



Hastings District Council

Civic Administration Building
Lyndon Road East, Hastings

Phone: (06) 871 5000

Fax: (06) 871 5100

WWW.hastingsdc.govt.nz

OPEN

A G E N D A

COMMISSIONER HEARING

**(SUPPLEMENTARY APPLICANT EVIDENCE FOR
OCEANIA VILLAGE COMPANY LIMITED
730 AND 734 PAKOWHAI ROAD, HASTINGS)**

Meeting Date: **Friday, 25 May 2018**

Time: **9.00am**

Venue: **Council Chamber
Ground Floor
Civic Administration Building
Lyndon Road East
Hastings**

Hearing Commissioners	Chair: Commissioner Paul Cooney
Officer Responsible	Group Manager: Planning & Regulatory Services
Committee Secretary	Christine Hilton (Extn 5633)

HASTINGS DISTRICT COUNCIL

A COMMISSIONER HEARING WILL BE HELD IN THE COUNCIL
CHAMBER, GROUND FLOOR, CIVIC ADMINISTRATION BUILDING,
LYNDON ROAD EAST, HASTINGS ON
FRIDAY, 25 MAY 2018 AT 9.00AM

1. APOLOGIES

2. SUPPLEMENTARY APPLICANT EVIDENCE FOR OCEANIA VILLAGE
COMPANY LIMITED 730 AND 734 PAKOWHAI ROAD, HASTINGS - 25
MAY 2018

**DOCUMENTS CIRCULATED FOR HEARING - COMPILED AS ONE
DOCUMENT**

Document 1 The covering administrative report **Pg 1**

Attachments:

1	Attachment 1 - Supplementary amendment to earlier pre-circulated Applicant evidence from Planning Consultant Mark Arbuthnot	99613#0124	Pg 3
---	---	------------	------

The Application and Submissions can be viewed on the Council website and a
reference hardcopy is held at the Council Civic Administration Building.

The associated web site links are:

www.hastingsdc.govt.nz/meetings and
www.hastingsdc.govt.nz/resourceconsents

REPORT TO: COMMISSIONER HEARING

MEETING DATE: FRIDAY 25 MAY 2018

FROM: COMMITTEE SECRETARY
CHRISTINE HILTON

SUBJECT: SUPPLEMENTARY APPLICANT EVIDENCE FOR
OCEANIA VILLAGE COMPANY LIMITED 730 AND 734
PAKOWHAI ROAD, HASTINGS - 25 MAY 2018

1.0 SUMMARY

- 1.1 The purpose of this report is to have a way to attach the Supplementary Applicant evidence and to then put it onto the website prior to the hearing – as is required by the provisions of the Resource Management Act.

2.0 RECOMMENDATIONS AND REASONS

That the Supplementary Applicant evidence, pre-circulated on behalf of Oceania Village Company Limited, be put onto the website prior to the hearing commencing on 25 May 2018 so it can be viewed by the submitters and members of the public.

Attachments:

- A Supplementary amendment to earlier pre-circulated 99613#0124
Applicant evidence from Planning Consultant Mark
Arbuthnot

BEFORE THE HASTINGS DISTRICT COUNCIL

UNDER The Resource Management Act 1991

AND

IN THE MATTER OF a resource consent application by Oceania Village
Company Limited to the Hastings District Council to
establish 50 independent living villa units in
association with the existing retirement village activity
at Oceania Gracelands, Pakowhai Road, Hastings.

**STATEMENT OF SUPPLEMENTARY EVIDENCE
OF MARK NICHOLAS ARBUTHNOT
ON BEHALF OF OCEANIA VILLAGE COMPANY LIMITED**

PLANNING

23 May 2018

1. INTRODUCTION

- 1.1 My name is Mark Nicholas Arbuthnot. I prepared a statement of evidence for the above matter dated 10 May 2018. My qualifications and experience are set out in that statement of evidence.
- 1.2 I confirm that this statement is also prepared in accordance with the Code of Conduct for Expert Witnesses 2014 contained in the Environment Court Practice Note and I agree to comply with it.
- 1.3 I have become aware of an error in my statement of evidence. The purpose of this statement of supplementary evidence is to address this error.

2. CORRECTION

- 2.1 At paragraphs 7.61, 7.66, and 7.85 of my evidence in chief I stated that the subject site is not located within the Class 1-3 and Class 7 soils that are identified within the Proposed District Plan definition of "versatile land". This is not correct, and the subject site is located within "Class 1" soil with reference to the Hawke's Bay Regional Council Land Use Capability maps.
- 2.2 Related to the effects of the Proposal on the "versatile land" resource, the objective and policies of the Proposed District Plan state:
- UDO4 To retain and protect the versatile land resource that is the lifeblood of the local economy from ad hoc urban development.
- UDP3 Priority is to be placed on the retention of the versatile land of the Heretaunga Plains, the protection of the Heretaunga Plains Unconfined Aquifer from the adverse effects of urban development and the efficient utilisation of existing infrastructure.
- UDP9 To avoid the unnecessary expansion of urban activity onto the versatile land of the Heretaunga Plains.
- UDP10 To identify distinct and clear boundaries between the urban area and the Plains Zone.
- UDP11 In the absence of distinct physical boundaries such as roads or rivers, require the provision of greenbelts to maintain separation distances between the Urban and Plains environment and also to separate distinctive urban areas.
- 2.3 I remain of the opinion that that the Proposal is not opposed to the outcomes of the above objectives and policies to the extent that it can be described as being "contrary" to them. Specifically, and having regard to the analysis of Mr Clews and the Officer's Report, I am of the opinion that:

3

- a) the HPUDS recognises that the subject site (which forms part of the Lyndhurst Extension Greenfield Growth Area) is a suitable location for the expansion of the existing retirement village activity;
- b) the Proposal does not represent an “unnecessary expansion of urban activity onto the versatile land of the Heretaunga Plains” as the HPUDS recognises that:
 - i. there will be a significant shift in age-profile of the district over the next 30 years;
 - ii. retirement units are likely to represent 30-40% of all future new-build housing in the Heretaunga Plains sub-region between now and 2045;
 - iii. the vast majority of future retirement village development are likely to occur on greenfields land;
 - iv. greenfield development for retirement housing can occur in advance of Council’s sequencing of development for the district;
- c) the productive values of the Area are acknowledged to already be “largely compromised by existing land uses”, and the Proposal does not represent *ad hoc* development of the type that will undermine the versatile land resource of the Heretaunga Plains;
- d) the Proposal will be integrated with an existing retirement village activity on the site and will maintain a clear boundary with between the urban area and the Plains Zone.

3. CONCLUSION

- 3.1 Overall, I remain of the opinion that when a wholistic approach is taken to the assessment of the objectives and policies of the Proposed District Plan, the nature of the Proposal (being an extension to an existing retirement village activity on a site that is identified as forming part of, and adjacent to, a “Greenfield Growth Area”) is not opposed to the outcomes of the Proposed District Plan in respect of the management of urban growth and rural resources within the district to the extent that it can be described as being “contrary” to the objectives and policies as a whole.

MEX-898535-13-284-V1

4

- 3.2 I therefore remain of the opinion that the Proposal meets the statutory test set out at Section 104D(1)(b) of the RMA.

Mark Nicholas Arbuthnot

23 May 2018

Item 2

Attachment 1

MEX-898535-13-284-V1