

IONA Working Group

NEWSLETTER

PROPOSED IONA RESIDENTIAL
DEVELOPMENT UPDATE

DECEMBER 2016

The Iona Working Group has been set up to encourage discussions between the parties involved in the Environment Court Process. This newsletter provides an update from this group about the process and the progress made.

Who is the Iona Working Group?

Council Representatives: Rowan Wallis (Policy Manager), Anna Sanders (Senior Policy Planner Special Projects), Anna Summerfield (Senior Policy Planner);

Representatives for the Appellant (Lowe Family): Hamish Whyte (Lowe family representative), Stephen Daysh (Planning Consultant), Andrew Taylor (Surveyor);

Representatives for S274 Parties: Josi Beamish, Peter Rutter, Chris Miles, Dale Prebble, Roger Wiffin (Planning Consultant).

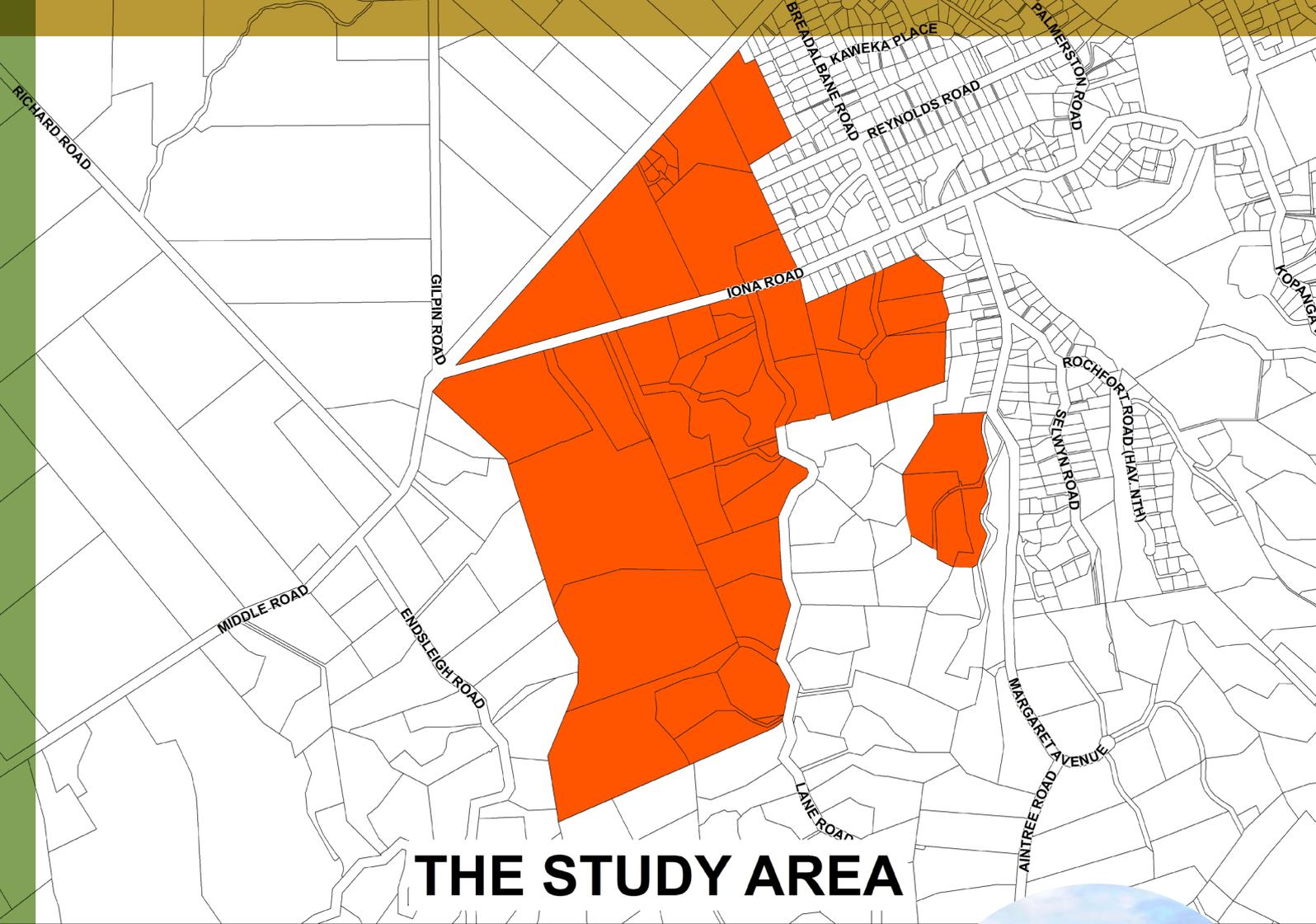
The Iona Working Group met on November 30 and again on December 7 to make a start on a *design-led draft plan for residential development in the area*.

