

## Sun Properties 147 & 151 Napier Road, Havelock North

The following assessment is an investigation of whether there are similar Plains Production Zone properties (bounding Residential Zones on two sides and generally less than 1ha in area – and almost fully impervious ground cover) to 147 – 151 Napier Road, such that any non-complying development of that property may establish a precedent.

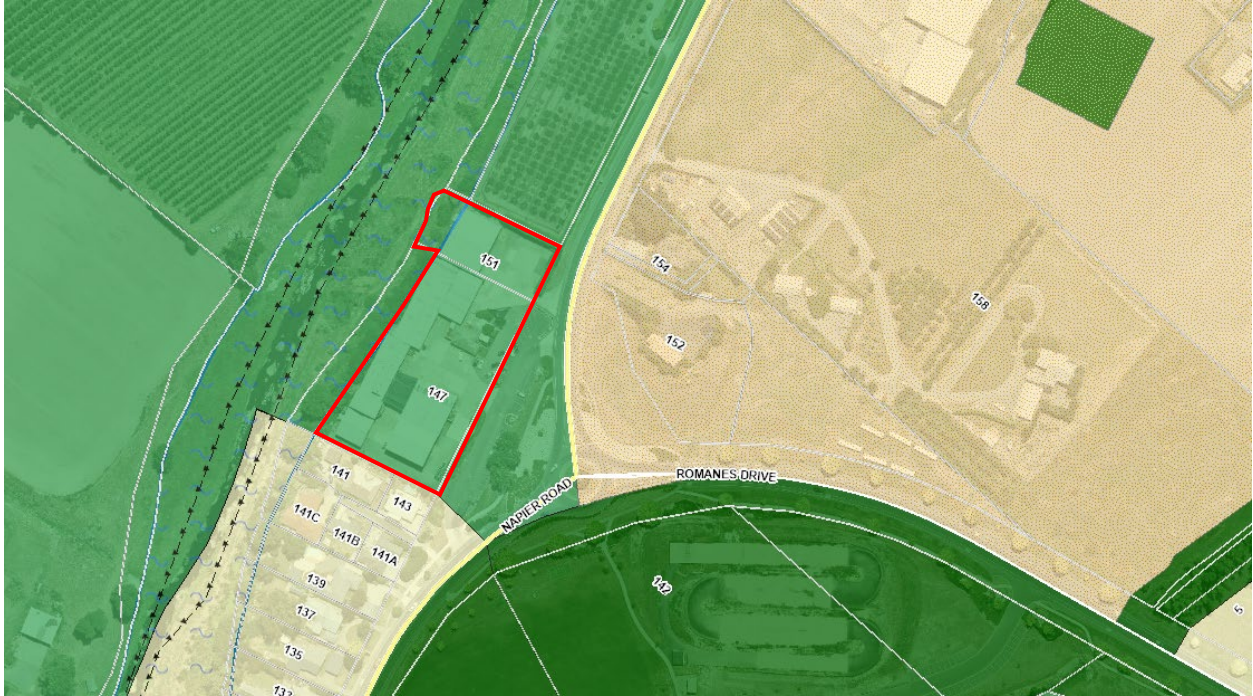


Figure 1 – Subject Site, 0.7598ha (5,828m<sup>2</sup> + 1,770m<sup>2</sup>) Including both 147 & 151 Napier Road. It is noted the bounding Plains Production Zone property to the north, 165 Napier Rd, is 1.2ha in area and currently in productive use with a single dwelling at the northern end.



Figure 2 – 6 Thompson Road, 0.4422ha. Already contains 3 residential units. There is potential to separate residential units by subdivision on an argument that the site is bounded by residential zone land to east and south and by roads and industrial activity to north and west. Separating the existing buildings on the site by subdivision is however a different proposition to the residential redevelopment proposed at 147 – 151 Napier Rd. 5 Thompson Road, 0.3867ha, is surrounded by pack house and coolstore and is not bounding residential – reverse sensitivity issues would likely prevent further residential development.



Figure 3 – Oderings Site, approximately 2.4ha – Has obvious potential for future residential development now that it is surrounded by residential and open space zones and disconnected from the Plains Production Zone. It is different to the subject site as it has been in productive use as a plant nursery. 53 Brookvale Road is a separate 0.1257ha title fully developed with a large dwelling.

There are no other comparable properties on either the Plains Production / Residential interface or the Te Mata Special Character Zone / Residential interface in Havelock North.

