



Hastings District Council

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OPEN MINUTES

DISTRICT PLAN WORKING PARTY

Meeting Date: **Monday, 15 July 2013 and
reconvened on Tuesday 16 July and
Wednesday, 17 July 2013**

**Minutes of a Meeting of the District Plan Working Party held on
Monday, 15 July 2013 and reconvened on Tuesday 16 July
and Wednesday, 17 July 2013**

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HASTINGS DISTRICT COUNCIL

**MINUTES OF A MEETING OF THE DISTRICT PLAN WORKING PARTY
HELD IN THE COUNCIL CHAMBER, GROUND FLOOR, CIVIC ADMINISTRATION
BUILDING, LYNDON ROAD EAST, HASTINGS ON
MONDAY, 15 JULY 2013 AT 9.00AM AND RECONVENED ON TUESDAY 16
JULY AND WEDNESDAY, 17 JULY 2013**

PRESENT: Chair: Councillor Lester
Councillors Bowers, Heaps, Kerr and Roil
Mr Toro Waaka, Mr Bayden Barber (Members HDC
Maori Joint Committee)

IN ATTENDANCE: Group Manager: Planning and Regulatory Services (Mr
J O'Shaughnessy)
Environmental Policy Manager (Mr P McKay)
Project Leader District Plan Review (Mr R Wallis)
Senior Environmental Planner (Policy) (Mr S Lambert)
Senior Environmental Planner (Policy) (Mrs A Sanders)
Senior Environmental Planner (Policy) (Mrs A
Summerfield)
Senior Environmental Planner (Policy) (Mrs M Gaffaney)
Senior Environmental Planner (Policy) (Mrs N Belcher)
Environmental Planner (Policy) (Mr R Little)
Environmental Planner (Policy) (Mr C Scott)
Environmental Planner (Policy) (Mr J Tuakana)
Senior Strategic Planner (Mrs T Gray)
Policy Advisory – Economic and Social Development
(Ms L Stettner)
Secretary (Mrs C Hunt)

ALSO IN ATTENDANCE: **Submitters:** Darren Diack, Joyce Barry (Landmarks
Trust), Ewan Gardiner (Te Awahohonu Forest Trust),
John Dent, Katharine White, John Craven (John Craven
& Associate), Diane Vesty (HB Fruitgrowers Assn),
Stephen Daysh, Chris Nelson, J Nelson and John
Spencer (Te Awanga Downs Family Trust), Robert
Pattullo, Christopher Cuttle, Adrian White, Jane
Thompson, Matt Epplett (Rascals Childcare Centres),
Brett Gilmore (Pan Pac/HB Forestry Group), Bill Dodds,
Oliver Postings (NZTA), Deborah Hewett (Kiwirail) and
Warwick Hansen (Ocean Beach Wilderness Property
Ltd).
Members of the public were also present in the gallery.

1. APOLOGIES

Councillor Bowers/Councillor Heaps

That apologies for absence from Councillor Colin, Mr Kay (Rural Community

Board) and Mr Gilbert (Maori Representative) be accepted.

CARRIED DPW/1

2. CONFLICTS OF INTEREST

Members of the District Plan Working Party at various times throughout the meeting declared the potential for conflicts of interest and took appropriate action at the time.

3. CONSIDERATION OF GENERAL BUSINESS

There were no General Business items.

4. DISTRICT PLAN SUBMISSIONS

*(Volumes 1-6 containing the 312 submissions had been previously circulated)
(Written evidence circulated at meeting)*

The Chair, Councillor Lester, and the members of the District Plan Working Party introduced themselves and the Council Officers present. The Chair advised that the Draft Hastings District Plan was adopted for consultation by Council in March 2013 and released for submissions in April 2013. Thousands of letters were sent out to property owners advising of the changes being proposed and a number of open days and public meetings were held, with a combined total in excess of 700 people attending these events.

Submitters have been given an opportunity to speak to their submissions. The submitters would be heard and submissions taken into account along with the written submissions, in making amendments to the Draft District Plan. Once amended the Plan would be released as a "Proposed District Plan" for formal submissions under the Resource Management Act 1991. The current timeframe was for Council to adopt the Proposed District Plan on 19 September 2013 and then to notify it for submissions in early October 2013.

Circulated at the commencement of the meeting were the following additional documents:

- Speaking timetable of submitters for the three days.
- Written Evidence for submitters unable to attend:
 - Submission No. 237 – Emily Grace, Consultant Planner on behalf of NZ Defence Force
 - Submission No. 237 – Rob Owen, Environmental Manager, NZ Defence Force
 - Submission No. 231 – Vector Gas Limited

PRESENTATION OF VERBAL SUBMISSIONS

Copies of the Officer Comments had been previously circulated to submitters speaking.

Submission No. 174 - Darren Diack (Managing Director, Gemco Construction and Trades tabled additional information and spoke to his submission requesting that 401 Eastbourne Street (vacant site on the corner of Hasting and Eastbourne Street) be rezoned from general residential to central commercial.

- The site does not offer a viable option under the limited opportunities for development of the general residential zone.
- High daily traffic flows and high foot traffic, when there was an event at the Opera House meant that residential development was an undesirable prospect for this site.
- High building form dominates the northern and western aspects from the site and residential development unlikely due to these aspects.
- Site is ideal for commercial office prospect.
- Inclusion of the site in the Central Commercial zone was consistent with outcomes sought and the draft objectives.
- It was possible and feasible to develop an office building and provide adequate on site parking.
- Connectivity to the central core is natural.
- Have had the land for four years and cannot do anything on it.
- Problem of building a hotel was the cost of \$5m and no one prepared to take the risk.
- To build office accommodation not a risk.

Submission No. 282 - Joyce Barry for Landmarks Trust Inc. tabled and spoke to her submission and highlighted the following points:

- Landmarks Trust endorsed the District Plan initiatives to protect heritage and character and encourage good design, whether it be at an individual building level or street or neighbourhood level (urban design).
- Establish a comprehensive signage and colour palate guide. Corporate colours can still exist but implemented in a manner that doesn't "jar".
- Requested that City borders be registered as Future Beautification Special Character projects.
- Endorsed the Flaxmere Village plans and with public consultation that the community have a strong say in the beautification of their project.
- Landmarks Trust supported the establishment of the Queen Street east historic area.
- Support the seismic strengthening provisions and that Hastings District Council offer partnership and mentoring services in all matters seismic risk to building owners.
- Did not want the word "control" to be used for the colour palette as did not want to put people off. Suggestion of a colour palette is considered to be beyond the scope of the Plan and is being considered by the Inner City Management Group.

Submission No. 68 - Ewan Gardiner for Te Awahohonu Forest Trust spoke to his submission opposing the boundaries of the Ruahine/Kaweka Outstanding Landscape because many of their plantation forests are covered by areas of the Outstanding Natural Features Landscape (ONFL). the boundary should align with the DOC boundary and not include private land.

At the meeting Mr Wallis advised that Boffa Miskell, Landscape Architects had identified through aerial photos that there were pockets of privately owned indigenous vegetation and forest and that his land would not be included in the ONFL shown on the District Plan maps.

Submission No.187 - John Dent spoke to his submission and highlighted the following points:

- Totally opposed to having a Character Zone.

- Lack of consultation.
- Concern regarding the additional financial burden on a few property owners for a perceived greater benefit.
- Considered Hastings to have very little character, and as such not worthy of protection.
- Forcing limited number of home owners under stricter rules.
- Nine houses in Market Street – properties that do not have any beneficial character but just happened to be caught.
- Concern is the resource consent for the removal of the dwelling or altering of the front facade of the property and the minimum lot size of 800m².
- If can't sell the property there are options such as removal or subdivision. Unfair that those options may be taken from him and remain unaltered for the majority of others.
- Did not see any value in identifying or trying to protect character areas.
- Sheer arrogance that Council can retrospectively decide that his home be determined to be worth protecting for the city at the owner's cost.

Mr McKay advised that character boundaries based around clusters, several houses in the cluster are not character. Part of the District Plan process applies to the whole district and the Character Zone is new. There has been consultation on the character zone. Specific letters went to all owners of properties in character areas and the Draft Plan is part of the consultation process. It is an additional step in the consultation before the formal procedures under the Resource Management Act are interested into.

To maintain character areas or properties there are some that are not character and would have to go to individual property owners rather than blanket approach.

Submission No. 72 - Katharine White spoke to her submission and highlighted the following points:

- Supported the prohibition of the commercial release of GMO's and declaring Hawke's Bay GMO Free
- That Council makes field trials prohibited
- The costs and risks of a GMO release from a trial are considered to be much greater than any economic gain.
- Council's resource consent process will not be sufficient to overturn an EPA approved GMO field trial.
- Council will not have staff expertise to assess potential cost to our economy and environment.
- If there is GM contamination Council will not be prepared for the financial cost of clean up.
- Reconsider the "discretionary activity" status of field trials to a prohibited activity.
- Believed should adhere to GE Free New Zealand principals and was against anything outside of those principals.

Submission No. 33 - John Craven for John Craven & Associates circulated a Statement of Evidence and spoke to his submission and highlighted the following points:

- Alarming proposal to delete 15.1.10.2 in the current plan - there are many titles in the residential areas with existing multiple units.
- Was it intended that the upgrade of cross-lease to fee simple be outside the rules of subdivision?

- Request a standard requiring a supplementary unit to be located within 25 metres of the main dwelling extended to 50 metres.
- Requested that Section 15.1.10.2 be retained in the proposed plan.
- Consideration be given to retention of existing water, sewage and stormwater services.
- Referred to 16.1.7.2, 16.1.7.3 and 16.1.7.4 “the subdivider shall demonstrate how an alternative and satisfactory method of wastewater disposal can be provided for each site”. Is this to be addressed with the building consent?
- In regard to connection to an existing reticulation the wording be clarified to perhaps “developer” and “indicated” could replace “subdivider” and “demonstrate”.

Councillor Roil declared a conflict of interest in Submission No. 233.

