

IN THE MATTER of the Resource Management Act
1991

AND

IN THE MATTER of the Proposed District Plan

BY **THE SURVEYING COMPANY H.B.
LIMITED**

Submitter

AND **CENTRAL HAWKES BAY
DISTRICT COUNCIL**

Territorial Authority

**SUBMISSION OF THE SURVEYING COMPANY H.B. LIMITED
To Hearing No 7 Subdivision
Dated 17 November 2022**

The Surveying Company
3/115 Avenue Road East
Hastings 4156

Ladies and Gentlemen of the Hearings Panel.

My name is Nick Wakefield, and I am here on behalf of the Surveying Company to present our case for changes to the Proposed District Plan (Subdivision Rules and Performance Standards).

I thank you for this opportunity.

We note that our submission points have been addressed in

Section 42A report – Mapping

We will address our points in the order they are presented in this report for ease of reference.

Re-Zoning Request Pourerere Road/Racecourse Road/Evan Road, Waipawa

In our submission we requested that an area be rezoned from rural production to general rural. Our reasons for this were that the majority of the land in this area is not classically suitable for what we would call highly productive use with limited cropping and horticulture taking place in this area. Having reviewed the section 42(A) report, we accept that a good portion of the land zoned rural production is LUC Class 3 and is appropriate for highly productive use. However, a substantial part of this land, that we have proposed for the rezoning, is of a LUC class 4 to 6 and we include this in the appendixes with our submission. We request the hearings panel to consider whether or not it is appropriate to re-draw the zone around the LUC boundaries shown in the Hawkes Bay Regional Council mapping system, thereby applying an appropriate zoning to the land which should be used for high production, and that which is not.

Re-zoning Request for West of Otane

In our submission we requested that the land to the west of Otane be re-zoned rural lifestyle. Our reason for this is that the current use is predominantly of that rural lifestyle with the exception of perhaps the southwestern quadrant. We accept that this land is currently mapped as being LUC class 3 and as such the provisions of the NPS- HPL apply. Since the drafting of the proposed District Plan maps, there has been significant further subdivision in this area, and we have highlighted this in a map attached to the appendix. The existing subdivision of this area and the proposed zoning are, in our opinion, incompatible. Council risk creating a reverse sensitivity problem should they continue with their present zoning proposals. We suggest that perhaps the proposed area that we have submitted, be reduced in size to that around the existing lifestyle subdivisions and that the other areas remain as rural production. We think this would be an appropriate compromise given that we also support the protection of highly productive land and concede that our submission area was a little broad.

Re-zoning Request 5 – East of Otane

In our submission we submitted that the area east of Otane on the northern side of Elsthorpe Road through to a small portion down Tod Road should be re-zoned as rural lifestyle. Our main reasoning for this was that the existing land use in this area is one of a rural lifestyle environment with little to no use for highly productive uses. We have consulted the land use capability maps source from the Hawkes Bay Regional Council and have found that only a small portion of the land in the north-western section of the area to be re-zoned is LUC class 3, the rest being of a higher land use capability score, and not conducive to high production. Our concern with this area being zoned rural production is that you potentially create a reverse sensitivity issue around the existing usage. Therefore, we think it is applicable to apply a more appropriate zoning for an area that is currently used predominantly for the use that we have outlined. The report author has noted that while there are small Lots, there are also some larger ones. However, we refute that there are a good portion of large “productive sites” given that generally

a productive unit has to be more than 20 hectares for most of the land in this area as it is of a LUC class of 4 or greater. We would like to emphasise our point, which is that by zoning this area as rural lifestyle, you have earmarked an area for this type of development, while also ensuring that you mitigate potential conflicts with rural highly productive uses in the land that surrounds it. To our mind this is the outcome that the NPS-HPL, is trying to achieve.

Re-zoning Request 6 – River Road, Patangata

Again, this is an area where the residential pattern is that of a rural lifestyle zone. We think its appropriate to create a lifestyle area in and around an existing amenity feature, being the Patangata Tavern. We believe that by re-zoning this area as a rural lifestyle zone, council is fulfilling the obligations and the policies of the NPS-HPL by limiting the spread of Rural lifestyle development to an area where this has already occurred. The landform has already been well and truly subdivided and will never return to a potential highly productive use. There may also be scope here to reduce the size of the proposed rural lifestyle zone to only include land that has already been fragmented.

Re-zoning Request 7 – North of Waipawa

Again, this is an area that has an existing landform of subdivision and rural lifestyle living. By zoning this general rural and rural production, particularly in areas which are already fully developed with housing, we believe Council might cause potential reverse sensitivity issues. Council has an obligation to provide for areas of housing and providing that around existing areas of housing seems an appropriate way of managing the conflicts between potential urban sprawl and lifestyle land taking up highly productive land. It is our opinion that re-zoning this area, Council will signal to the market where lifestyle activities are to take place and ensure a hard boundary that protects highly productive land. We would also like council to consider the inconsistency of not zoning this area rural lifestyle when an adjacent area, which is not as intensively developed, is zoned rural lifestyle. We suggest that perhaps this is just a mapping error in the original planning submission and that Council may want to review this.

Re-zoning Request 8 – East of Ireland Road and Homewood Road

We believe this is another case where Council has misinterpreted what the land use has been in this area. There are multiple lifestyle Lots around this zone and it would be consistent with this existing land use if this land was zoned rural lifestyle. It still leaves a cohesive area of general rural and rural production land and the zoning could act as a hard boundary for future development uses. We hope Council will consider looking to re-zone some of these areas, particularly the areas that are already in lifestyle Lots or are not classed LUC 3 or better.

Re-zone Request 9 – End of Kyle Road, Waipukurau

In our submission we requested that the far western end of Kyle Road be re-zoned as rural lifestyle. This was because the existing land use pattern in this area is of rural lifestyle, and it seemed to be a mapping error that it had not been included in this lifestyle zone. Again, our reasons for wanting this area re-zoned are similar to those submitted in the other re-zonings request and I don't think it is appropriate to re-hash this again other than to say that we highly recommend the Hearings panel to at least consider this area to be incorporated in a rural lifestyle zone.

Re-zoning Request 10 – Racecourse Road Lake Whatuma

We said in our submission that we believe that there is a conflict with having this land to the south of the Jockey Club being zoned as a rural production zone. This area has been subdivided reasonably extensively in the recent past and that the use of this land for highly production has been in conflict with the amenity and enhancement of Lake Whatuma. We believe that by making this a rural lifestyle zone you make it more compatible for the cleaning up and regeneration of Lake Whatuma which is a community benefit supported by local Iwi and existing users of this area. It potentially creates a really attractive focal point for the community. Moreover, we believe that , the rural lifestyle zone in and around Waipukurau is too small and that people who come to live in this District want to live in these areas. The land is not used for highly productive reasons at the moment because of those issues around nitrate leaching and impacts on the lake. A mix of rural lifestyle and conservation uses seems a better way of returning the mana to Lake Whatuma.

