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District Plan Change 1 - Submission Form

Open

1. Submitter details

Full Name: Required

Lynn & Russell Daynes

Company/Organisation (if applicable)

Daynes Family Trust

Contact Person (if different)

Russell Daynes

Email Address Required

daynes@xtra.co.nz

Address

143c Porangahau Road

Mobile Phone Required

0274465850

Home Phone

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

3. Could you gain an advantage in trade competition through this submission (Please tick relevant box) Required

If you could gain an advantage in trade competition through this submission please complete point 4 below:

---- No

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

(a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.
(Please tick relevant box if applicable).

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

---- No

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

I wish

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

I will not

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

No

8. Waipukurau South Development Area Chapter

This section relates to the Waipukurau South Development Area Chapter

Do you: Required

Amend

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)

Potential Future Roading Connection Area B

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).

☐ **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**

Upload additional documentation here

Choose file...

Allowed file types: **pdf,doc,docx,txt,xls,xlsx,rtf,png,gif,jpg,jpeg** Size limit: **5.00 MB**

CHBDC Submission.docx (15.40 kB) ×

9. Renewable Energy

This section relates to the Renewable Energy Chapter

Do you: **Required**

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)

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).

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Upload additional documentation here

Choose file...

Allowed file types: **pdf,doc,docx,txt,xls,xlsx,rtf,png,gif,jpg,jpeg** Size limit: **5.00 MB**

Submit

Contact Us

Have questions or want to learn more about a project, contact us below:

Name
Contact Us

Phone
06 857 8060

Email
customerservice@chbdc.govt.nz (mailto:customerservice@chbdc.govt.nz?subject=Website%20enquiry)

Website
www.chbdc.govt.nz (http://www.chbdc.govt.nz)

DISTRICT PLAN CHANGE 1 – Submission Documentation R L & L Daynes 143C Porangahau Road

Our personal plan after the total loss of our property in Pakowhai RD 3 Napier to Cyclone Gabrielle was to buy a nice Lifestyle Property in Waipukurau where we could reside until either we reached eighty (80) years of age or if either of us had a health problem at a time earlier. At which time depending on our health would move to something much smaller that we could physically handle or buy a unit in a nice Retirement Complex.

We engaged Jane Hamilton from Property Brokers in Waipukurau who we didn't know but came with high recommendations, an extensive knowledge of the District, contacts with elected councillors etc etc to find a property which met our brief. We were shown many at the time in mid 2023 and we settled on the property at 143C Porangahau Road later in 2023 with our intentions as set out in para 1.

We are now two years from reaching our eighties and this Proposed Plan Change will place a serious blight on our lovely four-bedroom home and surrounding mature trees and gardens with its extended uninterrupted rural views as the proposed road way as shown on the Waipukurau Structure Plan is mapped where our home is situated. Our driveway shared entrance is also marked with an impediment as a future roading connection.

To say we are devasted by this Plan Change news would be a serious understatement and quite honestly, we are not up for a fight with Council but fight we will if the need arises.

To place our home on the market now would not only be a huge inconvenience and disruption, our agent and ourselves would be required by law to disclose the "Blight" to a prospective purchaser who would quickly cancel. The "Blight" would also appear on the property LIM which unfortunately would render our home unsaleable or of little value.

CHBDC are the only buyer considering the "Blight" they have imposed and that is something that needs to take place in the next little while, not when the property is required for roading in ten or twenty years.

Be aware, we are not against progress and believe we can offer Council a compromise that would keep our Property Title clear of any "Blight".

COMPROMISE

Submission point 02.01

The proposed carriageway shown in Waipukurau South Development Area – Area B in the Spatial Plan dating from 2020 and the Waipukurau Structure Plan (Draft) shows the carriageway midway across our property and positioned through our dwelling.