Submission No. 233 - Diane Vesty on behalf of HB Fruitgrowers Assn circulated and spoke to her submission and highlighted the following points:

- Totally opposed to the development of land surrounding Whakatu and Tomoana.
- Work harder to resolve the issues which continue to constrain the supply of land identified in the Industrial Strategy.
- Additional bullet points to resource management issues to avoid effects of new infrastructure projects on the Heretaunga Plains.
 - 2.5.2.2 Add – The effects of bisection/intrusion into productive land resource of the Heretaunga Plains.
 - 2.5.3 Add – The effects of bisection/intrusion into productive land resource of the Heretaunga Plains are minimised.
- Clarification sought where land may be taken on the plains.
- Seasonal worker accommodation be amended to maintain the maximum floor area of 125m², included an exemption to rule 6A.5.11, delete standard 6A.7.10(3) and use the term transportable rather than relocatable for the standard 6A.7.10.
- Definitions: the heading Seasonal Accommodation and the words in the Visitor Accommodation definition should be amended to “Seasonal Worker Accommodation” to match the terminology in the policies and rules.
- Remove the 12 hectare minimum in the Plains zone for allowing seasonal workers accommodation.
- Number of organisations have RSE and currently there are approximately 28, but the number can change. Every horticulture employer has the right to take up the opportunity. Cap set in Hawke’s Bay between 2600 and 3200.

The meeting adjourned for morning tea at 10.25am
and reconvened at 10.50am

Submission No. 142 - Stephen Daysh, EMS for Te Awanga Downs Family Trust accompanied by Chris and James Nillson and John Spencer circulated and spoke to their submission and highlighted the following points:

- The Te Awanga Coastal Growth Plan has some differences to the Te Awanga Master Plan Concept from Mr Mahoney that was included in the draft plan.

- The Trust's proposal is separate from other landowners interests and the Trust want to ensure planning of public infrastructure integrates with the Trust's planning.
- Unrealistic that private landowners will have the ability to group together to take on the funding and risk of undertaking the structure planning for Te Awanga required by Change 4 to the RPS without Council.
- Requests a balance approach in the proposed District Plan when notified that enables a modest level of residential growth to occur in the short term on part of its land.
- Council led analysis of other potential growth options (residential and infrastructure) and subsequent comprehensive Structure Plan process to guide planning for the township in the longer term.
- Referred to the original Te Awanga Downs concept plan and then to the amended concept plan after considering officer's comments on their submission.
- Referred to officer's comments (page 307) where four options provided. Requested a combination of options 3 and 4 be considered by the Working Party.
- Lower lying area of the farm could be an open space or other community area this is all within the heart of Te Awanga.
- Lower lying land too low for residential development.
- Area in dark green of the concept plan tagged for village green as part of the flood 200 year protection scheme.

It was noted that a Community Based Plan was being developed for the area and some things contained within that would not be included in the District Plan.

The Policy Advisor – Economic and Social Development, Ms Stettner gave an overview of where the Community Based Plan was at and that she would make available any meeting notes that would be relevant during the District Plan process.

Submission No. 293 - Robert Pattullo spoke to his submission opposing the removal of lifestyle site provisions and requested that the three year lifestyle site rule remains the status quo in the new District Plan. Market will determine where lifestyle blocks.

It was noted at the meeting that the proposed rule was to prevent fragmentation of land and loss of production land.

Submission No. 96 - Christopher Cuttle spoke to his submission and highlighted the following:

- The east-west boundary between the General and Character zones is incorrect along McHardy Street between Lindsay and Gillean Streets.
- Even numbered properties are classified "General" and odd numbers "Character".
- There is no difference between the characters of the two sides of the street.
- Would like the boundary between the General and Character zones to be relocated to follow the back boundaries of properties facing onto Chambers Street
- That both sides of McHardy Street between Lindsay and Gillean Streets are classified as Character Residential Zone.
- The overall character of this part of McHardy St is maintained.

At the meeting it was noted to reconsider the boundaries.

Submission No. 211 - Adrian White spoke to his submission and highlighted the following:

- Prohibit commercial release of GMO's and declare Hawke's Bay GM free.
- That field trials be prohibited outside of a laboratory and cannot be controlled.
- Against all GMO food.

Councillor Kerr left the meeting at 11.55am and rejoined the meeting at 12.05pm.

Submission No. 207 - Jane Thompson spoke to her submission and highlighted the following:

- Opposed the change to the Permitted Activity rule for Notable Trees allowing general maintenance and pruning of branches of less than 50mm in diameter (she also produce a sample piece of pipe 50mm in diameter), which would require resource consent for pruning that exceeds 50mm, as it would be completely impractical.
- Ms Thompson advised that they listed their tree in 2008 during the tree nomination scheme process.
- If these conditions were part of the original plan they would not have listed the tree and if the proposed change went ahead they would remove the tree before the rule came into effect.
- Did not want to have to apply for resource consent to look after her own tree.
- Need to some work with arborists and a group of significant tree owners regarding this issue.

The submitter was advised that the Working Party would discuss the matters raised and work with arborists and groups of significant tree owners to provide a workable solution.

Submission No. 79 - Matt Epplett for Rascals Childcare Centres spoke to his submission and highlighted the following:

- Requested that railway houses he owns in Willowpark Road and Jervois Street that he operates as a childcare centre be removed from the Character Zone.
- 70% frontal landscaping required.
- The properties all have large areas of concrete for carparking.
- Insurance costs have increased greatly.
- The buildings may be iconic but are ageing and of are limited use.
- Would like his three houses removed as part is commercial and the others residential. If the houses were in a better state of repair would be a nice street but did not believe them to be special character.
- Support being discretionary activity.

The submitter was advised that a resource consent would be required to remove the buildings in a character zone.

*The meeting adjourned for lunch at 12.30pm
and reconvened at 1.20pm.*

Mr Waaka declared a conflict of interest in Submissions No. 14a, 14b and 15 and withdrew from the meeting table.

Submission No. 14a/14b - Brett Gilmore spoke on behalf of Pan Pac Forest Products, Pan Pac Forestry and Logistics Division and Hawke's Bay Forestry Group and highlighted the following:

- Include forestry into the definition of land based primary production.
- Many of the earthworks provisions may have inadvertently covered forestry activities, meaning that most forestry operations would now require Resource Consent.
- Rule EM1 permitting earthworks and EM7 making removal of more than 100m³ of earth a discretionary activity contradicts each other.
- Opposes the ban on GMO's
- Request 10m set back rather than 20m set-back for both roads and properties.
- Opposed the slope rules for earthworks and the 20 year rule for manuka/kanuka.
- Opposed the Restricted Discretionary status of plantation forestry if rule 15.9.5.2 could not be met.

Private forests would not be included in boundaries.

Officers comments in terms of earthworks Pg 159 – changes should be made to exclude forestry from earthworks.

Reference to NZ Forest Engineering manual and changes be made to represent this.

Regeneration 6 month period. Extend the time period of revegetation from 6 months in review with the Working Party.

Have working group with officers and come to agreement and in the event of no agreement will go back to the District Plan Working Party.

Submission No. 17 - Bill Dodds spoke to his submission requesting that all future subdivisions include any private road or ROW be brought up to public road standard.

When there are existing rights provisions they cannot retrospectively be changed through the District Plan.

In existing situation prior to subdivision no power for Council to implement or improve roading, however if a new subdivision is developed then Council can require upgrades to roading etc.

Submission No. 239 - Oliver Postings for NZTA spoke to his submission and highlighted the following:

- NZTA seeking advice on Reverse sensitivity regarding noise. Trying to standardise the rules throughout the country.
- 80m setback notified acceptable for the expressway however NZTA would set setbacks for major arterials.
- Reverse sensitivity should be applicable to all major transport corridors in the district and setbacks should be required.
- NZTA's noise expert available to discuss with Council staff.

Submission No. 232 Deborah Hewett for KiwiRail spoke to her submission and highlighted the following:

- Significance of rail network.
- Reverse sensitivity issues regarding noise and vibration.
- New provision where effects of noise and vibration are recognised to ensure the efficient operation of the rail network not being compromised.
- Safety issues around rail crossings in particular sight lines and vehicle access setbacks from crossings.
- Noise attenuation to habitable rooms be deleted and the standard apply to the entire building.
- 40m setback either side of the railway designation shown on planning maps the same way as high voltage transmission buffer.
- Be notified and involved as an affected party.
- Happy to work with Council to address matters raised.

Submission Nos. 221A and 221B – Warwick Hansen as Trustee for Haupouri Trust and Director Ocean Beach Wilderness Property Ltd spoke to his submission and highlighted:

- Opposed Rules CNP9, CNP10, CNP11, CNP12, CNP13, CNP15 and CNP16.
- 300ha of Haupouri Station was within the predator proof fence and was used for pastoral farming, rather than for the nature preserve.
- Lack of pest control inside the fence meant rabbits had reduced feed available for stock.
- 38 tonnes of carrots containing 1080 poison would be dropped inside Cape Kidnappers Preserve this week in an attempt to reduce the rabbit population.
- There was no problem with rabbits outside the fence.
- Would like Ocean Beach Wilderness Property removed from the proposed new Cape Kidnappers Ocean Beach Preservation Zone and for entire area to remain as rural zone.

The submitter was advised that the officer's recommendation was "That Haupouri Station be excluded from the new zone and that the submitter's general concerns be taken into account in refining the rules relating to the new zoning".