Potential Re-zoning of Areas Adjacent to Tikokino

We stand by our submission that the current limits of the Tikokino township should be reviewed with particular note to areas that have already been subdivided adjacent to Sedgewick Street (shown as area S3 on our maps) and the area to the north-west of Tikokino (shown as S1). We accept that the land is categorized as LUC 3, but much of the potential land use and existing land use in these areas is of a residential nature due to the current cadastral frame work. This is a good opportunity for Council to signal where they want the development to take place and it is certainly better around a township like this where there are amenities to be taken advantage of. We request that the Hearings panel consider at least accepting our proposal in part, particularly Section S3.



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B R Foote



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N R H Wakefield

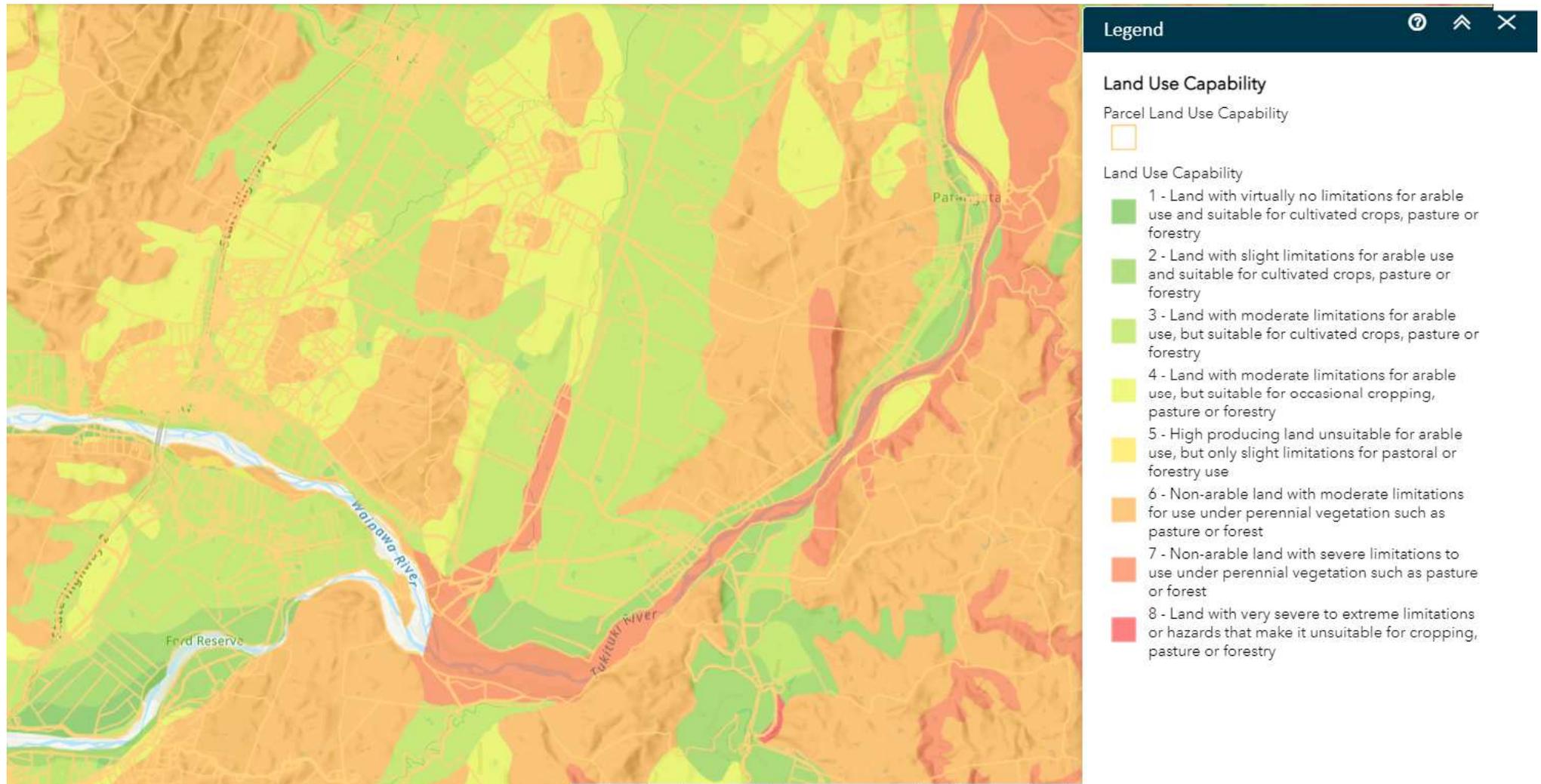
Dated this 17th November 2022.

Appendix items

- 1. LUC MAP of Re-Zoning Request Pourerere Road/Racecourse Road/Evan Road, Waipawa**
- 2. Map of the land west of Otane**
- 3. LUC Map for East of Otane.**
- 4. Map of the Patanagata Area**
- 5. LUC Map North of Waipawa.**
- 6. LUC Map East of Ireland Road.**
- 7. Original Maps Submitted**

