



7th May 2018

Hastings District Council
Private Bag 9002
Hastings

Attn: Rowan Wallis

via email to policyteam@hdc.govt.nz

Dear Mr Wallis

Submission on Proposed District Plan Variation 4 by Hastings District – Iona Residential Rezoning

Thank you for the opportunity to make a submission on proposed Variation 4. HBRC generally supports Variation 4 (V4).

Heretaunga Plains Urban Development Strategy (HPUDS)

As you are aware, Hastings District Council, Napier City Council and the Regional Council are three equal partners to HPUDS. We support V4 insofar as it will enable provision of different forms of housing and living environments to meet some of the demands for residential housing in the wider Hastings/Napier urban area.

We note that the 2017 HPUDS Review reaffirmed an 'indicative' map of the Middle Road/Iona Road/lower Havelock Hills area as a greenfield growth area. A similar area was in the earlier 2010 version of HPUDS. The Middle Road / Iona Road vicinity had also been previously identified as a future residential growth area in urban development strategies pre-dating HPUDS.

Policy UD4.3 of the Regional Policy Statement identifies "Middle Road / Iona / Hills" as an area where future residential greenfield growth is appropriate, subject to further assessments outlined in Policies UD10.1, UD10.3, UD10.2 and UD12. V4 presents an opportunity for those assessments to be undertaken in giving effect to the RPS. We do note the detailed Structure Plan prepared as part of proposed V4, but we have some concerns regarding stormwater infrastructure.

Stormwater management

We are not currently convinced that the rezoning and associated stormwater infrastructure planning in place is sufficiently sound. We accept that the rezoning is not yet the time or stage for fully fledged infrastructure design effort to accommodate the needs of development within the proposed rezoned areas. Nevertheless, the Regional Council's in-house drainage scheme asset managers and modellers remain unconvinced that there is currently a clear and effective solution to mitigating effects of increased stormwater discharges at Outlet 'D' in particular arising from future development enabled by the Iona residential rezoning proposal. Gilpin Drain is part of the Heretaunga Plains Drainage Scheme which is administered by the Hawke's Bay Regional Council. The quantity and quality of stormwater entering the Gilpin Drain will eventually lead to the Karamu Stream.

OUTCOME 1 – Further assessment be undertaken on methods to address stormwater discharges, particularly 'Outlet D,' so that effects of any increased stormwater runoff from the development area on downstream properties and infrastructure are properly mitigated.

Natural hazards and land use planning

According to online information in Hawke's Bay Civil Defence Emergency Management Hazard Information Portal, natural hazard issues for this area include some liquefaction and some small flood risk. I refer you to the Natural Hazards Property Report on the online Hawke's Bay Hazard Portal should you require further information:

<https://hbhazards.intramaps.co.nz/IntraMaps/MapControls/HBHazards/NHDB/>

Closing comment

Thank you again for the opportunity to make a submission on proposed Variation 4 for the Iona residential rezoning. The Regional Council does wish to be heard in support of this submission, but does not wish to present a joint case with other submitters.

OUTCOME 2 – Variation 4 be approved, subject to amendments to address matters raised in the submission above.

OUTCOME 3 - Regional Council representatives, particularly our stormwater asset managers would welcome further discussion with representatives of Hastings District Council to continue better alignment of our relative positions on matters raised in our submission above.

The Regional Council's address for service in relation to this submission is:

Hawke's Bay Regional Council
159 Dalton Street
Private Bag 6006
Napier 4110
Attention: Gavin Ide
Phone: 06 833 8077
Email: gavin@hbrc.govt.nz

Should you have any queries with regards to the content of this submission please contact Gavin Ide in the first instance, as above.

Yours sincerely



TOM SKERMAN
GROUP MANAGER STRATEGIC DEVELOPMENT