The meeting adjourned at 2.30pm and would reconvened
At 9.00am Tuesday, 16 July 2013

HASTINGS DISTRICT COUNCIL

**MINUTES OF A MEETING OF THE DISTRICT PLAN WORKING PARTY
HELD IN THE COUNCIL CHAMBER, GROUND FLOOR, CIVIC ADMINISTRATION
BUILDING, LYNDON ROAD EAST, HASTINGS ON
MONDAY, 15 JULY 2013 AND RECONVENED ON TUESDAY, 16 JULY AT 9.05AM
AND WEDNESDAY, 17 JULY 2013**

PRESENT:

Chair: Councillor Lester
Councillors Bowers, Heaps, Kerr and Roil

IN ATTENDANCE:

Group Manager: Planning and Regulatory Services (Mr J O'Shaughnessy)
Environmental Policy Manager (Mr P McKay)
Project Leader District Plan Review (Mr R Wallis)
Senior Environmental Planner (Policy) (Mrs A Sanders)
Senior Environmental Planner (Policy) (Mrs A Summerfield)
Senior Environmental Planner (Policy) (Mrs M Gaffaney)
Senior Environmental Planner (Policy) (Mrs N Belcher)
(Mr J Tuakana)
Environmental Planner (Policy) (Mr R Little)
Environmental Planner (Policy) (Mr C Scott)
Team Leader Environmental Consents/Subdivision (Mr M Arnold)
Environmental Planner (Consents) (Mr S Hill)
Secretary (Mrs C Hunt)

ALSO IN ATTENDANCE:

Submitters: Jamie Goodsir (Cardno), Perry King, Grant Dixon, Bruno Chambers (Future Ocean Beach Trust), Carl Baker (NZ Heavy Haulage Assn), Jock Mackintosh (Regional Sports Park), Andrea Jackson, Derek Brownrigg, Chris Nicol (NZ Fire Service), Bruno Chambers (Pure Hawke's Bay), Renee Murphy (Opus for Acruity Health – Royston), Mike Newman (HB Amateur Radio), Diane Kimber and Annette Buxton, Michael Maguire, David Mackey, Rose Mohi and Mary Kirkness, Travis Stull (Trustpower), Adele Mohi-McGoverin, Matt McGoverin, Claire Bleakley (GE Free NZ), Murray Tonks Environmental Management Services (JARA Family Trust and Balance AgriNutrients), John Roil (Cottages NZ), John Saunders, Gary Peddle, Chris Thomson and Janeen Kid-Smith (Meridan Energy), Linda Abbott, Nicola Morgan and Tony Maurenbrecher

Members of the public were also present in the gallery.

1. APOLOGIES

Councillor Bowers/Councillor Heaps

That apologies for absence from Councillor Colin, Mr Kay (Rural Community Board) and Messrs Gilbert, Waaka and Barber (Maori Representatives) be accepted.

CARRIED DPW/:

Circulated Information

Miscellaneous Referencing Errors – an amended information sheet of referencing errors for issues 484 and 485 was circulated.

Submission Additional Information - The following two submitters (Emily Grace, Tonkin and Taylor for NZ Defence Force and Rob Owen, Environmental Manager, NZ Defence Force) had been unable to present to the District Plan Working Party due to weather conditions. However, provided additional information that was circulated on Day 1.

Written Submission No. 237 - Emily Grace, Tonkin Taylor for NZ Defence Force submitted that temporary military training activities are separated from temporary events with a specific permitted activity rule within each zone and apply separate noise controls specific to Temporary Military Training. Request to amend the Plan in accordance with the Officer's recommendations.

Written Submission No. 237 - Rob Owen, Environmental Manager, NZ Defence Force ensure that the noise standards included in the Plan are up-to-date, appropriate for the type of noise generated, and are reasonably simple to understand and to assess compliance with.

- *That the legal description in Appendix 17.0-1 be amended to “Lot 1 DP 2027; Lot 3 SO 3720; Pt Lot 2 DP 2027; Lot 1 DP 2312 (NZ Gazette 1909 page 7, Gazette 1910 page 434)”.*
- *“Temporary Military Training” is removed from the definition of temporary event and has its own definition as: “Temporary Military Training – means a temporary military activity undertaken for defence purposes. The term “defence purposes” is defined in the Defence Act 1990.*

NZDF has commissioned professional acoustic advice on appropriate standards to control noise effects from Temporary Military Training Activities. Based on this advice, NZDF has developed revised permitted activity standards that provide a holistic means of managing and mitigating all the types of noise that might be generated by Temporary Military Training Activities.

Written Submission No. 231 – Vector Gas Limited requested:

- That Rule 3 and Rule 5 under Section 15.3.5 be retained without modification. seeks an additional information requirement be added under Section 4.4.1(d) to read - “The location and area of any existing easement”.
- That a definition of “Gas Transmission Pipeline” be inserted into the definition section as follows:
“Gas Transmission Pipeline: Means any pipeline for the transmission of natural gas exceeding a gauge pressure of 2000 kilopascals.” additional assessment criteria, under general assessment (9) to include:
 - The potential effects from a proposed subdivision or development of land on the safe and efficient operation of network utilities. additional assessment criteria, under general assessment (9) to include:
 - The potential effects from a proposed subdivision or development of land on the safe and efficient operation of network utilities.

VERBAL PRESENTATION OF SUBMISSIONS (contd.)

Submission No. 181 – Jamie Goodsir circulated and spoke to his submission and highlighted the following:

- Retain the 20 hectare minimum lot size.
- Increasing the lot size to 50 hectare will make it tougher for new farmers entering the market.
- Retain the current three year lifestyle lot stand down period.
- Gives farmers the ability to raise capital periodically.
- Support the HPUDS philosophy but there is some uncertainty at present as to timing for implementation.
- Emphasis on protecting productive soils but do not measure how much we are protecting.
- What is the benchmark and is it getting worse?

State of the Environment report undertaken periodically and information provided.

Submission No. 19 - Perry King circulated and spoke to his submission and highlighted the following:

- Opposed the inclusion of Te Waka as an Outstanding Natural Landscape.
- The most suitable and sensible land use for the Te Waka Range is wind farming.
- Questioned why more restrictions were needed on the land when the Environment Court decision on wind farm use gave it sufficient protection.
- Supported easing of rules around clear and of scrub and bracken.
- Stop the ever increasing layers of protection on private property.

It was noted at the meeting that although the Te Waka range was identified as an Outstanding Natural Landscape it did not preclude a wind farm being established. There could be the ability to have a wind farm on an Outstanding Natural Landscape with certain locational requirements for the turbines being achieved. Being identified as an Outstanding Natural Landscape did not preclude a wind farm ever happening.

The Working Party will discuss and deliberate on the rules surrounding clearance of scrub and bracken.

Land is currently protected by the RMA by putting this layer through the District Plan what are we protecting it from?

Now have RSP on renewable energy and are beholden to identify any Outstanding Natural Landscape. When renewable energy sites sought they know where they have limitations within the district. Outstanding Natural Landscape are both visual and cultural components.

Submission No. 18 - Grant Dixon – spoke to his submission and highlighted the following:

- Change to the minimum Net Site Area to 0.75ha from 0.8ha minimum and 1ha average. The reason for this is that the area has low agricultural productivity and is a close a commute to Hastings.
- Current sites are 1.5ha or larger, which is too small to be of productive use but too big to permit a comfortable garden and landscape maintenance.

- Options suggested:
 - a) Reduce to 0.75ha across the whole rural residential zone;
 - b) Specific reduction in site size applying to this Enfield area;
 - c) Discretionary Activity consideration of subdivisions with min. area of 0.75ha, instead of Non Complying.

Submission No. 161 - Bruno (Brian) Chambers spoke to his submission and highlighted the following:

- There needs to be a degree of flexibility regarding rural subdivisions on land of minimal farming value close to the city.
- Generally supported changes to rural subdivision
- There needs to be an individual assessment of subdivision proposing to create conservation lots.
- Provisions allowing lifestyle sites to be created by amalgamating a smaller site (less than 20 hectares) with an over 20 hectare balance site is unfair on farmers with a limited number of large titles
- Amalgamation of two sites over 20 hectares to create a lifestyle site should be Restricted Discretionary or Discretionary Activity.
- Preserving productive land should not be more than 1 hectare.

Submission No. 311 – Robert MacDonald (Kaumatua, Waimarama) and Bruno Chambers for Future Ocean Beach Trust spoke to their submission and highlighted the following:

- Endorsed Boffer and Miskal's recommended extension of the outstanding natural feature zone further south, include areas of sandhills.
- Future Ocean Beach will make landscape reports available in the next hearing stage.
- Lack of clear rules for preservation zone.
- Would like rule to be prescriptive regarding size of buildings and height . 10m would allow for a three storey building in the preservation zone.
- 6-7m height restriction.
- Leave the land zoned rural.
- Rural zoned areas need some flexibility to land use even though subdivision rules maybe tightened up.
- New zone opportunity to identify special characteristics through policies and objectives under rural zone there is no status.

Councillor Roil declared a conflict of interest in Submission No. 176.

Submission No. 176 - Carl Baker for House Movers section of NZ Heavy Haulage Assn circulated and spoke to his submission highlighting the following:

- Association would like permitted activity status for relocated buildings across all zones.
- Requiring performance bonds is a disincentive to relocation.
- Essential that all building consent applications to relocate a building include a building inspection report.
- Owners of character buildings will incur huge costs to get a resource consent to demolish or remove buildings that are not worth restoring or renovating.
- Infill development provides a more compact urban environment with sections of 400-500m².

- Infill and comprehensive residential development be Controlled Activities in the city living zone.
- The Association is happy to have further discussion with Council officers.

Submission No. 248 - Jock Mackintosh for Sports Park Hawke's Bay spoke to his submission and also displayed a coloured map of the Sports Park ground identifying the area marked requesting it have the same zoning as the Sports Park. The submission had four options with the third option being the preference. Mr Mackintosh was happy with the officer's recommendation.

To amend the Plan as requested or to achieve the intent of the request.

*The meeting adjourned for morning tea at 10.30am
and reconvened at 10.55am*

Submission No. 128 – Andrea Jackson displayed a powerpoint presentation and highlighted the following:

- Opposed the rezoning of land at 34 Gordon Road and 380 Clifton Road, Te Awanga.
- Large scale housing development will adversely affect Te Awanga's unique character.
- Poor planning and design could have a negative impact on existing dwellings, infrastructure and resources.
- The Mahoney/Nilsson Te Awanga Master Plan represented the interests of the developers above needs of local community.
- Main concern was the scale of the plan with large groupings of new housing. Smaller scale and slower pace for development is required.

Submission No. 195 – Mike Maguire spoke to his submission and highlighted the following:

- Landscaping standards not based on objective basis.
- The proposed rule 8.A.6.8 is impractical as monitoring and enforcement by Council would not be achievable and if fenced the landscaping won't be seen.
- The rule requires landscaping within 3m of the front boundary not less than 1m deep and one tree per ten metres of frontage between the road boundary and any buildings on the site.
- Havelock North has developed as it is without the need of such specific requirements.
- The provisions while reflect a desire to protect and enhance the environment of Havelock North go beyond what could be reasonable, enforceable or practical.