Case for re-zoning RP to General Rural

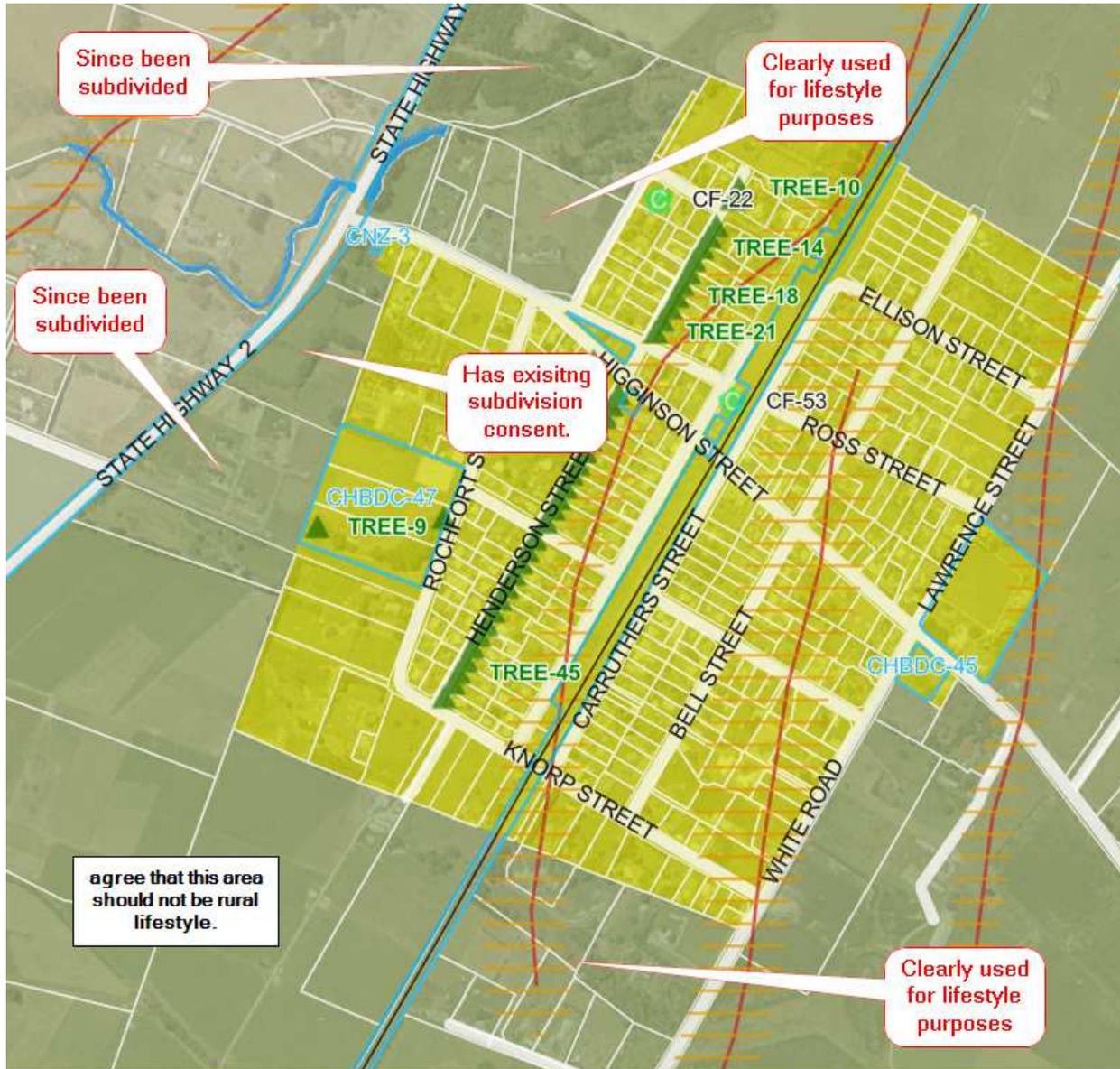
LUC MAP of area around. Shows that a very significant portion of the land is LUC 4 or higher.



Our argument is that for all of the area to be zoned Rural Production is inappropriate. General Rural should be retained for areas that have a LUC score of 4 or greater. We are happy to provide a suggestion that is more in line with the LUC Maps.

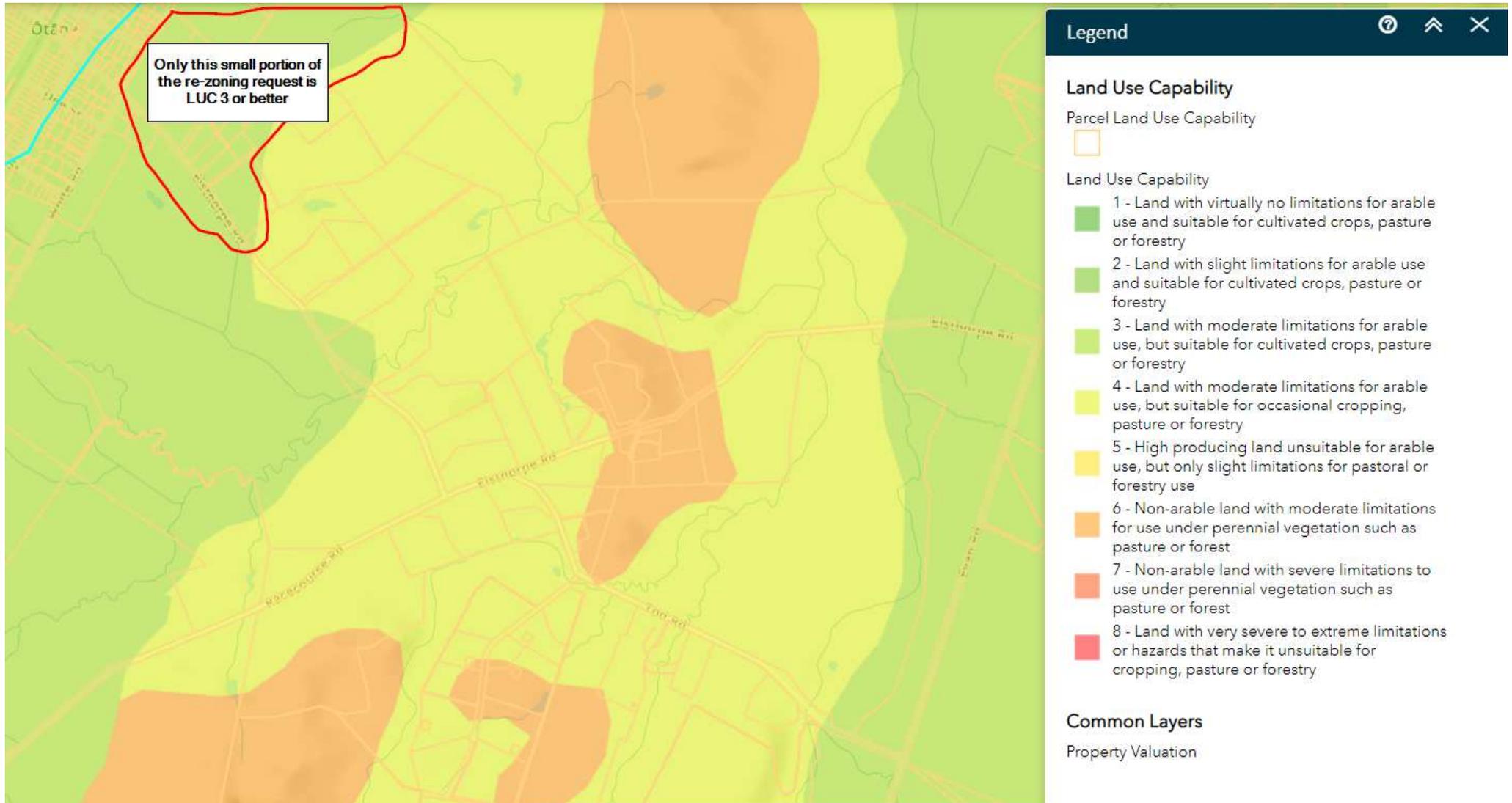
Case for re-zoning RP/GR to Rural Lifestyle.

