Havelock Hills including Breadalbane Avenue.
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