The following portion of this assessment considers the Plains Production Zone interface with the Hastings City urban area (including Flaxmere).

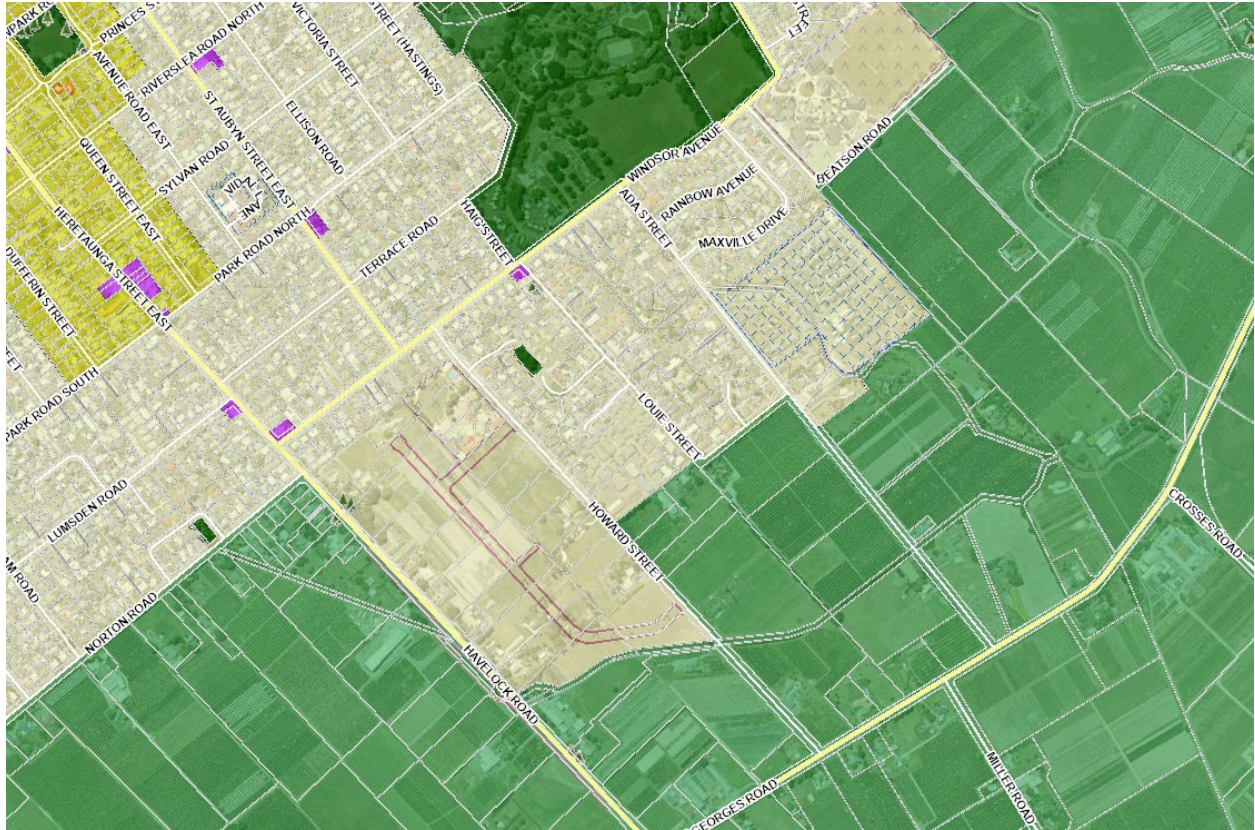


Figure 4 – Hastings City south-eastern edge. The interface between the Plains Production and Residential Zones is generally defined by road boundaries or drains on this edge. Where this is not the case the land is productive and generally in horticultural use. There does not appear to be any comparable properties to 147 Napier Road on this edge of Hastings.



Figure 5 – Hastings - Collinge Rd / Jubilee Street fringe. Where the road boundary does not form the zone boundary, such as the end of Jubilee Street, the adjoining Plains Production Zone sites are all substantial orchard properties. The property at 710 Collinge Road is 0.3ha in area and bounding residential on two sides. The front portion of the property includes two dwellings and there is a new shed to the rear. This property is not similar in character to 147 Napier Road as it is already developed in a similar fashion to a Plains Lifestyle site and the neighbouring similar sized properties at 708 and 706 Collinge Road.