West of Otane

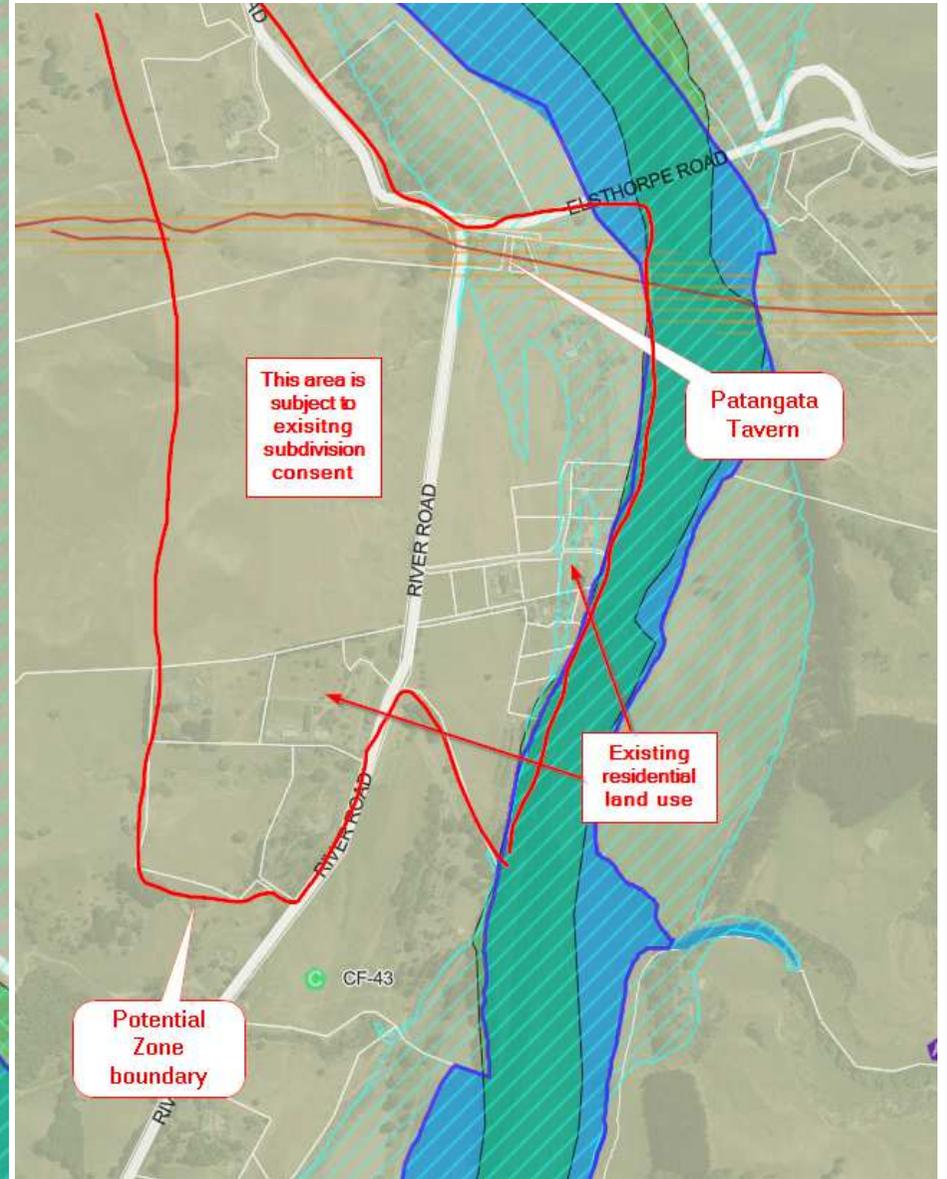
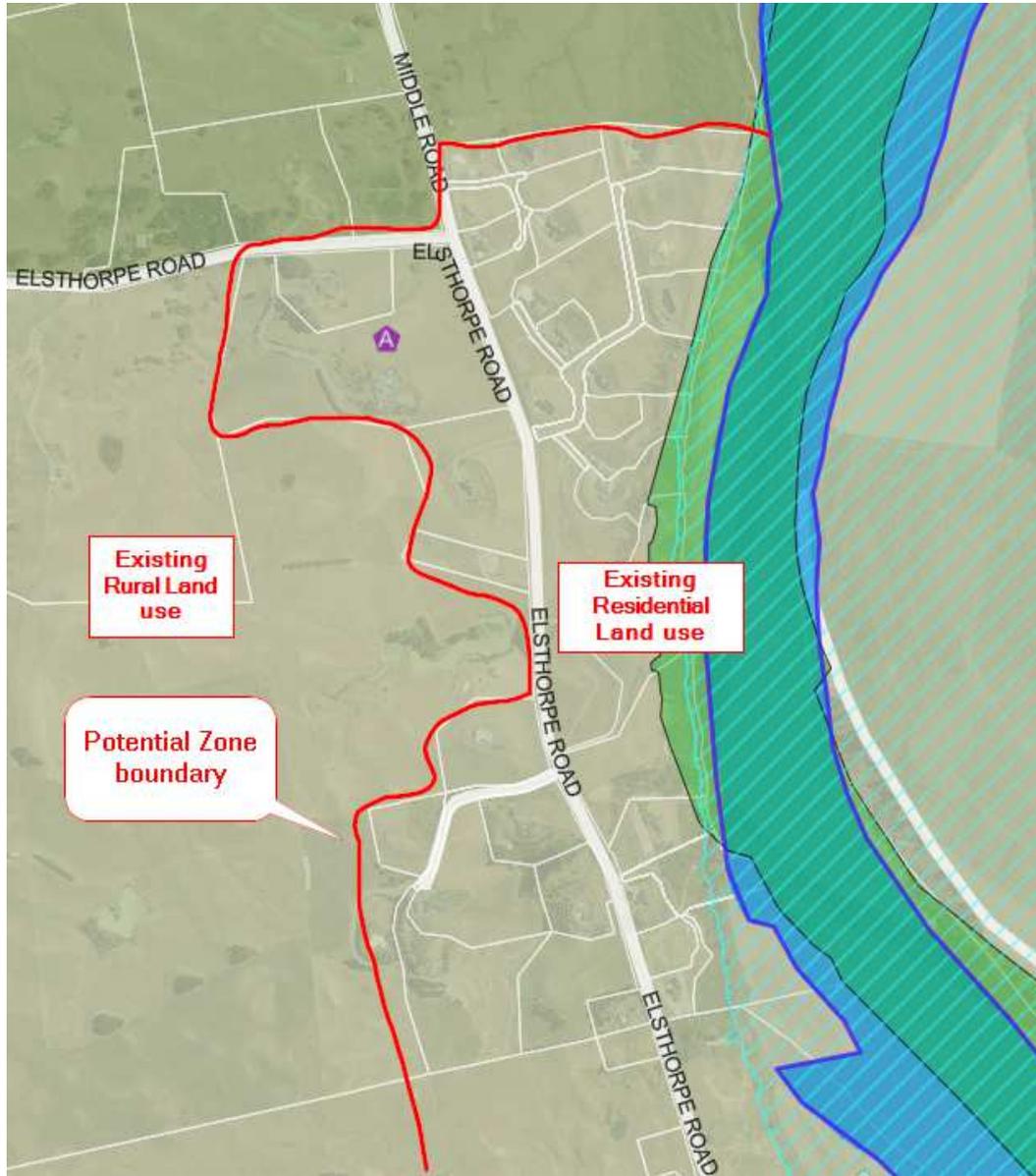


East of Otane

Only small portion is LUC3, with this staying RP if council see fit. Otherwise, the land is not flat, and the existing pattern is one of rural lifestyle. This will not change if zoning is made more restrictive. Suggest council use this opportunity to zone this land in accordance with its existing land use.