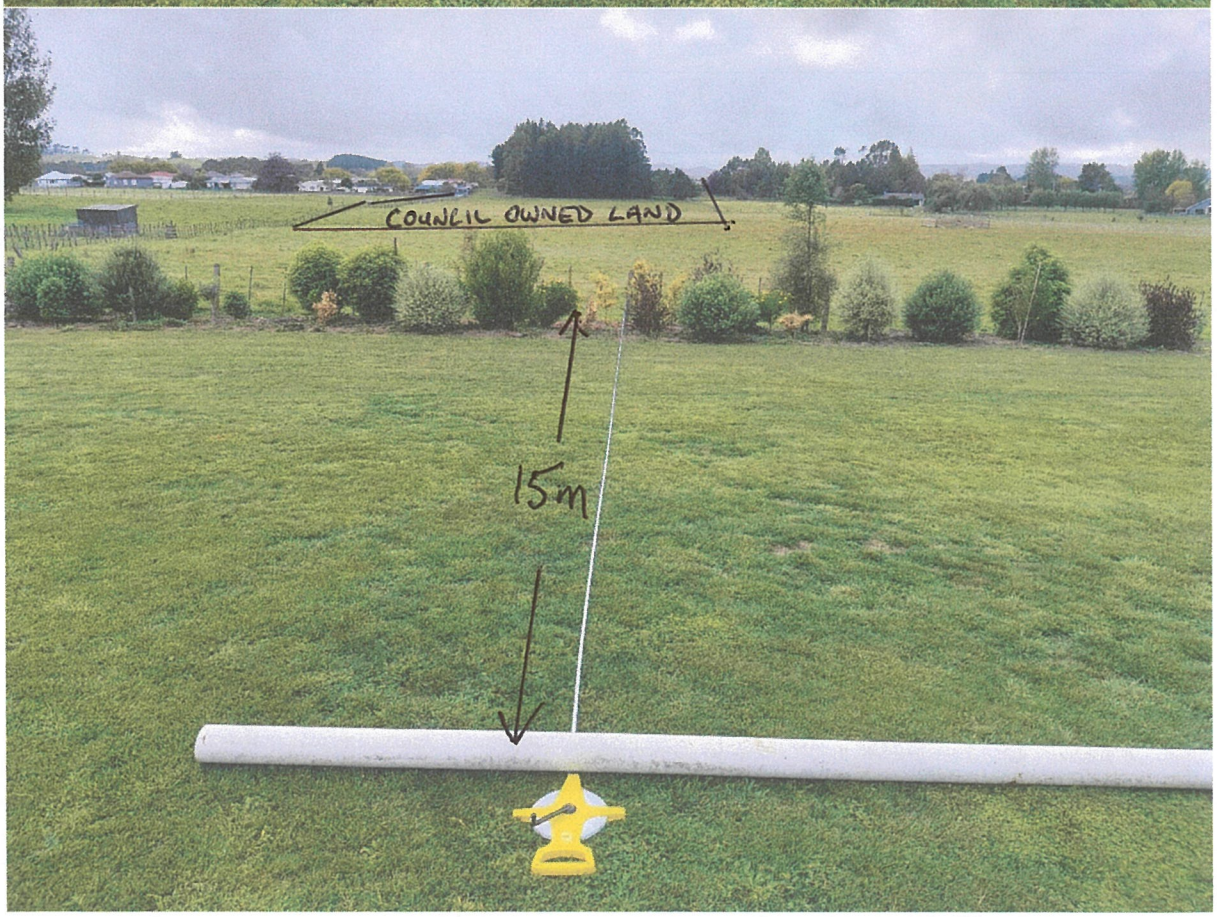
If our eastern bottom boundary adjoining DP 22674 was used as one edge of the proposed carriageway and a strip 15m wide upward into our bottom garden, that proposal would work for us as a compromise. (see pics) If our proposal is agreed to by Council, we would obviously require the Potential future roading connections as drawn on the Spatial Plan and the Waipukurau Structure Plan (Draft) to be redrawn prior to the Plan Change.