Figure 6 – Tomoana Road / Richmond Road. The Plains Production Zone property bound by Tomoana Road, Richmond Road, the future northern connector road, and the Tomoana Drain, is 3.8564ha in area and currently undeveloped in terms of buildings and appears to be used for cropping activities. This property is significantly larger than 147 Napier Road and is in current productive use. It is therefore different in character and available for the continuation of productive uses. From a future planning perspective this property would appear to have potential for industrial rezoning however that would need to be tested on its merits through an appropriate planning process.

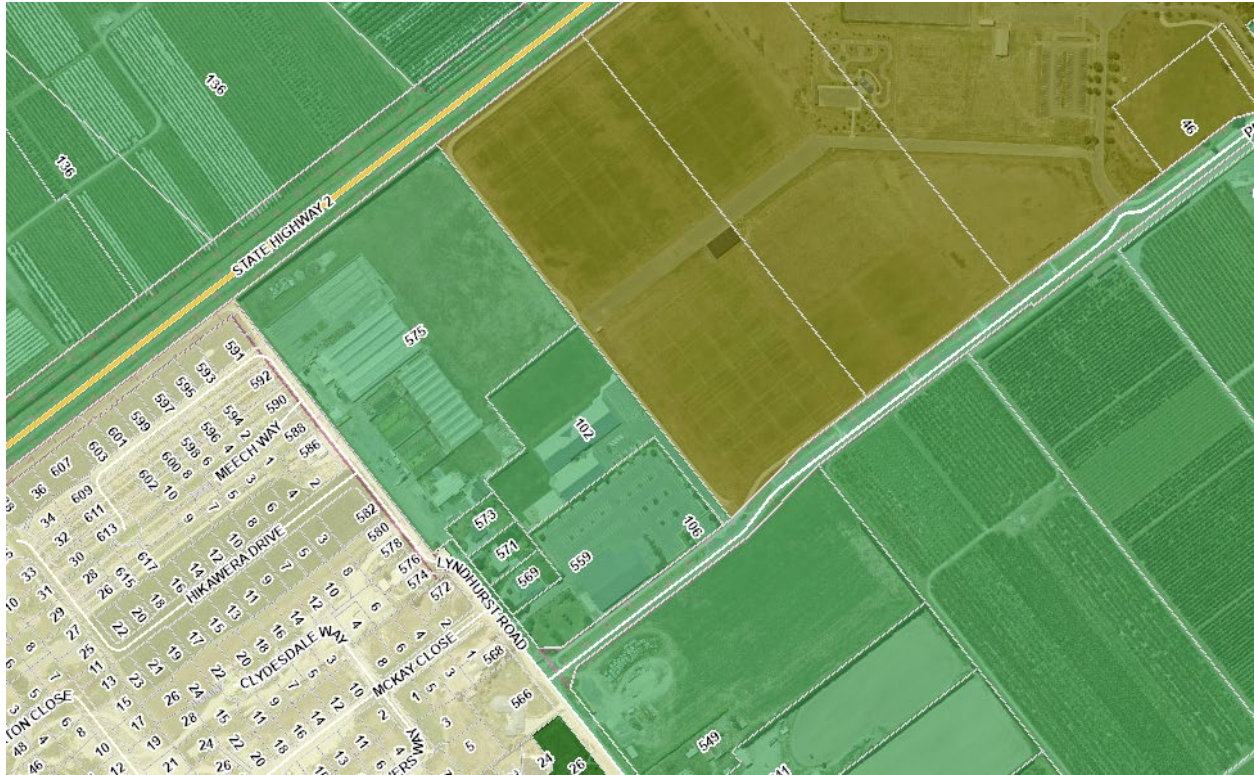


Figure 7 – Land between SH2, Sports Park, Percival Road and Lyndhurst Road. Although zoned Plains Production a significant portion of this land is occupied by the Plymouth Brethren Church and School (559 Lyndhurst Road and 102 and 106 Percival Road). The properties at 569, 571 & 573 Lyndhurst Rd are all fully developed lifestyle residential sites and are 1,513m<sup>2</sup> in area. The nursery property at 575 Lyndhurst Road is 4.71ha in area and currently used productively. Being located within the 'Lyndhurst Extension' area identified in Appendix 2 of the District Plan it has obvious potential for future residential rezoning but this needs to occur in a coordinated manner with the remainder of the Lyndhurst Extension to ensure a planned approach to urban servicing and reserve networks. This site is considerably larger than 147 Napier Road and remains available for productive horticultural activities, so is quite different in character.