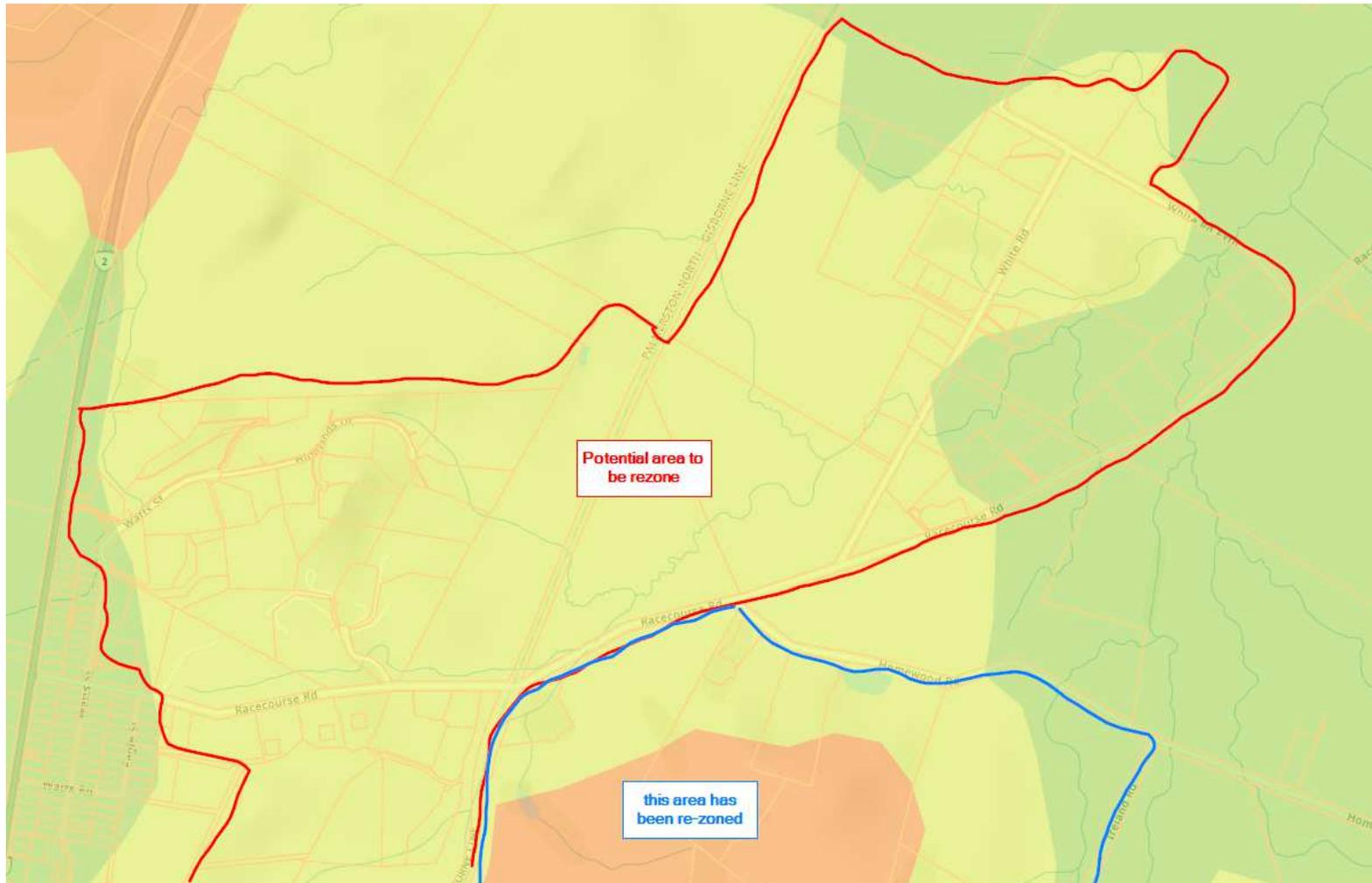


Patangata



Subdivision patterns establish, re-zoning will not change this. By zoning this area for intensive uses you potentially create reverse sensitivity issues where currently none exists. Zoning should reflect the existing use patterns.