R L & L Daynes as Trustees of the Daynes Family Trust

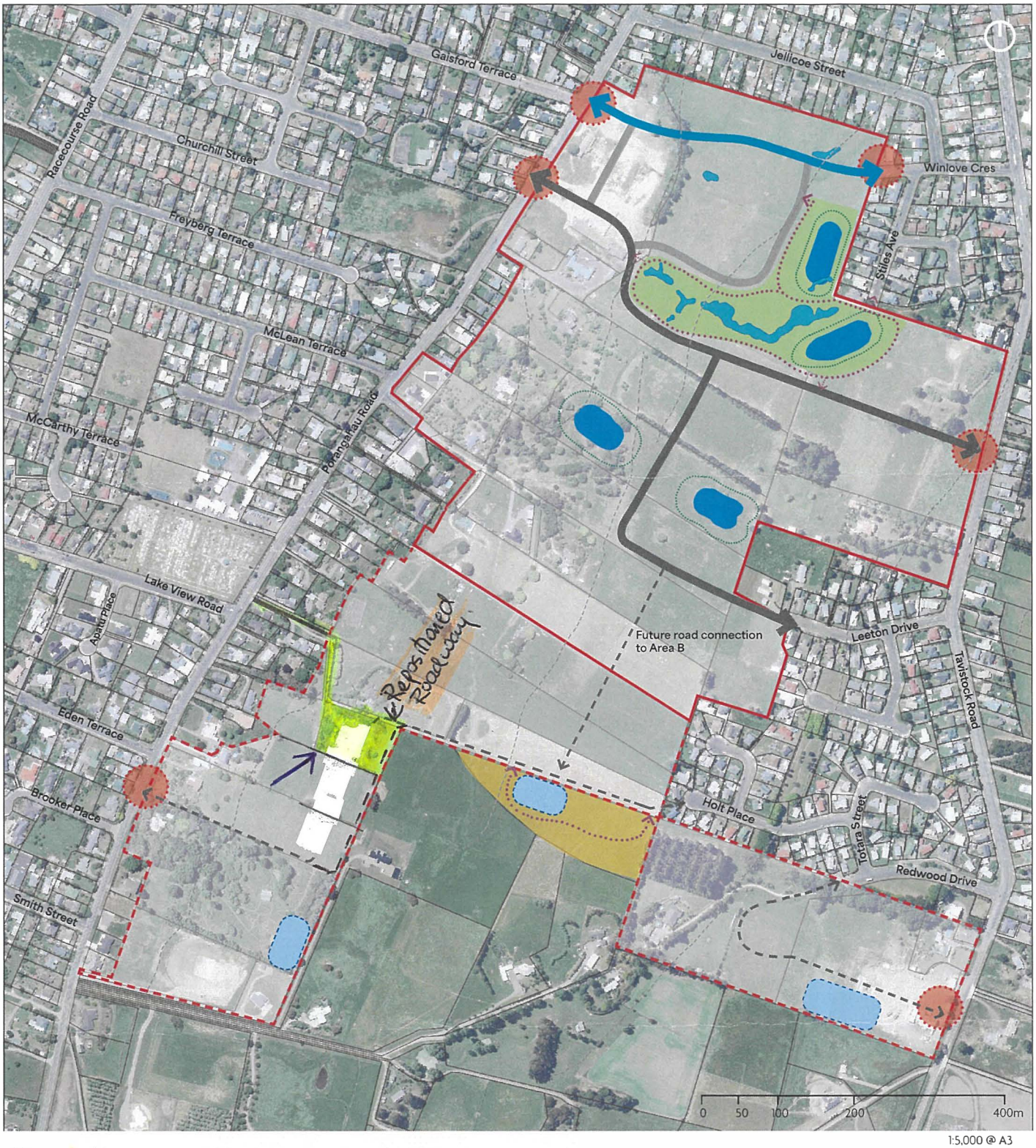

15m


15m FROM BOUNDARY
BOUNDARY FENCE
15m


15m LINE


COUNCIL OWNED LAND
15m


15m



1:5,000 @ A3

Key

SHOWING ROADWAY RE-POSITIONING

- Waipukurau South Development Area - Area A Boundary
- Waipukurau South Development Area - Area B Boundary
- Council-owned land
- Potential future roading connections - 15m Collector with shared path
- Potential future roading connections - 15m local road
- Potential future road / cycle / walking connection
- Potential future roading connection Area B
- Potential future recreation path
- Fault lines (as per Proposed District Plan)
- Future intersection or upgrades required
- Open Space reserve
- Stormwater basin
- Wetland
- Area B Stormwater management areas

Waipukurau Structure Plan (Draft)

Central Hawkes Bay District Council

CENTRAL HAWKE'S BAY DISTRICT COUNCIL

Tamatea Pōkai Whenua