It is not considered necessary to assess land bounding the Omaha North Industrial Zone to the north-east as that land is physically separated from the Industrial Zone by a service corridor and the extent of that zone has been considered recently.



Figure 8 - 370 Flaxmere Avenue. This site is located off the end of Flaxmere Avenue and is 0.465ha in area. It appears to be planted in a consistent manner to the reserve strip further to the north-east which forms a buffer between the Flaxmere Residential Zone and Plains Production Zone. This property is a similar size to 147 Napier Road and does directly bound residential zoned land. It is however currently undeveloped and open to productively used Plains Production Zone land on two sides and would have potential for use as a Plains Lifestyle site or to be incorporated into the adjoining vineyard. It would also have potential for residential development which would need to be considered on its merits and due to the significant differences in character (primarily its undeveloped nature) it would not benefit from any precedent arising from the development of 147 Napier Road.



Figure 9 – Henderson Rd / Wilson Rd. The above map is a smaller scale than previous maps and identifies a relatively large area of Plains Zone land located between the SH2 Expressway and the Flaxmere Residential Zone and Omaha Road Industrial Zone. As can be made out from the aerial photograph the land is generally in productive horticultural use and generally exceeding 4ha in area. There are several smaller Plains Lifestyle Sites each containing a dwelling. There is also a 2.6ha industrial facility on the Plains Production Zone site at 120 Henderson Road. That site land bounds the Industrial Zone and, unlike 147 Napier Road, would not appear to have any potential for future residential activity due to the potential for reverse sensitivity effects. It is not considered that there are any other comparable sites to 147 Napier Road in this area.