More work to be undertaken by officers and report back to District Plan Working Party.

Submission No. 272 – Chris Nicol for NZ Fire Service circulated and spoke to his submission and highlighted the following:

- Ensure that they are able to have a dedicated water supply for fire fighting that meets the Fire Service Code.
- Domestic sprinkler systems can achieve this.

- Residential access for fire fighting be widened from 3 to 4 metres in the rural zones.

New Zealand Fire Service to meet with planning staff and discuss.

Submission No. 31- Derek Brownrigg spoke to his submission and highlighted the following:

- Management issue for SAL5 (Te Aute Valley) there is no mention that forestry can have an adverse impact on the legibility of the skyline but there are no rules to control this effect.
- Have rules to protect the hills as a significant amenity landscape from plantation forestry.
- The value of the landscape is more than a skyline issue.
- Do not want solid block of plantation forest.

Investigate the possibility of introducing a performance standard for plantation forests within the relevant SAL areas controlling the planting of trees on the skyline. This investigation will also need to balance those submissions opposed to the SALs or controls relating to them.

Submission No. 215 - Bruno Chambers for Pure Hawke's Bay displayed a powerpoint presentation and spoke to his submission and highlighted the following:

- Strengthen the protections to Hastings food producers by making GM field trials prohibited activities.
- The definition of GM release needs to be clarified to ensure that the Plan fulfils the Council's objectives to prohibit all releases of GM food and crops.
- Two types of releases;
 - full release – those with no controls set by the EPA
 - conditional releases – which do have controls set by the EPA.
- As lot of their supports are members of the Federated Farmers, disappointed that Federated Farmers are against this local initiative to earn more money for growers.
- HSNO has yet to turn down a request for a GM field trial. Little confidence in ability to contain.
- Liability for Council and ratepayers to clean up costs from an EPA approved field trial or release.
- Prohibit field trials.
- Happy to meet and discuss with planning staff prior to the final draft of the Plan being produced.

Submission No. 281 – Renee Murphy, Opus for Acuity Health Royston displayed a brief powerpoint presentation of photos and site plan and spoke to the circulated submission highlighting the following:

- Original Harris Family homestead has remained on Royston Hospital site and has been incorporated into the hospital facility.
- It is recorded as a heritage item
- Request an amendment to the description of the heritage item to "Building Façade – Former Harris Homestead" rather than "Royston Hospital Building".
- This would provide clarity between the heritage feature on the site and the remainder of the buildings which are all modern buildings.

Makes sense to identify part of the building that is heritage and not the modern part of the building.

Submission No. 281 - Mike Newman for HB Amateur Radio (per David Walker) spoke to his submission and highlighted the following points:

- Seeking similar conditions as imposed by the Environment Court at Tauranga.
- Increase the amateur radio antenna and aerial permitted use supporting structure heights to 20 metres in the residential and settlement zones, and 30 metres in the Rural zone.
- Allow penetrations of the Daylight control recession planes and exemption from the bulk requirements.
- Allow surmounted whip and discone antennas above the mast heights.
- Network utility operators have a 2.5m height rule

Structures not provided for within the network utilities provisions.

Submission Nos. 47 and 48 - Diane Kimber and Annette Buxton spoke to their submissions highlighting the following:

- Object to the proposal to rezone land from rural to residential for development of 68 sections.
- While HPUDs allows for some minimal growth in the area it should be spread over 35 years.
- Increased population would destroy the character of the village and the reason that people chose to live there.
- Concerned about sewage treatment for 60 properties ie odour, possible contamination of water.
- Te Awanga has significant problems with infrastructure ie erosion, flooding, septic tanks, no high speed broadband, no public transport.
- These issues need to be considered and evaluated by full consultation with local residents and a Council led plan for Te Awanga and Haumoana rather than a plan proposed by developers with their own vested interested.
- One developer has led residents to believe it is a “done deal”.

Submission No. 57 - David Mackay spoke to his submission and highlighted the following:

- Oppose the Te Awanga Master Plan.
- Master plan refers to character of existing area but does not define what character it is and harmonise with it.
- Well constructed plan should look at coastal erosion.
- Supportive of genuine initiatives that enhance sustainability and reduce negative environmental impacts – concerned that the Master Plan does not address this.
- Utilisation of area that is flood prone for village green. It is a barren place.
- Would put a lot of pressure on existing road especially Clifton Road.
- Weak mechanisms to support an eco-development.

*The meeting adjourned for lunch at 12.30
and reconvened at 1.10pm*

Submission No. 218 - Rose Mohi/Mary Kirkness spoke to her submission highlighting the following and also displayed coloured coastal maps:

- Many issues have been left out of proposed plan as were also left out of Plan Change 45 including traffic, roading, three waters, protection of sand dunes, archaeological requirements, public access and wahi tapu.
- Concerns around new preservation zone – looks like private plan change.
- Complete archaeological survey prior to development.
- Cultural rules that are more consistent with Historic Places Trust.
- Notify more than one hapu where archaeological discoveries are made.

Submission No 225 - Travis Stull for Trustpower spoke to his submission and highlighted the following:

- Develop stand alone chapter.
- Amend Policy LSP2 by adding “Whether there is a practicable alternative for National Grid Transmission Lines recognising the operational and technical requirements of regionally significant infrastructure.” This would make the policy consistent with Policy 3 of the National Policy Statement for Electricity Transmission.
- Willing to assist planners in drafting stand-alone chapter.

The request for a stand alone section in the Plan would be discussed by the Working Party in its deliberations. It was noted that the officer’s recommendation did not support a stand alone section.

Electricity generators and transmission companies discuss with officers.

Submission No 219 - Adele Mohi-McGoverin spoke to her submission and highlighted the following:

- Change Policy CKOB3, Policy CKOB4, Policy CKOB5 and Section 5D.5 Rules
- Archaeological sites have not moved – must be factored in to every aspect of development..
- Many of the issues at Waimarama are also issues at Ocean Beach ie vehicle speeds on Ocean Beach Road, vehicles speeding on the beach, alcohol consumption and potential development.
- Activities that require construction of any kind should be publically notified with restrictions on size and numbers of both commercial and residential buildings.

Submission No 220 - Matt McGoverin spoke to his submission and highlighted the following:

- Supports the preservation zone principle.
- Change Policy CKOB3, Policy CKOB4, Policy CKOB5 and Section 5D.5 Rules.
- Camping ground not necessary.
- Subdivisions proposed be declined.
- Draft concept was about freedom camping. If camping ground left in then becomes publically notified.
- If landowners want to go outside what has been agreed to then should have to publically notify.

Submission No 213 - Claire Bleakley accompanied by Susie Lees for GE Free NZ spoke to her submission and also displayed a powerpoint presentation highlighting the following:

- That Council makes field trials prohibited.
- The costs and risks of a GMO release from a trial are considered to be much greater than any economic gain to the district or region and its reputation for premium food.
- Liability issues are revised for non-containment of field trials.

Councillor Roil having previously declared a conflict of interest in Submission Nos. 166 and 251 withdrew from the meeting table.

Submission No 166 - Murray Tonks EMS for JARA Family Trust and Ballance AgriNutrients

- Requested that their lands be considered for scheduling for the existing activities which had previously been given Resource Consent.
- Land includes a relocatable fabrication business; a truck wash facility and a proposed stock yards. There are also existing use rights for a firewood business.
- Scheduling the sites will provide greater security for the existing businesses and that all existing industrial operations in the Irongate area should be treated equally.
- JARA and Balance would eventually like to be part of the Irongate zone but not until a more realistic and affordable servicing plan was developed.
- Requested equivalent treatment in the Plan as other existing neighbouring industrial properties in the Irongate area that adjoin the proposed Irongate Industrial Zone.
- Don't want to be part of the Industrial Zone until development contributions are set at a more realistic level.

Consideration given is specific request for scheduling and that information on Development Contributions be used at the Council workshop on 6 August 2013. Focus needs to stay on District Plan provision may have to have site scheduled.

Submission No 251 - John Roil for Cottages NZ

- Seasonal worker accommodation - maintain the maximum floor area at 125m²
- Include an exemption to rule 6A.5.11 for seasonal worker accommodation so that any seasonal worker accommodation that is relocated from one property to another does not require resource consent.
- Maintain the current rule allowing for 6 rooms for workers accommodation which provides for a variety of options.
- Limiting seasonal workers accommodation to sites 12ha and greater denies the opportunity for businesses to make sound commercial decisions. Delete standard 6A.7.10 (3)
- Use the term transportable rather than relocatable for the standard 6A.7.10.
- Have a standard requiring a supplementary unit to be located within 25 metres of the main dwelling extended to 50 metres

Submission No. 167 – Filipa Hope spoke to her submission and highlighted the following:

- That there should be a ban on high-pressure waste liquid injection into deep wells throughout the entire HDC controlled area.

- When available the recommendations of the final PCE (Parliamentary Commissioner for the Environment) report on Fracking should be taken into account when considering the mineral extraction provisions.
- Council host a public forum on oil and gas drilling.
- Field trialling of GMO should be a prohibited activity.

It was noted at the meeting that fracking was a Hawke's Bay Regional Council issue and outside of the Hasting District Council's jurisdiction.

Council resolved at its meeting held on 11 July 2013 to host an Oil and Gas summit to provide a further opportunity for dialogue about the exploration and development of oil and gas on the East Coast of the North Island.

*The meeting adjourned for afternoon at 3.25pm
and reconvened at 3.35pm.*

Submission No 69 - Gary Peddle spoke to his submission and highlighted the following:

- Removal of Recommended Area for Protection (RAP) 12 from his property.
- This area has since been legally protected by way of a restrictive covenant signed by both HDC and himself which completely covers RAP 12.
- Sees no need for RAP 12 to remain referenced in the Hastings District Plan.
- Do better job preserving land through covenant.

Trigham reserve and removal of RAP 12 from Appendix 15.10-1 – recommended by officer.