North of Waipawa



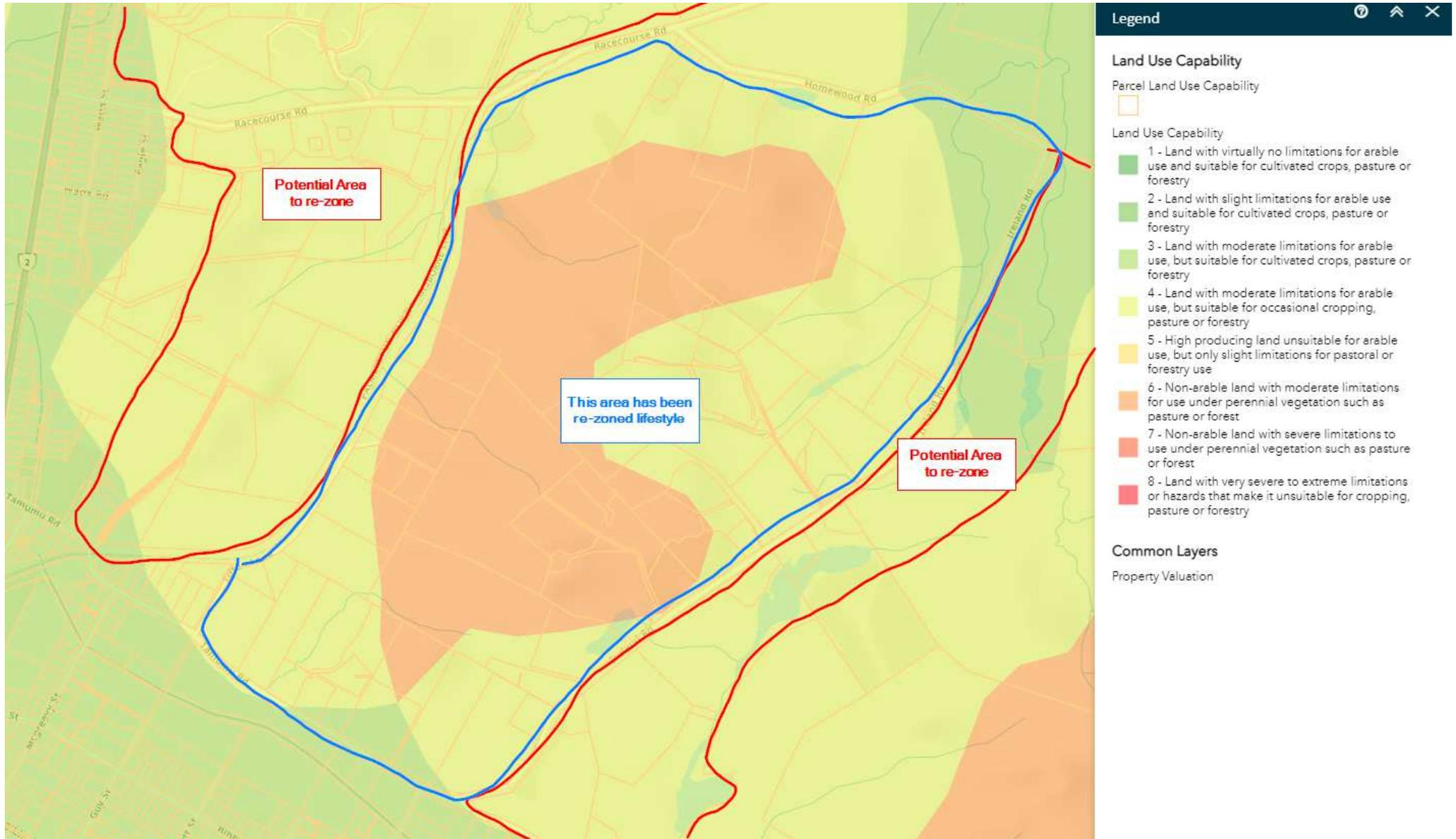
Legend

- ### Land Use Capability
- Parcel Land Use Capability
- 1 - Land with virtually no limitations for arable use and suitable for cultivated crops, pasture or forestry
 - 2 - Land with slight limitations for arable use and suitable for cultivated crops, pasture or forestry
 - 3 - Land with moderate limitations for arable use, but suitable for cultivated crops, pasture or forestry
 - 4 - Land with moderate limitations for arable use, but suitable for occasional cropping, pasture or forestry
 - 5 - High producing land unsuitable for arable use, but only slight limitations for pastoral or forestry use
 - 6 - Non-arable land with moderate limitations for use under perennial vegetation such as pasture or forest
 - 7 - Non-arable land with severe limitations to use under perennial vegetation such as pasture or forest
 - 8 - Land with very severe to extreme limitations or hazards that make it unsuitable for cropping, pasture or forestry

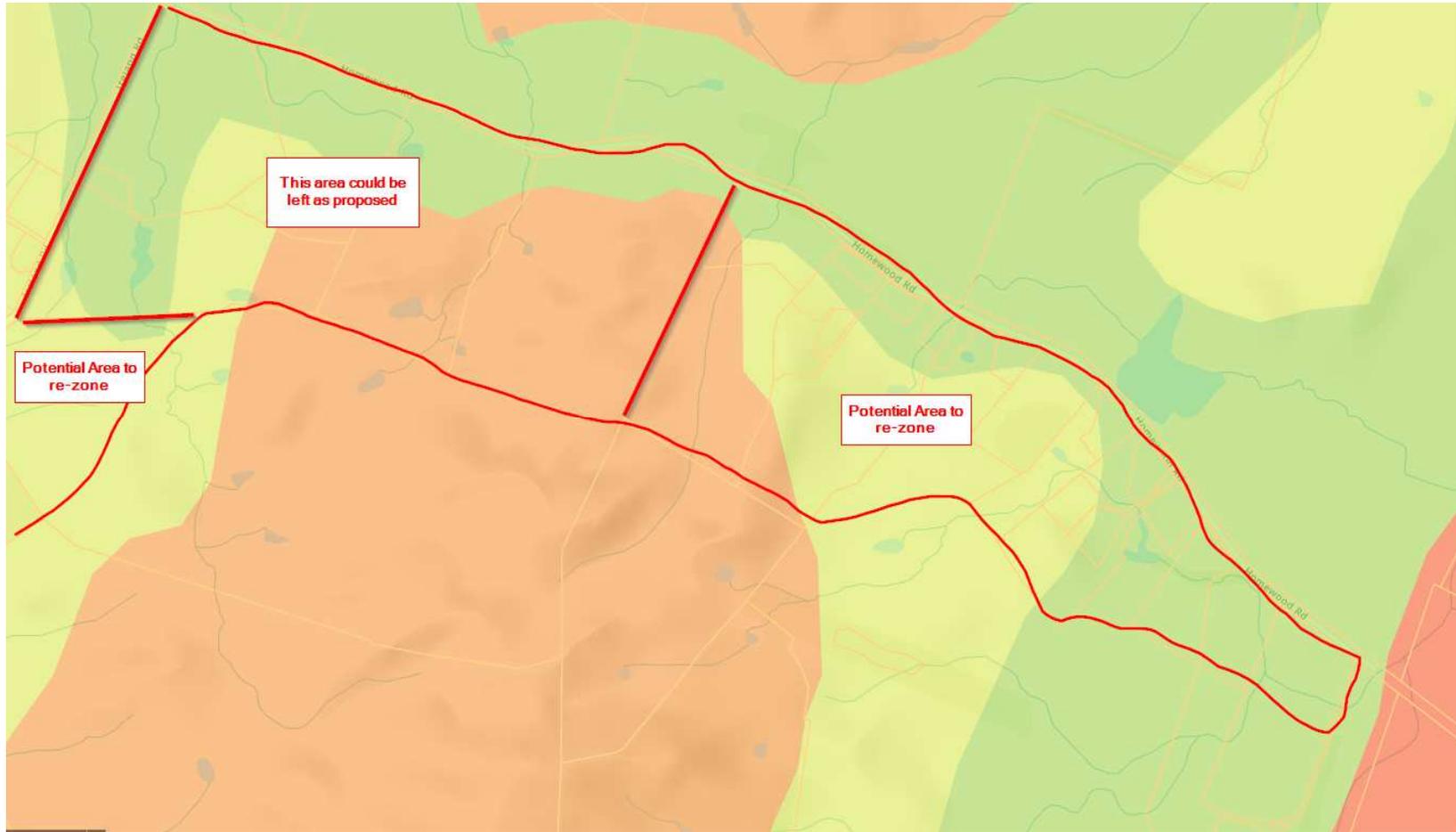
Common Layers

Property Valuation

North Waipawa and East of Ireland Road.



East of Ireland Road.



