Response No: 4

Submission 04 - Mike and Tess Fitzgerald

Q1 Short Text

Full Name:

Stradegy Planning Limited, for Mike and Tess Fitzgerald, The Torlesse Pursuits Trust and Tess Williams Trust

Q2 Short Text

Company/Organisation (if applicable)

Stradegy Planning Limited

Q3 Short Text

Contact Person (if different)

Roger Wiffin

Q4 Email

Email Address

[redacted]

Q5 Short Text

Address

[redacted]

Q6 Telephone

Mobile Phone

[redacted]

Q7 Telephone

Home Phone

Q8 Select Box

3. Could you gain an advantage in trade competition through this submission (Please tick relevant box) I could not

Q9 Select Box

4. Are you directly affected by an effect of the subject matter of the submission that:

I am not

Q10 Select Box

5. Do you wish to be heard in support of my submission in person (Please tick relevant box)

I wish

Q11 Select Box

6. Will you consider presenting a joint case with other submitters, who make a similar submission, at a hearing. (Please tick relevant box)

I will

Q12 Select Box

7. Do you wish to present your submission via Zoom?

No

Q13 Select Box

Do you:

Amend

Q14 Long Text

What specific parts of the proposed changes does my submission relate to? (please reference the specific section or words and attach more pages if required)

As per attached written submission - support with changes requested

Q15 Long Text

What decision are you seeking from Council? (clearly indicate whether you support of oppose the specific provisions or wish to have amendments made, giving reasons).

As per attached written submission - support with changes requested

SOCIALPOINT BY OPEN POINT

Q16 **Please note: All submissions will be treated as public documents and will be made available on Council's website. However, you may request that your contact details (but not your name) be withheld. If you want your contact details withheld, please let us know by ticking this box**

Single Checkbox

Yes

Q17 **Upload additional documentation here**

File Upload

https://letstalkchb.co.nz/download_file/672

Q18 **Do you:**

Select Box

Support

Q19 **What specific parts of the proposed changes does my submission relate to? (please reference the specific section or words and attach more pages if required)**

Long Text

No submission on Renewable Energy - the online form required me to fill this field and I could not opt out or pass.

Q20 **What decision are you seeking from Council? (clearly indicate whether you support of oppose the specific provisions or wish to have amendments made, giving reasons).**

Long Text

No submission on Renewable Energy - the online form required me to fill this field and I could not opt out or pass.

Q21 **Please note: All submissions will be treated as public documents and will be made available on Council's website. However, you may request that your contact details (but not your name) be withheld. If you want your contact details withheld, please let us know by ticking this box**

Single Checkbox

Yes

Q22 **Upload additional documentation here**

File Upload

Submission on Plan Change 1

Clause 6 of the First Schedule, Resource Management Act 1991

To: **Central Hawke's Bay District Council**

1. Submitter details

Full name: Mike and Tess Fitzgerald

Company / Organisation (if applicable):

The Torlesse Pursuits Trust and Tess Williams Trust

Contact person (if different):

Roger Wiffin

Email address: roger@stradegy.co.nz

mikefitzgeraldnz@gmail.com

Postal address: 143a and 143b Porangahau Road, Waipukurau

Postcode: 4200

Phone (mobile): Roger Wiffin 021 680 511

Mike Fitzgerald 021 105 0493

Phone (home):

2. This is a submission on Plan Change 1 to the Central Hawke's Bay District Plan – Operative in Part (2024)

3. Trade competition

I ~~could /~~ could not gain an advantage in trade competition through this submission.

4. Directly affected person (if applicable)

I ~~am /~~ am not directly affected by an effect of the subject matter of the submission that adversely affects the environment and does not relate to trade competition.

5. Hearing

I wish ~~/ do not wish~~ to be heard in support of my submission.

6. Joint case

I will ~~/ will not~~ consider presenting a joint case with other submitters.

7. Mode of hearing

I wish to present by Zoom: ~~Yes /~~ No

8. Scope of submission

My submission relates to (tick or describe):

– Waipukurau South Development Area Chapter

~~– Renewable Energy chapter~~

Position: Support ~~/ Oppose / with~~ Amendments

9. What specific parts of the proposed changes does my submission relate to?

Proposed Structure Plan, in relation to:

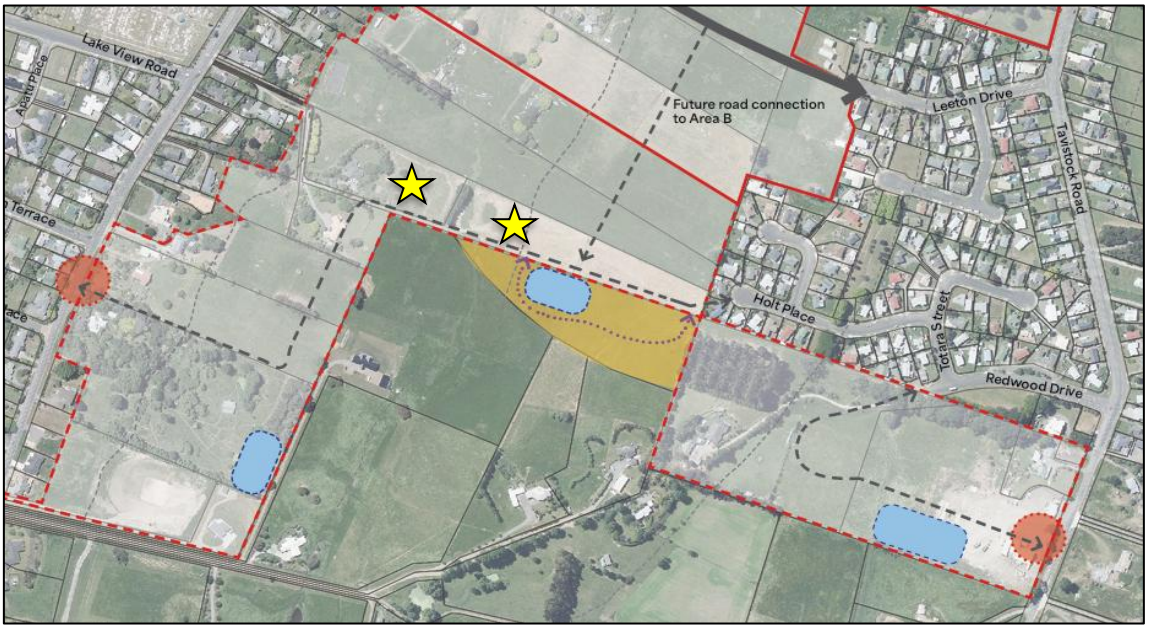
Appendix A – 3 Waters Servicing Report

Appendix E – Transport Assessment

Appendix F – Urban Design Report

This submission relates to the proposed Structure Plan and in relation to the above Appendices as they relate to the development potential of the Submitters properties situated at 143a and 143b Porangahau Road, as marked with yellow stars in Figure 1, and within Area B in general:

Figure 1: Structure Plan Area B and Submitters sites.



Under the Structure Plan the sites are shown as being traversed by future road, extending southward from Area A, with an east-west alignment through the sites, linked via and adjacent residential property, not within the Structure Plan boundary area, and connecting to Holt Place. A road connection extends to the southwest of the submitters sites onto Porangahau Road.

A stormwater management area is shown on Council-owned land adjacent to the sites southern boundary. The Council-owned land is not within the Structure Plan area boundary and is shown to support an Area B stormwater management area and a future recreation path.

Key aspects of the submission relate to:

Roading:

- the provision of greater certainty regarding roading and connectivity to the submitters sites, and road connectivity to Area B in general, and;

Stormwater:

- to seek clarification regarding the adjacent stormwater management area, and;

Structure Plan Boundaries:

- to seek that Structure Plan boundaries are re-defined to ensure all Structure Plan elements and features fall within the identified Structure Plan boundary areas and can be given effect/regard to at time of future development.

These matters are discussed below, setting out issues identified and outcomes sought.

Roading and Connectivity:

The east-west road across the submitters' sites indicates an opportunity for connection through to Holt Place via a residential section supporting an existing dwelling, and then through to Tavistock Road via Totara Street and Redwood Drive. The Integrated Traffic Assessment (ITA) – Appendix E identifies the benefits of this connectivity. It also signals that the owners of the Holt Place residential site may be willing to sell to enable the legal road access.

Issues:

1. A closer investigation indicates that the Holt Place residential site has inadequate shape factor to support a road linkage at the required legal width.

2. As the residential site is not within the Structure Plan boundary area, there is no compulsion for the owner to provide legal access.

3. These residential sites are not within the greenfield development area and the road connectivity through to Tavistock Road, is not an outcome associated with Greenfield development that can be enforced by Council.

4. The suitability for directing Area B traffic through to Tavistock Road via residential streets Holt Place and Totara Street is questioned. And, without direct Structure Plan support, residents along Holt Place and Totara Street may be considered affected parties due to additional vehicle movements, in what are both quiet low-volume streets with limited catchments and no 'through traffic'

Resolution / Outcome Sought:

Submission point 04.01

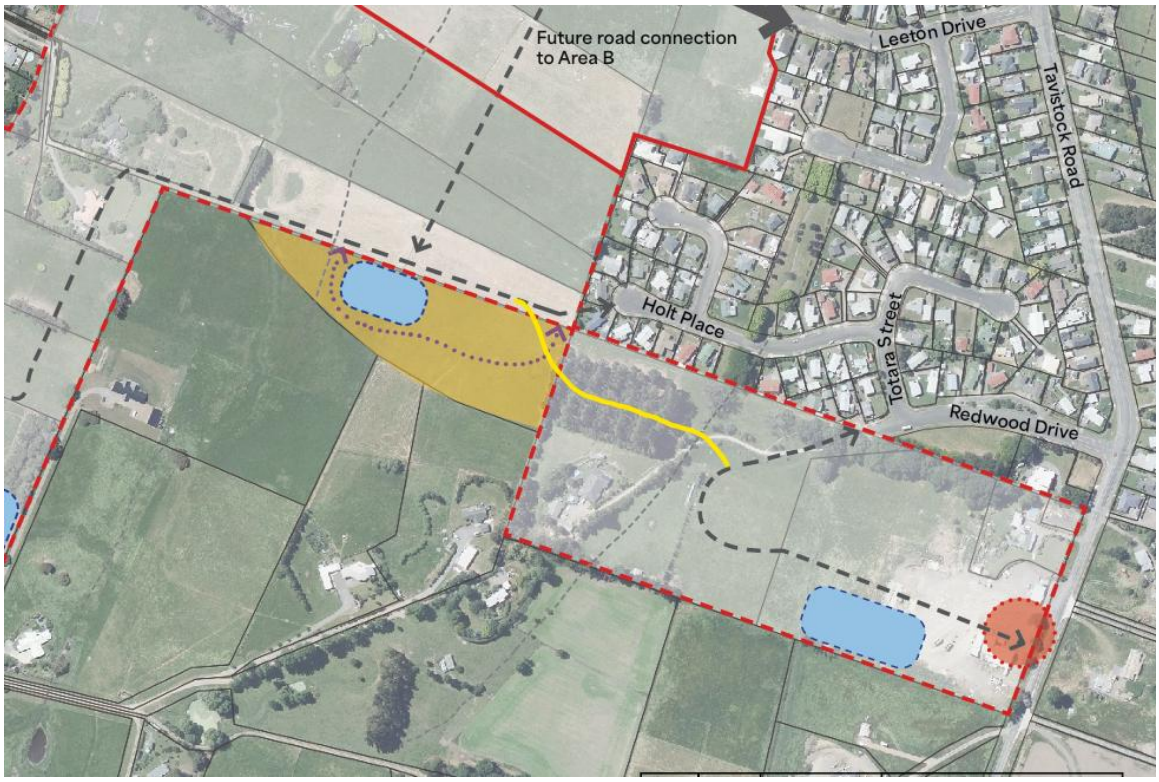
i) That, if the Holt Place residential property access is to be retained, the Structure Plan area boundary be modified to account for the two residential sites at 25 and 26 Holt Place, so as to enable an enforceable access with sufficient dimensions, to accommodate a through access road connecting to Holt Place.

And/or:

ii) Remove the road connection to Holt Place (via the residential sites) and provide a new road connection across the '*Council-owned land*', and across the sites at 1, Redwood Drive, connecting to the indicative road linking at Redwood Drive, and the new Tavistock Road intersection. The proposed road linkage is shown in yellow in Figure 2.

iii) Alter the Structure Plan Area B boundary to include the Council owned land.

Figure 2:



Anticipated Benefits:

- The proposed linkage will be across a greenfield area and would, unlike the Holt Place connection, be enforceable at time of Greenfield development.

- The linkage will avoid additional traffic from Area B having to pass through what are currently quiet no-exit residential streets to reach Tavistock Road.

- The establishment of a legal road across the '*Council-owned land*' does not require the alienation or sale of Council owned land, and therefore the vesting of road is not legally constrained.

- Structure Plan Area B will be provided with an enhanced connectivity between Tavistock Road and Porangahau Road, ensuring a more likely even split of traffic movements between the two main roads leading toward the Town Centre.

- The change to the through access from Area B will provide an improved roading connection to Tavistock Road will ensure greater resilience to road network disruption.

- Both the Urban Design Report and the Integrated Traffic Assessment recognise the benefits of connectivity via the future roading network, and the requested changes are consistent with the recommendations of these reports.

Stormwater Management:

Issue:

There is an inconsistency between the 3 Waters Servicing Report and one of the Structure Plan management areas in Stage B.

The Servicing Report shows a Stormwater Management Area located within the Submitter's property (Refer Report Page 27, *Figure 5-7 Southern development catchment (Development Area 2) stormwater basin concept*), whilst the Structure Plan shows the Stormwater Management Area as being on Council-owned land which is not currently within the Structure Plan Area B boundaries.

Resolution / Outcome Sought:

Submission point 04.02

i) Update, or provide an addendum to the 3 Waters Servicing Report to reiterate that the stormwater management basin 2, for area B, is located on the Council owned land.

ii) Alter the Structure Plan Area B boundary to include all of the Council owned land

Anticipated Benefits:

- The changes will provide certainty over the location of the Area B stormwater Area – Basin 2.

- Including the Council owned land within the Structure Plan Area B boundary will ensure that Structure Plan elements within this area are provided for an enforceable as anticipated.

☒ Please withhold my contact details from public release (name will remain public).



Signed: _____ Date: ____08/04/2026_____

For and on behalf of:

- The Torlesse Pursuits Trust and Tess Williams Trust
- Mike and Tess Fitzgerald