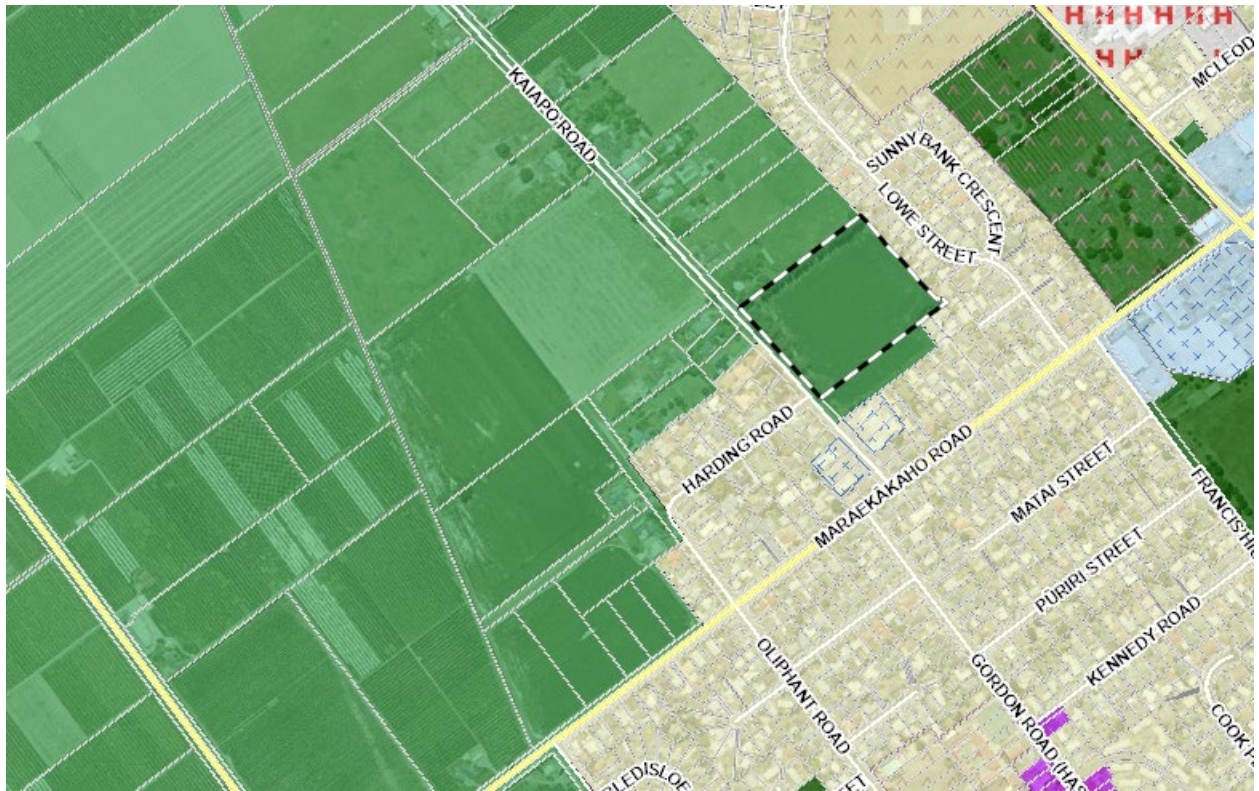


Figure 10 – Kaiapo Road – the wider area of Kaiapo Rd bound by the Southland Drain to the west is identified in Appendix 2 as a future residential area. The development of a structure plan for the servicing of this land has proved to be difficult due to the stormwater constraints of the lower lying land adjacent to the Southland Drain. In terms of land adjoining existing residential zonings, there is the land highlighted in Figure 10 above, being 3.223ha in area and the adjoining site to the south-east being 0.66ha in area. Both sites are undeveloped in terms of building and used productively, differentiating them from 147 Napier Rd.

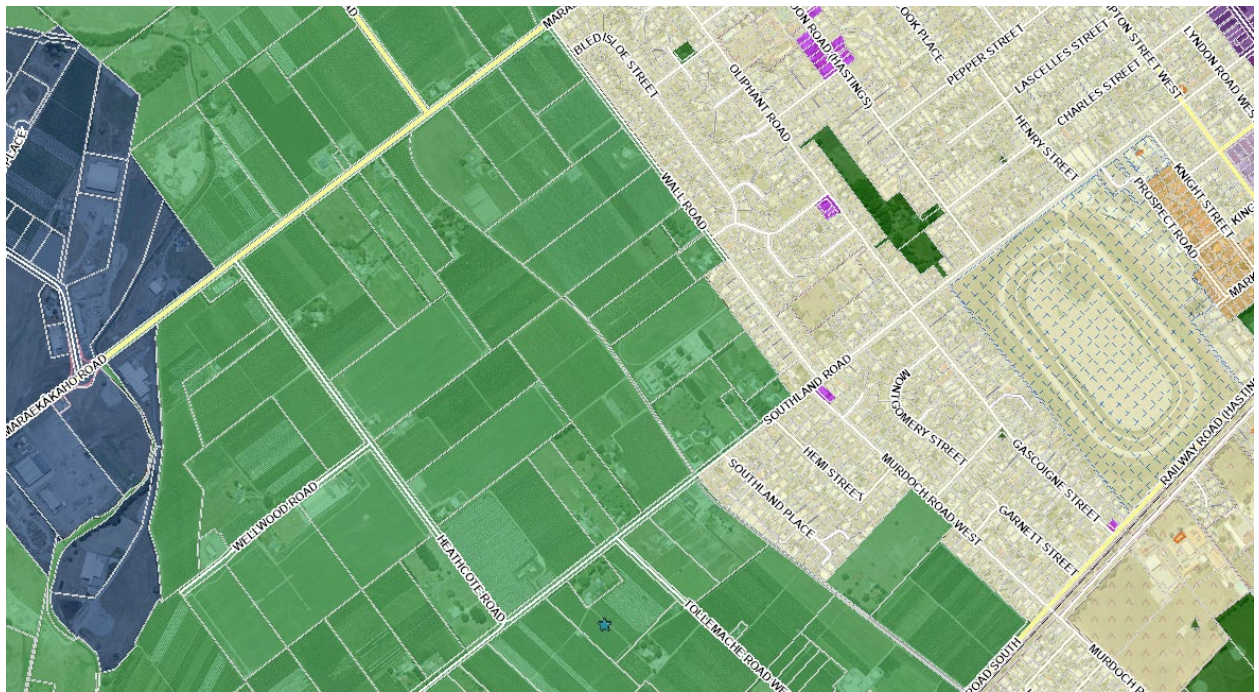




Figure 11 – Wall Road & Murdoch Road West. Many of the properties between the Southland Drain and Wall Road are larger horticultural blocks with multiple lots held in a single title and the land is generally used productively. There are several smaller properties at 900 Wall Road (0.59ha) and 820 Wall Road (0.7ha) both of which are developed for lifestyle residential purposes with open boundaries to productive orchard land. The lifestyle site properties at 1107 Southland Road (0.63ha) and 1203 Southland Rd (0.43ha) can be similarly described and are very different in character to 147 Napier Rd. There are two sites bound by the Residential Zone on Murdoch Road West, the Southland Drain and Railway Road. One of these, 204 Murdoch Road West is 4.4ha in area containing a house well set back from the road and grazing paddocks, the other is fully developed with Orchards and held as part of a 20.9ha property with frontage to Tollemache Road West. Again, both these properties are very different in character to 147 Napier Rd, and are consistent in character to the wider Plains Production Zone.