Submission No 230 - Chris Thomson for Meridian Energy and Janeen Kid-Smith, Consultant Planner spoke to their submission and highlighted the following points:

- Three parts of submission omitted from the summary being:
 - Issues relating to Policy RZP8 (page 10)
 - Section 15.9 (pages 16-17)
 - Section 15.11 (pages 20-21)
- The wording of 15.12.5 should be amended to advise readers of the need to refer first to the rules of the zone where the activity is located and that the table should be amended to clarify the status of activities.
- There should be a cross reference between the Rural Zone Noise limits 15.12 and noted that the sections are numbered incorrectly.
- The existing exemption in the Plan for construction noise has not been carried through to the Draft Plan.
- Maps are not user friendly and need to be so are accessible to all users.
- Separate chapter be included for Renewable Energy.

Submission No 80 - Linda Abbott circulated and spoke to her submission and highlighted the following:

- That the Havelock North Rural residential plan should not allow commercial visitor accommodation to remain as a permitted activity as it is in the current plan.
- Delete rule 8B6.3(e) as proposed by submitter 178 changes the intent and application of a secondary dwelling.

- Consider how much visitor accommodation is actually required in the Havelock North area before allowing more to be built.
- Requested further discussion with officers regarding earthworks impacting on a neighbouring property.

Submission No. 90 – Nicola Morgan spoke to her submission and highlighted the following:

- Lives at 7 Tomoana Road and believes that her section of Tomoana Road does not have sufficient character from the road to justify being included in a Character Area.
- Character homes are not visible from the road due to hedges and shrubbery).
- Displayed coloured photos of houses in the 600, 700 and 800 block of Tomoana Road.
- Proposed rules have a 6m setback and many additional rules.
- By not allowing residents to have garages at the front of their sections means owners will not be able to fully utilise their sections to best effect.
- Specifically bought their property for the large section and do not want a large garage dominating the back section.
- Removal of resource consent for demolition or removal of dwellings older than 1 January 1950 and additions or alterations to the front façade on residential dwellings older than 1 January 1950.
- Allow garages in front of houses if the doors are located at right angles to the street.
- Removal of the 70% of the front yard shall be landscaped including 1 tree per 10m of road boundary frontage.

Submission No 255 - Tony Maurenbrecher (Raymond Rd rezoning) spoke to his submission highlighting the following points:

- Requested 13 properties on Raymond Road to be re-zoned from Plains and Tuki Tuki Special Character to Rural Residential or similar zoning with a minimum area of 5000m² to 1ha.
- There are two aspects to the submission
 - i) Geographical aspects
 - ii) Demographic aspects.
- Current zone boundary based on road and not a physical boundary recognising change of topography and soil values. Plains Zone should be area below the terrace.
- Much land is lying fallow and owners cannot sustain their land.
- Raymond Road has a unique demographic – the school is the hub of the community.
- Only two property owners unhappy with rezoning proposal.

The meeting adjourned at 4.45pm
And would reconvene on 17 July 2013 at 9.00am

HASTINGS DISTRICT COUNCIL

**MINUTES OF A MEETING OF THE DISTRICT PLAN WORKING PARTY
HELD IN THE COUNCIL CHAMBER, GROUND FLOOR, CIVIC ADMINISTRATION
BUILDING, LYNDON ROAD EAST, HASTINGS ON
MONDAY, 15 JULY 2013 AND RECONVENED ON TUESDAY, 16 JULY AND
WEDNESDAY, 17 JULY 2013 AT 9.10AM**

PRESENT:

Chair: Councillor Lester
Councillors Bowers, Heaps, Kerr and Roil

IN ATTENDANCE:

Group Manager: Planning and Regulatory Services (Mr J O'Shaughnessy)
Environmental Policy Manager (Mr P McKay)
Project Leader District Plan Review (Mr R Wallis)
Senior Environmental Planner (Policy) (Mrs A Summerfield)
Senior Environmental Planner (Policy) (Mrs M Gaffaney)
Senior Environmental Planner (Policy) (Mrs N Belcher)
(Mr J Tuakana)
Environmental Planner (Policy) (Mr R Little)
Environmental Planner (Policy) (Mr C Scott)
Secretary (Mrs C Hunt)

ALSO IN ATTENDANCE:

Submitters: Jillian Kennemore (NZ Historic Places Trust), Caroline Greenwood, Chris Ryan, David Appleton, Malcolm White, Alison McEwan – Langley Twigg for *Cape Kidnappers Station and RJ Kerr Contractors Ltd*, Andrew Taylor – Surveying the Bay for: *Francis Holdings Ltd & Maraekakaho Lakes Ltd; TMF Trustee Services Ltd; Village Residential Ltd; Surveying the Bay (Sub No 245/270/271/275/278)*, Darren Tichborne, Xan Harding (HB Winegrowers Inc), Ralph Harrison, Peter Raikes, Jacqueline Siegenthaler, John Hudson (Rudolf Steiner School, Hastings), Donald Sorensen, Tim Wilkins (Pencarrow Hills Ltd), Mark Mahoney, Rhonda Diprose, Noeleen Skelton, Mike Hurley and Dhilum Nightingale (Trust Power NZ Ltd), Kevin Mitchell (Federated Farmers), Brent Stiver (*Pacific Motorcycle Club and HB Kart Club*) and Mike Walmsley

1. APOLOGIES

Councillor Bowers/Councillor Heaps

That apologies for absence from Councillor Colin, Mr Kay (Rural Community Board) and Messrs Gilbert, and Barber (Maori Representatives) be accepted.

CARRIED DPW/3

PRESENTATION OF VERBAL SUBMISSIONS (contd)

Submission No. 284/310 - Jillian Kennemore (Heritage Advisor, Planner) for NZ Historic Places Trust spoke to her submission and highlighted the following points:

- Pleased with the District Plan in regard to heritage.
- Had met with the officers prior to the hearing and supportive of officer's recommendations.
- Would like lists and schedules included in the District Plan to provide certainty – some waahi tapu not included on the National Register.
- Historic buildings and items have separate section and appendices and lists. Nominated Harveys Building in Russell Street to be considered for individual registration under the Historic Places Trust Act.
- HBEPB building was registered under the Historic Places Trust Act but accidentally got taken off as someone thought it had been demolished. Will be put back on.
- Include in list category 2.
- Would welcome further discussion.
- A nomination has been received for Cape Kidnappers historic area.

Waahi tapu had been reviewed and identified in 2008 and therefore not a significant number to review now.

Very accurate identification on GPS where waahi tapu sites were so could be protected.

Councillor Bowers, as a Trustee advised that the Harvey's Building is owned by the Hastings District Community Arts Trust and the Trust is very keen to have it individually listed, irrespective of the Russell Street Historic Precinct.

Submission No. 304a/b - Caroline Greenwood (304a) spoke to her submission highlighting the following points:

- Accept the Outstanding Natural Feature Landscape over the top of Kahuranaki
- Would like the Significant Amenity Landscapes identified for the Kahuranaki surrounds removed. (SAL 8)
- Did not see any need for additional lines. Three properties involved in the proposed additional lines.
- Happy with the growth of Kahuranaki and community as a result of lifestyle sites.
- Council should not get involved in GE restrictions. There are other sources who know about this and who knows what will be discovered or be important in the future.

Environment working in has changed hugely over the last decade in terms of the wider community's appreciation of the environment and landscape. Not all landowners have connection to the land and care for the environment. As rule makers the balance is protecting what the community want protected -v- land owners and rules do not differentiate between good and bad land owners.

Submission No. 288 - Chris Ryan spoke to his submission highlighting the following:

- Overriding objectives in P04 and P06 be strictly adhered to.
- Supports Objective CKOB6 and CKOB4.

- Needs to be wider discussion on biodiversity, ecological and eco-tourism.
- HPUDs strategy has clearly defined the need to protect Ocean Beach from residential growth.
- Current rules for buildings and sizes of subdivision and permitted activities are clarified before any new zone could be considered. 2500m² is too large a scale for buildings in this area.
- How many natural preservation zones are in New Zealand and what are their rules and regulations?
- New zoning would require complete agreement between neighbours and this does not appear to be the case.
- Predator proof fence has caused problems in the control of pests.
- Conflict between different owners and uses for what the land is being used.
- Predator fence very expensive and has a limit life - Who would be responsible for replacing the predator proof fence?

The Environmental Policy Manager, Mr McKay to allay some confusion regarding the implementation of the predator proof fence advised that during an initial conversation with Mr Andy Lowe he questioned whether the "Rural Zone" was the most appropriate zone for the predator fence.

Staff undertook a lot of investigation into this issue and looked at other preservation areas throughout New Zealand. Reserve Management Plans were relied on for information. Building development within predator fence was on private land and was why a new zone was proposed.

Submission No. 204- David Appleton circulated and spoke to his submission and highlighted the following:

- Agreed with the officer (Kate Pascall) comments regarding his submission on Home Business Activities.
- Requests inclusion as a "non-permitted" home-based business, mechanical workshop - machining, welding etc on the same basis RZP10, including vehicle repairs on domestic property.
- Petroleum exploration and extraction should be prohibited within the Ngaruroro and Tutaekuri river catchments.
- There should be a Ban on high-pressure waste liquid injection into deep wells throughout the entire HDC controlled area.

Submission No. 210 - Malcolm White displayed two colour photos and spoke to his submission and highlighted the following:

- The two photos displayed were showing the comparison between land management and biodiversity.
- Prohibit GMO's and declare Hawke's Bay GMO free.
- Field trials that were supposed to be contained have had contaminants escape.
- GM not commercial advantage at the moment and is not designed to serve the greater community.
- If there is a health benefit for diabetes etc and does not harm the environment and is sustainable benefit it should be considered.