Comments on the eventual draft structure plan will be able to be made during the full consultation with the wider group and local community that will follow this process.

The Iona Working Group members have agreed to work cooperatively for the long term benefit of the Iona area and Havelock North as a whole. The specific objectives of the group, agreed at these first meetings, are:

- That the Iona Growth Area develop into a place that adds value to Havelock North, providing an opportunity to create innovative land development responses to this unique environment;
- That the quality of the environment created within the Iona Growth Area – both urban and rural residential – reflects best practice urban design outcomes and the NZ Urban Design Protocols;
- That the development provisions that shape the Iona Growth Area seek to achieve the objectives of HPUDS in terms of development that uses land efficiently while creating a high quality residential community; and
- That a structure plan for the Iona Growth Area is developed in a collaborative manner that reflects the objectives outlined above and which meets the Council's timeframes for public notification of a variation to the District Plan in May 2017.





THE STUDY AREA

Design led process and extent of the study area

An holistic approach to the residential development of the Iona area is considered important by the group. Therefore the full extent of the area is included in this design process, as shown on the above map.

However, depending on the outcomes of the group's deliberations, the Variation to the District Plan to rezone land may only include a portion of the total area. The final rezoning area will be determined once the design work has been carried out.

Gavin Lister (Urban Designer; Isthmus Group Ltd) has been engaged to help steer the design process. It is intended that the design process will give consideration to the many issues that were identified through the comments received on the Issues and Options document.



Where to from here?

More Working Group meetings will take place in early 2017, with newsletters being produced as the project develops. Once a draft structure plan has been prepared it will be released for community feedback.

In the meantime if you have any questions about the process, please feel free to get in touch with one of Council's representatives on the Working Group.

IONA

Working Group

NEWSLETTER

PROPOSED IONA RESIDENTIAL DEVELOPMENT UPDATE



The Iona Working Group has been set up to encourage discussions between the parties involved in the Environment Court Process. This newsletter provides an update from this group about the progress made over the first quarter of 2017.

What progress have we made so far?

The Iona Working Group has met frequently since our last update in December 2016. The aim of these sessions was to come up with a design-led draft plan for residential development of the area.

THE WORKING GROUP'S OBJECTIVES ARE THAT:

- the Iona Growth Area develops into a place that adds value to Havelock North, providing an opportunity to create innovative land development responses to this unique environment;
- the quality of the environment created within the Iona Growth Area – both urban and rural residential – reflects best practice urban design outcomes and the NZ Urban Design Protocol;
- the development provisions that shape the Iona Growth Area seek to achieve the objectives of HPUDS in terms of development that uses land efficiently, while creating a high quality residential community; and
- a structure plan for the Iona Growth Area is developed in a collaborative manner that reflects the objectives outlined above, and meets the Council's timeframes for public notification of a variation to the District Plan in May 2017.

Note: The Working Group acknowledges that the above timeframe to notify a variation to the District Plan will not be met. However significant progress towards this goal has been made.