Land Use Capability

Parcel Land Use Capability

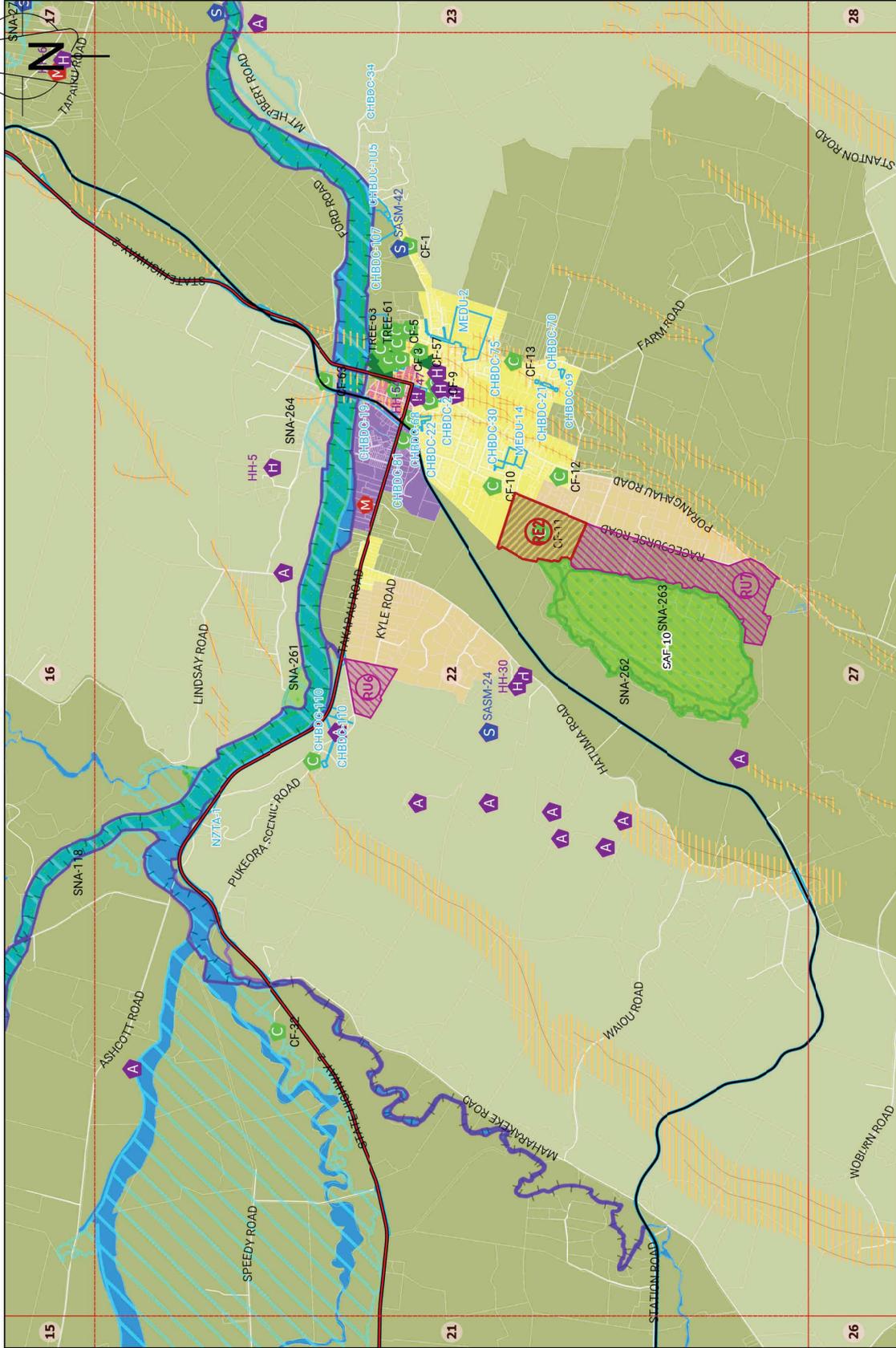


Land Use Capability

- 1 - Land with virtually no limitations for arable use and suitable for cultivated crops, pasture or forestry
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Common Layers

Property Valuation



Sheet 22

LEGEND:

- PROPOSED RURAL LIFESTYLE ZONE
- PROPOSED GENERAL RURAL ZONE
- PROPOSED RESIDENTIAL ZONE
- PROPOSED SETTLEMENT ZONE
- PROPOSED LARGE LOT RESIDENTIAL ZONE

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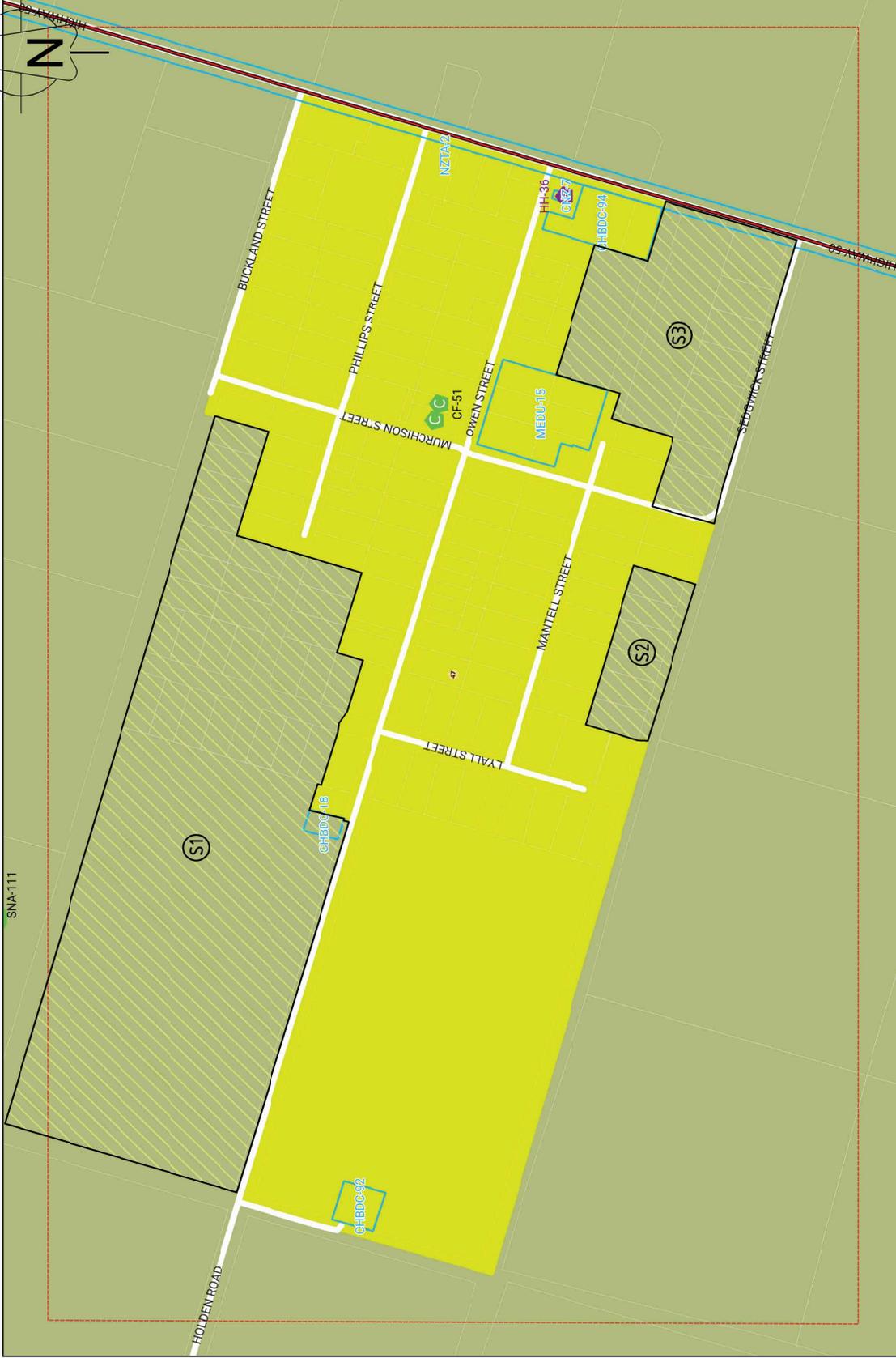
Map Type	General Plan
Sheet	General Populus