Submission No. 290- Alison McEwan, Langley Twigg accompanied by Paul Sanders (Financial Controller) for Cape Kidnappers Station Ltd spoke to the submission and highlighted the following:

- Cape Kidnappers Station Limited opposes the new zoning which includes the submitter's land as the zoning restricts activities, with no perceived benefit for the submitter.
- Cape Kidnappers Station contributed towards the cost of the predator proof fence and also to the ongoing costs.
- Up to \$2000 a month is paid to the Trust and they had entered into programmes with DOC to enhance the landscape with fauna and flora in preservation site that has been created.
- Punished now by having new zone on their land.
- Preference would be that the changes to the Plan, when notified, do not include the new zoning over their land.
- Onerous planning rules upon the land, following the submitter's investments, which were made by the landowner with good intentions.
- Deer and goat farming are provided for as permitted activities within the zone, which do not appear to be in keeping with the predator proof fencing.
- The zone is variously called the Cape Kidnappers Ocean Beach Preservation Zone, and the "Ocean Beach zone" in the Subdivision section. The ONF zoning has also been extended to include the sea.
- The rules are set on a per site basis – Cape Kidnappers has one large title and would need to subdivide to undertake any development on the land.
- Mr Robertson had not been in the country for a while and did not know whether Mr Lowe or Mr Robertson had spoken to each other.

*The meeting adjourned for morning tea at 10.35am
and reconvened at 10.45am.*

Andrew Taylor, Surveying the Bay advised that in order to get some consistency the Local Branch of Surveyors would meet and agree to provisions in the Plan that are appropriate. This would provide a uniform approach from the Group rather than individual submissions on rulings.

Mr Taylor then spoke on behalf of the following submitters interpolating as appropriate and highlighted the following points:

Submission No. 262 - Francis Holdings Ltd & Maraekakaho Lakes Ltd;

- Lack of clarity of the mapping around the margins of the Ngaruroro River and implications this brings.
- Identified riparian management area boundaries are aligned with the property boundaries and do not overlap into private land.
- Happy to meeting with Council staff and consider the mapping specifically in this area.

Submission No. 200 - TMF Trustee Services Ltd, Keirunga Road;

- Property has a split zoning of General Residential/Rural Residential under the Operative Plan and Character Residential/Rural Residential under the Draft Plan.
- Effect of change in zoning will have on the potential for residential development in the Character Residential portion of the site.
- Plans to subdivide off the General Residential portion and re-align the boundaries of the zone.

- Identified that residential zoning would reduce yield and economics make it hard to work.
- More appropriate to have general residential.
- Opposes the zoning change of Character Residential
- Meet with Council planning staff to discuss best options for all parties.

Submission No. 269 - Village Residential Ltd; Village Residential

- Requests that subdivisions between 800m² and 1000m² be considered as a Restricted Discretionary Non Notified Activity, similar to existing plan.
- Officer's comments do not support his request.
- Site 5000m² and potential for eight sites.
- Seeks certainty for cross lease amendments and conversions for existing household units where a change in tenure should not result in onerous consent conditions, delay and cost.

Submission No. 202 - Darren Tichborne Trust spoke to his submission and highlighted the following:

- Opposed the change to the minimum site size for Clive and Whakatu to 1000m² should be 500m²-600m² minimum.
- Infrastructure can support more subdivision in Whakatu or Clive.
- Flooding in Sutton Avenue in approximately 1991/92.
- Council manages areas where water pooling now by closing down valves.

Submission No. 240- Xan Harding for HB Winegrowers Inc. spoke to his submission and highlighted the following:

- Overriding philosophy is protecting the fertile soil resource and further restrictions putting further construction over resource.
- Not utilising fertile soils.
- In future should accept more large scale wineries in industrial zones.
- Need new entrants to develop a niche on the plains.
- Allowance for retailing at wineries be a maximum floor area of 150m² appropriate to cater for larger groups and the increase in cruise ship visitors.
- Some benefit to introducing a limit of gas guns and suggested 1 gas gun per 4ha title.
- Do not see the need to have a "Bird Management Plan" with regards to audible avian distress alarms which are quieter than gas guns.
- Tourist related activities need to have larger floor areas for buildings.

The officer comments agree the requirement for a bird management plan for audible avian distress alarms (and not for Gas Guns) has the potential to lead to inconsistent plan administration. The adverse effects of the devices are generally covered by the other conditions relating to specific noise standards and setback distances and hours of operation. The requirement for a Bird Management Plan is considered somewhat onerous given the nature of the devices in any case (i.e. to protect crops from birds).

Submission No. 126- Ralph Harrison spoke to his submission and highlighted the following points:

- That 50 Clifton Rd, Haumoana be rezoned from Plains Zone to Haumoana Te Awanga Residential Zone.
- Has 6ha block of land in the plains zone which cannot plant or develop. Most efficient use of land would be development.
- If zoning changed would vest land for a paper road.

- Sections would be 1000m² on free draining gravel.
- 20 metres of land on the road frontage would be designated as no development.
- Issue with Council discussing a 200 year zone.

Submission No. 249a/b - Peter Raikes circulated and spoke to his submission highlighting the following:

- Imposition of an Outstanding Natural Landscape Feature designation on the Te Waka range.
- The area, including the Manhaungaruru Range has been identified as the only land suitable for wind farming in the region.
- Further restriction on farmers to subdivide lifestyle blocks is a great concern.
- The designated Landscapes on farm properties at Te Pohue is unfair to property owners and is detrimental to the economy in Hawke's Bay.

Submission No. 203 - Jacqueline Siegenthaler circulated and spoke to her submission highlighting the following:

- Opposed the rule around construction of buildings within the dropline of a tree.
- Was unaware that the neighbour's tree had been included Outstanding Trees Register and did not receive a notification letter to voice her concerns.
- Lost all rights as a property owner and is overshadowed by trees that unable to prune without consent.
- Property has become very shady, damp and cold
- Did not receive letter notifying of proposal and Plan Change went through.
- Residential area and want to be able to prune them when required without having to go through lengthy process of applying for a resource consent.

If a protected tree a resource consent is required for it to be pruned. Resource consent was consented to Council arborist which was done free-of-charge, but there is a process to go through.

Submission No. 82 - John Hudson for Rudolf Steiner School Hastings Trust circulated maps and spoke to his submission highlighting the following:

- Supports the scheduling of the school site.
- Clarified the legal description of property titles to be included in the scheduled site.
- An accurate legal description be included in the List of Scheduled Sites of Section 7A of the Plan along with corresponding amendments to the map.
- The draft maps do not reflect the areas covered in the legal descriptions.
- Rezoning be extended to new boundary or preferably to the stream.
- Consider bringing in the Lowe Building.
- Matter of adjustment of titles so they are accurate and inclusion of the piece on the corner.

An accurate legal description be included in the List of Scheduled Sites of Section 7A of the Plan along with corresponding amendments to the map.

Submission No. 201 - Donald Sorensen spoke to his submission and highlighted the following points:

- Opposed the changes to the density/minimum site size requirements.

- If minimum house site is to be 1000m² cannot subdivide his section and it would reduce the potential value of his section.
- HPUDs recommendation was for infill housing in Clive – recommendation not taken into consideration.
- Clive is a very desirable place to live.
- Bought property that could be subdivided and the rules are being changed halfway through.
- Stormwater has never been a real issue – only once in Sutton Avenue and Council put in bigger pipes.

*The meeting adjourned for lunch at 12.30pm
and reconvened at 1.10pm.*

Submission No. 301 - Tim Wilkins, Snow Wilkins for Pencarrow Hills Ltd

- Pencarrow Hills Ltd – requested that their land between Selwyn and Rochfort Roads, currently zoned Rural Residential, be rezoned to Residential.
- Two residential areas containing a small piece of rural land.
- Officer report incorrect – whole drainage system has been put in place and geotech problems have been addressed.
- Three house sites could become residential.
- Smooth boundaries off around Havelock North.
- Cannot see any reason why this land should remain rural residential.
- Everyone who bought in the area thought it was residential.

Submission No. 292 - Alison McEwan accompanied by Tim Wilkins for RJ Ker Contractors Ltd spoke to their submission and highlighted the following:

- Requested 1239 Howard Street be rezoned for the purpose of constructing a retirement village.
- Application for resource consent for retirement type village heard by independent commissioner and was declined.
- Reasons for that were the effect on versatile soils and interface issues – adverse effects of the proposal could be complied by mitigation. No issues in landscape amenities.
- Since that hearing HPUDs came in and in that process this land was included in the growth strategy.
- Face ageing population which is going to become greater in the next three to four years.
- All adverse effects were mitigated except on the soil resource which you cannot mitigate against.

Submission No. 125 - Mark Mahoney circulated and spoke to his submission highlighting the following:

- Supports the creation of a Haumoana – Te Awanga Strategic Management Area that recognizes the unique character of this area.
- Allowance for additional land away from coastal hazards critically important.
- Include a structure plan relating to Te Awanga new residential areas.
- Form a sub working party for a Structure Plan using Council's technical and engineering resources and then report back to the District Plan Working Party.
- Inclusion of a village green.
- Minimum lot size set at 1000m².

- Upgrade to whole Te Awanga/Haumoana scheme on new reservoir at Parkhill.
- Approximately 10-12 weeks required with high level group utilising internal resources in Council and prepare reports for structure plan.

Mr McKay advised that the timeframes for notifying was early October 2013 and the submission period would be October/November and closing early December 2013.

If the Working Party, after considering submissions wanted to get some residential options in Te Awanga in implementing HPUDs could give them a deferred residential zone until the necessary investigations had taken place. It would be possible for Mr Mahoney and Te Awanga Downs Trust to do the work in the meantime and as a submitter apply for a full residential zone.

Timeframes for the Community Plan outcome in December 2013. If there was information in the Community Plan that Council wanted to go into the District Plan it would be possible for Council to make a submission on its own Plan to implement into the Community Plan.

If Te Awanga Downs or Mr Mahoney felt rezone by way of submission and provide details, the further submission process would be programme for February 2014 which would be available for people to comment, support or oppose.

Further submission has tightened up and brought back to a two week submission period rather than four weeks. Limited to people with an interest greater than community in general.

Submission No. 305 - Rhonda Diprose spoke to her submission and highlighted the following points:

- Opposed the boundary of Character Area 10 (Market St) and seek to exclude 404 Market St and for the character residential zone to start at 408 Market St.
- Controlling trivial matters such as landscaping, placement of pergolas, replacing wooden joinery with aluminium and changes to the front elevations of pre 1950s dwellings.
- Do not want resource consent to be required for changes.
- Want to retain the ability to subdivide the rear of their property behind the existing house – but the character zone provisions would make this a non-complying activity.