Gavin Lister (Urban Designer; Isthmus Group Ltd) and **Mark Radford** (Landscape Architect, Isthmus Group Ltd) have led the design process with input from the working group.

THE WORKING GROUP MEETINGS TO DATE HAVE INCLUDED:

- Gavin and Mark presented a recommended design process (see diagram below);
- discussion of the features that contribute to the character of the area;
- discussion of local developments that that have retained landscape or residential character, or have specific features that contribute to pleasant amenity;
- a walk-over of the Lowe land;
- discussion and decision to exclude the Margaret Avenue HPUDS area from the study area due to significant natural hazard and stormwater constraints;
- Gavin and Mark presented design principles or concepts that might underpin a design of the area; feedback and refinement of these from the group;
- Gavin and Mark presented a design concept for the area including the specific design elements and principles;
- discussion around appropriate densities in each of the three proposed neighbourhood areas within the development site;
- presentation of the design concepts for the discrete Breadalbane Avenue area;
- discussion around the alignment options and design treatment for the main spine road; and
- feedback on the overall design concepts from both the landowner and 274 group representatives.



Concepts contributing to the Iona design

To assist in the design process, examples from existing residential areas and subdivision developments were utilised to determine what characteristics would be appropriate for a new residential area at Iona. These included:

- a range of densities;
- Havelock North character;
- responsive to landform;
- maintaining rural character;
- a tree-lined landscape; and
- gracious and quiet.

FURTHER WORK AND DISCUSSION MEANT THE FOLLOWING, MORE DETAILED CONCEPTS EMERGED:

- retention of the central ridge (unplanted) and valley to divide the area into 'neighbourhoods';
- stormwater neutrality;
- location of any potential spine road to service the hill area – in the saddle of the central ridge to reduce visibility;
- means of achieving buffer areas between existing residences and new development;
- a loop connection for recreational purposes;
- scarps landscaped;
- walking track circuit through reserves with pedestrian access to Lane Road;
- three residential neighbourhood areas – Triangle (including lower hill area), Middle Hill and Upper Hill;
- placement or location of building platforms provides the basis of density in the Upper Hill neighbourhood;
- a range of lot sizes and a mixed layout of lots so they are not uniform – i.e. avoidance of cookie cutter development
- street frontages that enable an open feel to the development; and
- treatment of the main spine road to provide rural character – no parking, footpath on one side only, informal groups of street trees, sloping grassed berms, no kerb and channel.



Where to from here?

- More work will be undertaken to determine how stormwater from the development is best managed;
- Council will start formulating a draft structure plan for consultation;
- Informal consultation – neighbourhood group meetings, one-on-one meetings if requested, and a drop in open day session for small group and/or one-on-one discussion;
- Following informal consultation, amendments to the draft structure plan may be made and a variation to the provisions of the Proposed District Plan will be prepared and taken to Council for approval as a variation to the District Plan; and
- The formal RMA process will begin following notification of the variation, allowing submissions to be made and submitters to speak at a hearing.

Stay tuned for more info...

We anticipate to issue our next newsletter in early July 2017, which will outline Council's draft structure plan for the area, depending on the outcomes of the stormwater investigations. This newsletter will also include information and a timetable for neighbourhood group meetings and open days. This forum will enable you to raise questions, discuss concerns and provide feedback to Council officers on the draft structure plan.

In the meantime, if you have any questions about the process, please feel free to contact one of Council's representatives on the working group: Rowan Wallis (rowanw@hdc.govt.nz), Anna Sanders (annaajs@hdc.govt.nz) or Anna Summerfield (annaes@hdc.govt.nz).