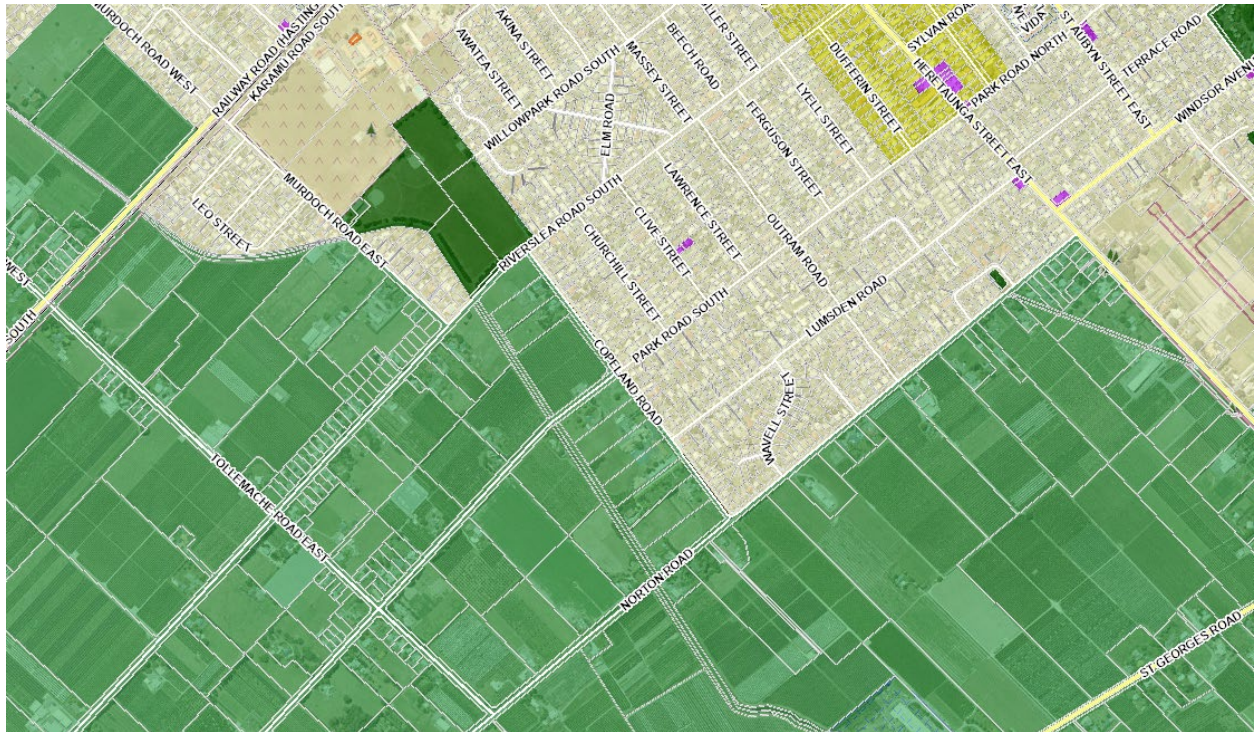


Figure 12 – South-western Hastings. None of this perimeter of Hastings has a direct Plans Production Zone / Residential Zone boundary. The zone boundaries are formed by roads primarily and in the case of the Leo Street area, the Southland Drain. I do not consider there to be any properties in this area of similar character to 147 Napier Road.

The above assessment has covered the full perimeters of the Havelock North, Hastings and Flaxmere urban areas. In my opinion the only property with similar potential for a significant non-complying residential development would be the Oderings Nursery property which is fully surrounded by Residential and Open Space Zonings and can not be realistically expected to continue to be used in a manner consistent with the Plains Production Zone. Regardless of that 147 – 151 is quite different in character to the Oderings property being fully covered in impervious surfaces associated with industrial cool storage activities, accordingly the development of 147 – 151 Napier Road would not necessarily set a precedent for the development of the Oderings site as each proposal would need to be treated on its merits. It is clear however that both of these properties are distinguishable from the remainder of land on the urban fringe of Havelock North, Hastings and Flaxmere.