Submission No. 256 - Noeleen Skelton spoke to her submission and highlighted the following points:

- Opposed the rezoning of land at 34 Gordon Road.
- The proposed Te Awanga Downs subdivision does not fit into the existing special characteristic of Te Awanga.
- Traffic will increase.
- Cannot make an informed submission on something that is not even in the District Plan yet.
- The Master Plan presented at the public meeting is now not relevant as they wish to totally change everything that was presented to the community.
- With 100 submissions on the rezoning and only 9 for it and 2 of them developers – the community has tried to say it is not a suitable area for this development.

- Did not oppose the section size from 800m² to 1000m²; or the change in maximum building height or the requirement for a resource consent for childcare centres and homes for elderly.
- Coastal hazard zones should be looked at with this kind of project.
- Did not see any need for future housing development in Te Awanga.

Submission No. 227 - Mike Hurley and Dhilum Nightengale for Transpower NZ Ltd displayed a powerpoint presentation and spoke to their submission highlighting the following points:

- Objective RRSO2 does not recognise that it is not always practicable to avoid remedy or mitigate all adverse effects
- New lines or upgrades no more restrictive than discretionary activity (except Te Mata Peak).
- Avoid reverse sensitivity.
- Operation, maintenance, development and upgrading not compromised.
- Buffer corridor in which sensitive activities not provided for.
- Must give effect to any NPS.
- The erection of meteorological masts in the Rural Zone, so long as no such investigation or assessment period shall exceed 5 years.
- National Grid – avoid sensitive activities, manage non-sensitive buildings and structures, subdivision to provide building platform clear of yard and manage earthworks – stability of lines and ground clearance.
- 10-12m from centreline and 12m from support structures.
- Beyond the National Grid Yard either side of the centre line – 110kv line on poles 14m; 110kv line on towers 32m and 220kv line 37m.
- Safety hazards including line drop.
- Risks from the network - electric shock
- Subdivision building layout where towers already exist to allow for maintenance.
- Require access to lines including emergency repairs.
- Would like opportunity to work with Council officers.
- Rule NH7 should be discretionary rather than N/C.

Submission No. 274 Nick Jones for HB District Health Board

- Do not agree with the proposed removal of the use of the Hazardous Facilities Screening Procedure.
- Surrounding land uses for activities such as water courses, potable water supplies, schools, early childhood centres are beyond the scope of HSNO.
- Did not support the removal of existing District Plan rules that are not covered by HSNO.
- Requests that the HFSP be included in the plan or covered by an alternative tool.
- Hastings District Council and Napier City Council are the only Territorial Local Authorities undergoing District Plan reviews that are proposing to remove the use of the HFSP.
- In supporting the Character zone children's health would come before the retention of a character house.
- Don't want residential areas located where they may be impacted by high noise levels.

Submission No. 214 - Angela Hair for Baywatch HB spoke to her submission and highlighted the following points:

- Storage, handling and use of hydrofluorosilicic acid be a Prohibited Activity within the Heretaunga Plains Unconfined Aquifer.
- Recommends broadening Policy HS1 to include the Heretaunga Plains Confined Aquifers and all rivers, lakes and water courses.
- Field trials be a prohibited activity.
- Scheduling of substances has no weight, need to be considered as a whole.
- Against anything that is viable that has the potential to reproduce.
- Medical may be some possibilities for that but what kind of research is done before it gets into the system is a big issue.

Councillor Kerr declared a conflict of interest in Submission No. 254 and withdrew from the meeting table.

Submission No. 254 - Kevin Mitchell for HB Federated Farmers spoke to his submission and highlighted the following points:

- Network utilities can cause adverse effects on farming and needs to be managed.
- Transmission lines can impact on the use of the land.
- Strongly against Council becoming involved in GMO's.
- Proposal to introduce controls into the District Plan and remove any controls over GMO's be reconsidered.
- Noise in the rural environment normal – why should there be rules for that.
- Proposed extent of earthworks is too restrictive on farmer's activities in the Rural SMA's and in ONF areas.
- Supports the proposed regulation on hazardous substances.
- Subdivision rule punishes current and future farm owners for lax rules in the past.
- Basic property right for farmers to cut off for retirement block or to pay off family debt.
- Suggest keeping three year rule and introduce 50ha minimum.
- Did not believe Council had the experience, knowledge or funding base for GM and that resources should be in at the National level.
- Indigenous vegetation clearance rules totally impractical. Don't have any rules where the manuka/kanuka is regrowth.

Trying to prevent the fragmentation of rural land and protect productivity to a certain extent.

*The meeting adjourned for afternoon tea at 3.00pm
and reconvened at 3.15pm*

Submission No. 258 - Brent Stiver for Pacific Motorcycle Club and HB Kart Club spoke to his submission and highlighted the following points:

- Create a motorsport zone at the Hawkes Bay Kart Club site SH50, Roys Hill.
- Currently karting activities on the site are controlled by resource consent..
- Would like approval to permit up to two Sunday club meetings per month at the venue.
- Would like to make better economic use of the site facility but currently limited by a long established resource consent.
- Under resource consent would like to hold at least two National or North Island class events at the venue.

Make it a scheduled site so resource consent does not have to keep coming up.

Submission No. 20 - Mike Walmsley circulated and spoke to his submission and highlighted the following points:

- Requested that the existing boundary of the Significant Amenity Landscape around the Middle Road area remains the same.
- His land owned incorporates a working quarry, a Construction and Demolition Landfill, a rural lifestyle subdivision and working woolshed.

The Project Leader District Plan Review, Mr Wallis advised that he had discussed with Boffa Miskell the boundary of Mr Walmsley's property and did not see any reason why the Significant Amenity Landscape should include the working areas of his farm. It may be possible to pull back on areas that go down to Middle Road.

Mr Wallis confirmed that they could definitely exclude the areas that Mr Walmsley was concerned about. Significant Amenity Landscape does not preclude normal farming operations.

This concluded the verbal presentations by submitters. The District Plan Working Party would meet to discuss and debate all the submissions in preparation of producing a draft District Plan for Council to adopt on 19 September 2013 which the community would have a further opportunity to submit on. The meeting dates for the Working Party were as follows:

07 August 2013 – 8.30am to 3.00pm

14 August 2013 – 8.30am to 3.00pm

19 August 2013 – 8.30am to 5.00pm

20 August 2013 – 8.30am to 5.00pm

The meeting closed at 3.50pm

Confirmed:

Chairman:

Date:

**List of Submitters to Hastings District Council
District Plan Review**

Sub No.	SUBMITTER
1	Simon Scannell
2	Diane Peters
3	Yvonne Gray
4	Margaret Loughnan
5	Leanne Cotter-Arlidge
6	Ionie Alexander on behalf of RA Alexander Trust
7	Michael & Jenny Pyatt
8	Mervyn Morgan
9	Anna Vignolini
10	Davis Canning
11	Sally & Murray Tetley
12	Malcolm Flett
13	Kevin Watson
14a	Brett Gilmore on behalf of Pan Pac Forest Products
14b	Brett Gilmore on behalf of Pan Pac Forestry and Logistics Division
15	Brett Gilmore/ Bob Pocknall on behalf of Hawke's Bay Forestry Group
16	Kim Goodwin
17	Bill Dodds
18	Grant Dixon
19	Perry King
20	Mike Walmsley
21	Kate Hartland
22	Craig McCorkindale
23	Lewis Thompson
24	Paula Dormer
25	Rex & Karen Bartlett
26	Wendy Cook
27	Grant Burney
28	Alan Shaw
29	John & Raewyn Owens
30	Patrick Bridgeman
31	Derek Brownrigg
32	Colin Shanley, Shanley & Co.
33	John Craven, John Craven & Associates Ltd
34	Julia Shield
35	Warwick Marshall
36	Warwick Marshall
37	Ken Miller
38	Mr & Mrs David Bryant
39	Dan McGregor on behalf of Winstone Aggregates
40	Gary Olsen
41	Justin Harrison
42	Ian Hope
43	Angus Gordon
44	Mark Ratcliffe
45	Tim Turvey
46	Teresa Allen-Dryburgh
47	Diane Kimber
48	Annette Buxton
49	Lex Benson-Cooper
50	Timm Kinzenbach
51	Vivien Kinzenbach

Sub No.	SUBMITTER
52	Mr Hannes Bauer
53	Marite Kinzenbach
54	Beate Kinzenbach
55	Lorna Willis
56	Chris and Bob Waldron
57	David Mackay
58	Bev and Don Ryder
59	Adam Baker
60	Sarah Horn
61	Tina Symmans
62	Gary Conroy
63	Joy Mildenhall
64	Andrew Morrison, Morrison Mallett on behalf of Te Awanga Vineyard
65	Brett Walker
66	John Sinclair on behalf of NZ Agricultural Aviation Assn & NZ Helicopter Assn
67	Jan White
68	Ewan Gardiner on behalf of Te Awahohonu Forest Trust
69	Gary Peddle
70	Heather Smith
71	Vanessa Roberts
72	Katharine White
73	Bruce Allan
74	Kelvin Ellmers
75	Hannah Murphy, Opus on behalf of Ministry of Education
76	Dale Kutia
77	Mark Anderson
78	Rob Hunter on behalf of Department of Corrections
79	Matt Epplett on behalf of Rascals Childcare Centres
80	Linda Abbott
81	Dr John Wakeman on behalf of Proctor Trust, Lindisfarne College
82	John Hudson on behalf of Rudolf Steiner School Hastings Trust
83	Nick Webster
84	John Osborne
85	Brian Daly
86	Geoff Mentzer
87	Michael & Cara Hart
88	Phil Appleford
89	Jilena Hogenesch
90	Nicola Morgan
91	P & M Twigg
92	David Evans
93	DJ & PM Evans on behalf of JAYDEE Trust
94	Bernice Barnett
95	Barry A Jones
96	Christopher Cuttle
97	Phil Appleford
98	R Palmer
99	Edward Timu
100	Roger King
101	Cara Gittings
102	Bruce Wills
103	Susan Franklin
104	Marianne Harper
105	Sieglinde Ziegler