IONA

Urban Growth Area

PROPOSED RESIDENTIAL DEVELOPMENT UPDATE NEWSLETTER



Draft Structure Plan

BACKGROUND

The Iona area of Havelock North has been identified as a residential growth area and to address population and household growth in Havelock North, Council is preparing to re-zone land in the Middle and Iona Road area for housing. The outcomes to be achieved through the rezoning of this area are:

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

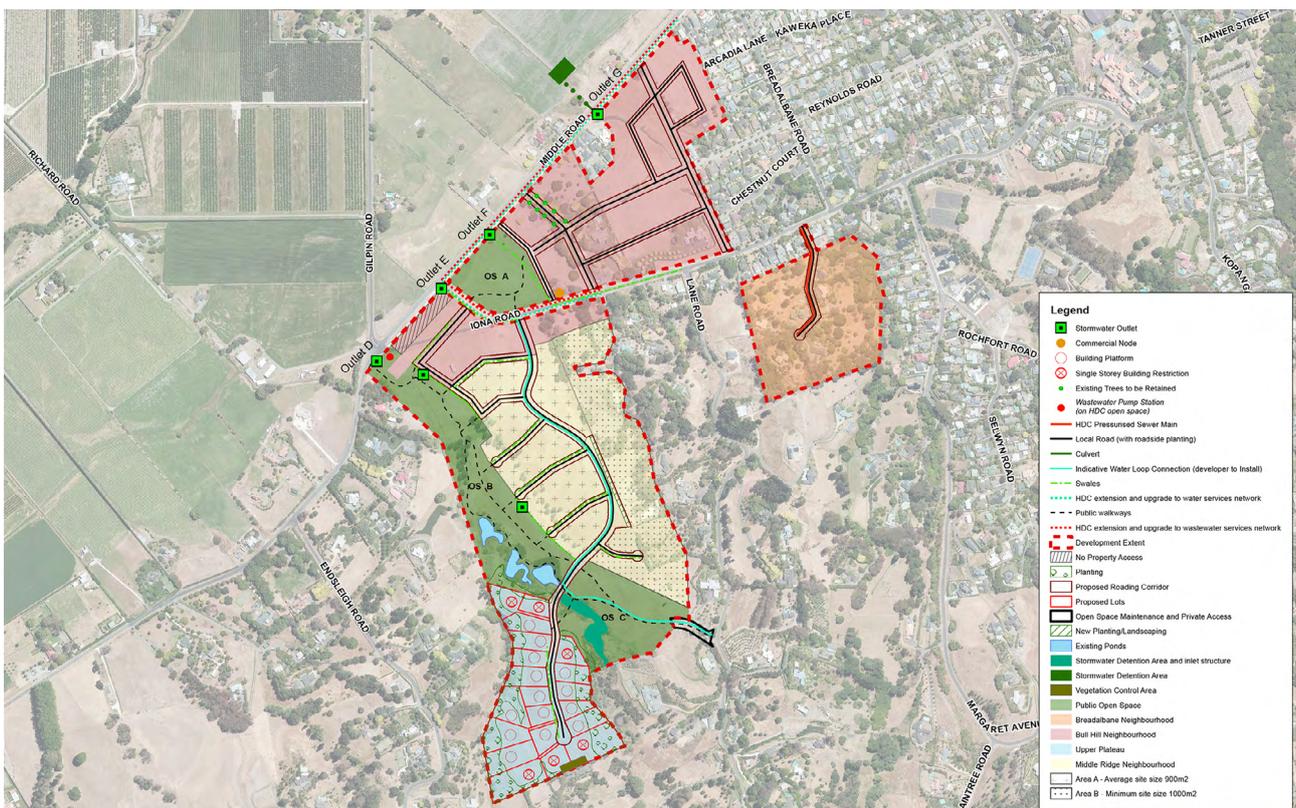
DRAFT STRUCTURE PLAN

To guide and direct development to achieve the stated outcomes for the Iona Urban Growth Area, we have prepared a *Draft Structure Plan* which is outlined below.

Detail regarding how Council proposes to manage residential development within each of the four proposed residential neighbourhoods that form the Iona Urban Growth Area is included on the following page.