Project	Suggested Zoning Amendments to pages 7, 22, 47 and 76 of the Proposed District Plan May 2021		
Designed	NW	Date	JULY 2021
Drawn	PH	Date	JULY 2021
Checked	BF	Date	JULY 2021
Scale	N/A @ A3	Plot	02 04
Map No	0000001-GP-01 A		

Cadastre information derived from Land Information New Zealand (LINZ) Landlot Line Cadastre Database. CROWN COPYRIGHT RESERVED

Central Hawkes Bay District Council District Plan
Sheet No: 22





Sheet: 47

LEGEND:

-  PROPOSED RURAL LIFESTYLE ZONE
-  PROPOSED GENERAL RURAL ZONE
-  PROPOSED RESIDENTIAL ZONE
-  PROPOSED SETTLEMENT ZONE
-  PROPOSED LARGE LOT RESIDENTIAL ZONE

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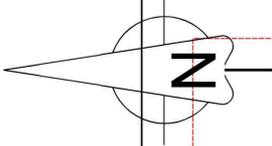
Map Type: General Plan
 Sheet: General Populus

Cadastral information derived from Land Information New Zealand (LINZ) Landline Cadastral Database. CROWN COPYRIGHT RESERVED

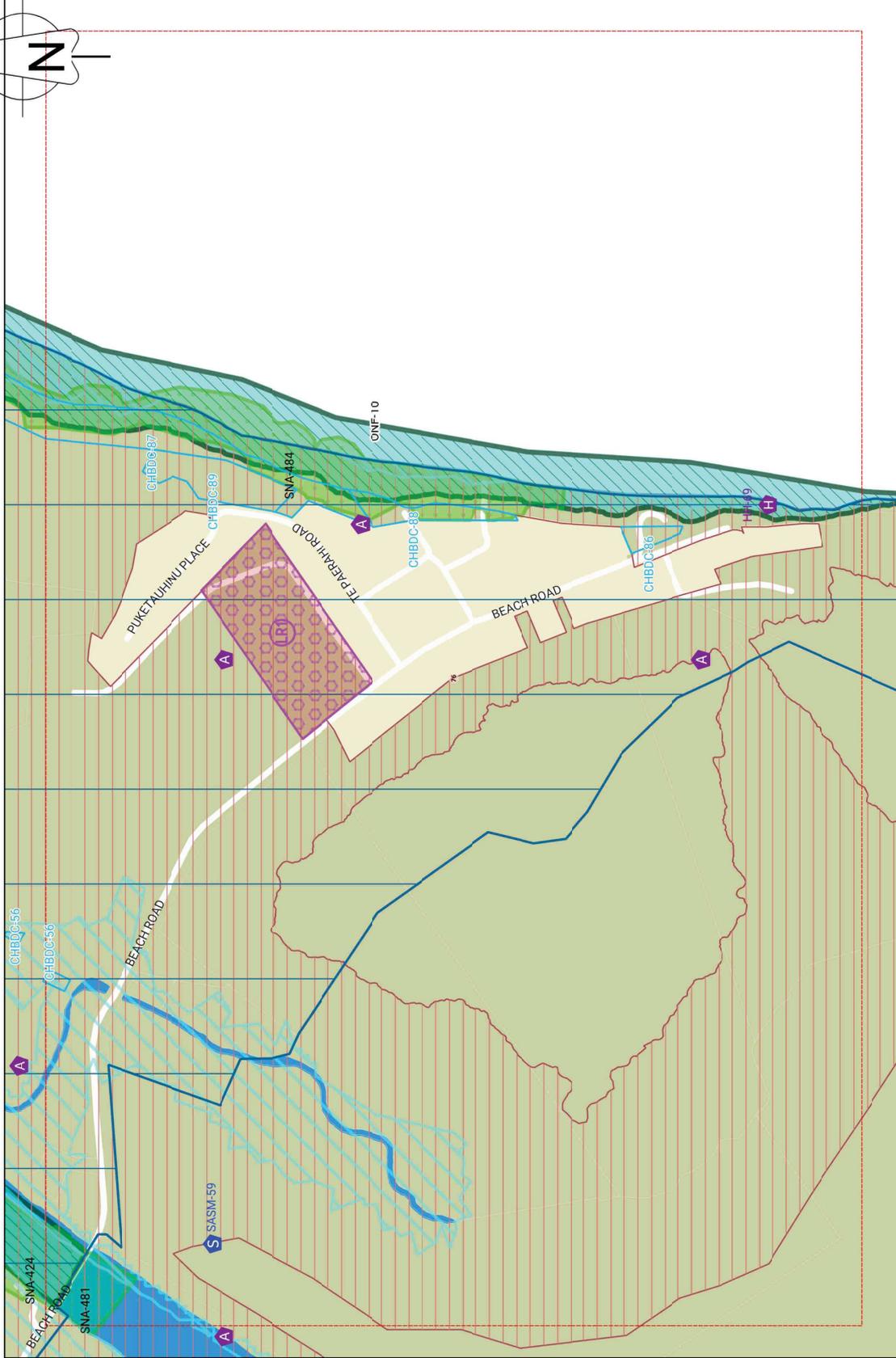
Project	Name	Date
Suggested Zoning Amendments to pages 7, 22, 47 and 76 of the Proposed District Plan May 2021	Designed	NW JULY 2021
	Drawn	PH JULY 2021
	Checked	BF JULY 2021
Scale	N/A @ A3	Plot No. 03 of 04
Page No.	0000001-GP-01 A	

Central Hawke's Bay District Council District Plan
 Sheet No: 47 Tikokino





Sheet: 76



LEGEND:

- PROPOSED RURAL LIFESTYLE ZONE
- PROPOSED GENERAL RURAL ZONE
- PROPOSED RESIDENTIAL ZONE
- PROPOSED SETTLEMENT ZONE
- PROPOSED LARGE LOT RESIDENTIAL ZONE

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Plan Type: General Plan
 Sheet: General Populus

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Scale	N/A @ A3	Drawn by	04
Page no	0000001-GP-01	Sheet	A

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Central Hawke's Bay District Council District Plan
 Sheet No: 76 Te Paerahi Beach