Sub No.	SUBMITTER
106	Steve Gittings
107	Jennifer Southern
108	Jeff Bowden
109	Maureen Heaps
110	Richard Berry
111	Lynette & Gordon Hills
112	Heather Fabling
113	Edward Fabling
114	Margaret Mackenzie
115	Mr Lea Tiedemann
116	Philippa Stonehouse
117	Helen Stonehouse
118	Helen Hill
119	Rosemary Stanley
120	Jonathan Parker
121	Robert Hunter
122	Judith Orsborn
123	Pam and Tony Street
124	Keith Taylor
125	Mark Mahoney
126	Ralph & Philippa Harrison
127	Rosemary Silcock & D Comeskey
128	Andrea Jackson
129	Pam Williams
130	Martin Bates
131	Susan McGruddy
132	Yvonne Forrest
133	Nicholas Cabot
134	Adrian Stone
135	Megan Rose
136	Andrew Gifford
137	Mandy Cushing
138	Jason Cushing
139	Paul Clarke
140	Paul & Denise Pryor
141	Ross Hardy
142	Stephen Daysh, EMS on behalf of Te Awanga Downs Family Trust
143	Bruce Shortridge
144	Gavin Yortt
145	Jane Robson
146	Tessa Hughes
147	D and Y Willis
148	Tim Durrant
149	Stephen Welsh
150	Roy Boonen
151	Jenny Elliott
152	Yasmin Dubrau
153	Mr Lyn Williams
154	Steve Holder
155	Marjoleine Turel
156	Marita McCormick-Duncan
157	Jodi Lett
158	Simon Hinton
159	Anthony Vile
160	Ros Miller

Sub No.	SUBMITTER
161	Bruno Chambers
162	Rachel & Matthew Croft
163	Dean Moriarty
164	Sarah Williams on behalf of Contact Energy
165	Michael Whittaker on behalf of Te Mata Mushroom Company
166	Murray Tonks, Environmental Management Services on behalf of JARA Family Trust & Ballance Agri-Nutrients
167	Filipa Hope
168	Anna Schofer Forest Enterprises Limited
169	Alison Johnstone on behalf of Silver Fern Farms
170	Peter Casey on behalf of Radio Network
171	Matt Norwell, Barker & Associates on behalf of Foodstuffs Properties (Wellington)Ltd
172	Neil Berryman, C/- Zomac Planning Solutions on behalf of Progressive Enterprises Ltd
173	Tram Lease Limited
174	Darren Diack
175	Fred Dryburgh
176	Stuart Ryan, Barrister on behalf of House Movers
177	Hannah Murphy, Opus Acurity Health Group Ltd
178	Julie-Ann Bowker, J Bowker Planning on behalf of Tasman Smith Estate Trust
179	Genevieve Renall
180	Ashley Dunstan
181	Jamie Goodsir
182	Kimberley Jessup on behalf of Folkstone Investment Management Limited
183	Justine & Daniel Whitehead
184	Vicki Hanson
185	Felicity Kelly
186	Graeme Jones
187	John Dent
188	Edward Pratt
189	Peter & Janet Jackson
190	Christine Ingle
191	Graeme Maxwell
192	Mark & Rata Purdy
193	Pamela Rawle
194	Will Coltart
195	Michael Maguire
196	Lara Blomfield, Sainsbury Logan & Williams on behalf of Vantage Holdings Limited
197	Robyn Chapman
198	Marc & Sally Herring
199	Rochelle Horne
200	Andrew Taylor, Surveying the Bay on behalf of TMF Trustee Services Ltd
201	Donald Sorensen
202	Darren Tichborne
203	Jacqueline Siegenthaler
204	David Appleton
205	Brian Gestro
206	Volker Schloemer
207	Jane Thompson
208	Anna Reid
209	Peter Gilbert
210	Malcolm White
211	Adrian White

Sub No.	SUBMITTER
212	Greg Purcell, CEO on behalf of NZ Thoroughbred Racing
213	Jon Muller & Claire Bleakley
214	Angela Hair on behalf of Baywatch HB
215	John Bostock on behalf of Pure Hawke's Bay
216	Phyllis Tichinin
217	Craig Mallett, Manager Environmental Risk & Innovation on behalf of Ministry for the Environment
218	Rose Mohi & Mary Kirkness
219	Adele Mohi-McGoverin
220	Matt McGoverin
221a	Warwick Hansen on behalf of Haupouri Trust
221b	Warwick Hansen on behalf of Ocean Beach Wilderness Property Ltd
222	Philip Irwin on behalf of Historic Places Hawke's Bay Inc.
223	Nathan Strong on behalf of Unison Networks Ltd
224	Penny Reynolds
225	Travis Stull, Environmental Advisor on behalf of Trustpower Limited
226	Georgina McPherson, Burton Planning Consultants Ltd on behalf of Powerco Limited
227	Pauline Whitney, Boffa Miskell on behalf of Transpower NZ Ltd
228	Mary Barton Chorus New Zealand
229	Paul Hallowes on behalf of Telecom New Zealand Ltd
230	Chris Thomson on behalf of Meridian Energy
231	Daryl McMillan on behalf of Vector Gas Limited
232	Pam Butler on behalf of Kiwirail
233	Diane Vesty on behalf of Hawke's Bay Fruitgrowers' Association
234	Martha Dravitzki on behalf of NZ Institute of Landscape Architects - HB Manawatu Branch
235	Richard Bullock on behalf of Delegat's Wine Estate Limited
236	Gordon Hills
237	Emily Grace, Tonkin & Taylor on behalf of NZ Defence Force
238	Colin Maunder on behalf of Kaingaroa Timberlands
239	Oliver Postings on behalf of NZ Transport Agency
240	Xan Harding on behalf of HB Winegrowers Association
241	Brian & Cheree Batchelor
242	Murray Keane
243	Rhys Millar
244	Sarah Reo, Cultureflow on behalf of Waipuka 3B1C1 Inc.
245	Andrew Taylor, Surveying the Bay
246	Bill & Ann Perry
247	Frances Tucker on behalf of Glenview Settlement Trust
248	Jock Mackintosh on behalf of Sports Park HB
249a	Peter & Caroline Raikes
249b	Peter & Caroline Raikes
250	John Bostock
251	John Roil, Cottages New Zealand
252	Paul Dean
253	Helen Codlin on behalf of Hawke's Bay Regional Council
254	Will Foley, HB Provincial President Hawke's Bay Federated Farmers
255	Anton Maurenbrecher
256	Noeleen Skelton
257	Melissa Douche, Harrison Grierson on behalf of Egg Producers Federation of NZ Inc.
258	Brent Stiver & Simon Robson on behalf of Pacific Motorcycle Club & HB Kart Club
259	Matthew Campbell

Sub No.	SUBMITTER
260	Gary Fowles, Transmission Manager Radio New Zealand
261	Richard McMillan
262	Andrew Taylor, Surveying the Bay on behalf of Francis Holdings Ltd and Maraekakaho Lakes Ltd
263	Malcolm White
264	Bill Loutit/Tim Fischer, Simpson Grierson on behalf of Bunnings Ltd
265	Richard Heikell, Ernslaw One Ltd
266	Renee Murphy, Opus on behalf of Hawke's Bay Airport Ltd
267	Mike Walker on behalf of Walt Property Group Ltd
268	Mike Walker
269	Andrew Taylor, Surveying the Bay on behalf of Village Residential Ltd
270	Andrew Taylor, Surveying the Bay
271	Andrew Taylor, Surveying the Bay
272	James Luty, Beca Carter Hollings & Ferner Ltd on behalf of New Zealand Fire Services Commission
273	Andrew Sowersby, Opus Hawke's Bay District Health Board
274	Dr Caroline McElnay, HBDHB Hawke's Bay District Health Board
275	Andrew Taylor, Surveying the Bay
276	John Saunders
277	Gillian Robertson on behalf of The New Zealand Anglican Church Pension Board
278	Andrew Taylor, Surveying the Bay
279	Andrew Sowersby, Opus on behalf of Raumati Trust
280	Georgina McPherson, Burton Planning Consultants Ltd on behalf of Oil Companies (Z Energy Ltd, BP Oil NZ Ltd, Mobile Oil NZ Ltd)
281	David Walker, HB Amateur Radio Club Inc.
282	Joyce Barry, Landmarks Trust Inc.
283	Craig Nisbet
284	Ann Neill, General Manager, Central Region on behalf of NZ Historic Places Trust
285	Scott & Vicki St John
286	Geoff Alexander
287	Roger Alexander on behalf of Springvale Trust
288	Chris Ryan
289	Karanema Bartlett
290	Alison McEwan, Langley Twigg on behalf of Cape Kidnappers Station Ltd
291	Michael Bate
292	Snow Wilkins Limited on behalf of RJ Ker Contractors Limited
293	Robert Pattullo
294	Bob McIntyre
295	Bob McIntyre
296	Matthew Holder, Consult Plus, on behalf of Graeme Lowe Properties Ltd and Lowe Family Holdings
297	Matthew Holder, Consult Plus on behalf of Stewart Kinnear
298	Matthew Holder, Consult Plus on behalf of Lowe, JE
299	Matthew Holder, Consult Plus on behalf of Bell, Mr Andy
300	Martin A'Court
301	Kevin Wilkins on behalf of Pencarrow Hills Ltd
302	Simon Scannell
303	Sam Wood, Shirley Wood, Peter Breakwell, Kate Wood as Trustees of The Awapapa Trust
304a	Caroline Greenwood
304b	Caroline Greenwood
305	Rhonda and Tony Diprose

SUB NO.	SUBMITTER
306	Matthew Holder, Consult Plus on behalf of Ocean Beach Wilderness Property Ltd
307	Matthew Holder, Consult Plus on behalf of Andy Lowe
308	Matthew Holder, Consult Plus on behalf of Ocean Beach Land Holdings Ltd
309	Matthew Holder, Consult Plus on behalf of Tennyson OB Ltd
310	Ann Neill, General Manager, Central Region on behalf of NZ Historic Places Trust Pouhere Taonga
311	Brian Chambers for Future Ocean Beach Trust
312	Patrick Maloney