The Iona Urban Growth area is considered a special environment, therefore the *Draft Structure Plan* will ensure many of the characteristics of the area that are valued by the local community are retained.

The unique landscape features of this area - the bull hill, the central ridge and valley landform incorporating the ponds and wetland areas are important components of this new residential area, and will provide easily accessible recreational opportunities for existing and new residents.



THE BULL HILL NEIGHBOURHOOD WILL INCLUDE:

- a grid pattern of tree-lined streets that connect with a focal point open space area;
- an average lot size of 600m² ;
- mixed lot sizes suitable for a range of house types – large single houses, townhouses and duplexes or terraced housing
- various lot layouts:
 - > larger lots - located on corners and along Iona and Middle Roads; and
 - > smaller lots - located internally within the neighbourhood, opposite the Bull Hill open space, or on a primary tree-lined road to gain additional amenity.
- a small commercial node that allows for a maximum commercial space of 50m² with 50m² of outdoor dining space with:
 - > a maximum of two tenants – i.e. a café and/or general grocery store;
 - > control over signage, hours of operation, sale of liquor, building design and interface with the Bull Hill open space and Iona Road; and
 - > ancillary residential activities allowed.

THE MIDDLE RIDGE NEIGHBOURHOOD WILL INCLUDE:

- a curved main spine road with a rural character and treatment;
- a middle ridge open space area and walkway loop track with a public walkway and maintenance vehicle access to Lane Road;
- predominantly larger site sizes 700m²-2000m² with an average site size of 900m² within area A;
- a transition site size of a minimum of 1000m² within area B, located between the proposed rezoning area and existing rural residential properties on Lane Road;
- larger lots located on corners and fronting the main spine road;
- no more than three small sections (site size of between 350m²-600m²) shall be located within any one lane; and
- smaller section sizes to be interspersed with larger sized sections and located in the middle of the residential blocks.



THE UPPER PLATEAU NEIGHBOURHOOD WILL INCLUDE:

- a fixed lot layout and building platform locations with a maximum of 20 residential properties; and
- significant planting of the steep slopes which will assist in screening the new residential area from adjoining properties.

THE BREADALBANE AVENUE NEIGHBOURHOOD WILL INCLUDE:

- retention of the existing Breadalbane Avenue alignment and rural treatment;
- protection of some of the existing characteristics of the neighbourhood, such as existing landscaping and variable approach to building location;
- a lower density than the existing Havelock North Character Residential Zone (700m² minimum);
- development which results in stormwater neutrality;
- provision of a pressurised sewer main along the existing Breadalbane Avenue alignment; and
- individual pressurised sewers for each new residential site.

What happens next?

- * Have your say by providing informal feedback on the Draft Structure Plan. **Feedback must be received by 5pm, Monday 4 September 2017.** Feedback forms are available at www.myvoicemychoice.co.nz or by contacting Council on 06 871 5000 to have one sent to you.
- * Any feedback received will be considered and used to improve and develop a final version of the *Structure Plan*.
- * The final version will be included in the rezoning proposal which will be available later this year. You will be able to make a formal submission on the rezoning at this time.
- * Council will make an application to the Environment Minister to adopt a Streamlined Planning Process for the rezoning of this land. Information on this process is available at <https://www.mfe.govt.nz/sites/default/files/media/fact-sheet-5-a%20new-optional-streamline-planning-process.pdf>

PUBLIC OPEN DAY

DATE:

16 August 2017

TIME:

11am-7pm

VENUE:

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

MY VOICE
MY CHOICE

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

IONA

Urban Growth Area

PROPOSED RESIDENTIAL DEVELOPMENT UPDATE NEWSLETTER

MARCH 2018

PHOTO: www.abovehawkesbay.co.nz

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

BACKGROUND

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

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

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

PROCESS FOR REZONING

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

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

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

What happens next?

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

PUBLIC Open Session

DATE:

18 April 2018

TIME:

3pm-6pm

VENUE:

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

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