PROVIDING SUSTAINABLE GROWTH

DO YOU SUPPORT that we've made a bold new step to encourage sustainable housing and subdivision design?

Central Hawke's Bay is growing, and we want to enable our housing and businesses to grow in a smart way.

Working with experts, we have forecast projected household growth and how we can prepare for this growth in a sustainable way.

We are monitoring the availability of land and know we have some capacity in our urban areas and towns. We've earmarked new areas for residential and industrial growth, for when it is needed.

To protect the boundaries of our urban areas and rural townships, we are tightening subdivision rules to limit adhoc urban sprawl.

New provisions will protect the amenity and character of the urban and rural areas of our district, as well as providing a range of lifestyle choices in response to the needs and wants of the community.

We are also proposing new subdivision rules in rural environments to protect our productive and versatile land. Our proposed new rural living zone, minimises the impact on our productive soils, by limiting where rural subdivision can occur, while enabling people to enjoy the benefits of living in rural areas.

We are encouraging that growth and development is sustainable, with minimal impact on our environment. To do this, our draft District Plan advocates for sustainable subdivision and design in our urban environment, for example – rainwater harvesting. While there is more we could do, including mandating the requirement for water tanks in new builds, there are other enabling opportunities for this to occur outside of the District Plan.

If you'd like to learn more about how we propose to provide for sustainable growth, head to chapters 5 and 6 of the draft District Plan.

Provision has been made in the draft District Plan to encourage sustainable solutions such as solar panels.

The draft District Plan encourages sustainable subdivision using initiatives like rain water gardens for stormwater disposal.

Provision is made to enable water saving initiatives like rainwater harvesting in the draft District Plan.

SMART GROWTH
ENVIRONMENTALLY RESPONSIBLE
PROSPEROUS DISTRICT
DELIVERING ON PROJECT THRIVE

"I really appreciate that this council is listening to the community and that we now have a say in shaping our future. Sustainability and resilience has to be part of that future."

Greg Hart – Mangarara, Otane

Together we Thrive! E ora ngātahi ana!

CENTRAL HAWKE'S BAY DISTRICT COUNCIL

THE ISSUES

- Our experts have told us that we can expect growth in household numbers over the next 10 years. Council needs to start planning now for where this growth will be located in and adjacent to our urban centres. We also need to ensure adequate servicing and infrastructure will be available to provide for the projected growth in households in our district.
- Council heard through Project Thrive that the community wants to see low impact and sustainable subdivision design adopted by the Council. Our community has expressed a strong desire for council to show leadership in sustainability practises.
- Patterns of residential development in the rural areas adjacent to the urban centres of Waipawa and Waipukurau, and also across parts of our rural district, show there is a significant level of unplanned ad hoc residential development close to urban boundaries.
- There is also some industrial development occurring in the rural zone. We want to protect our valuable versatile soils by restricting this unplanned residential and industrial growth to areas zoned for these activities.

2018 - 2028 PROJECTIONS

535 new households across the district

- **RURAL / COASTAL (~45%)** (245 new households across the rural area)
  - **RURAL / COASTAL TOWNSHIPS (~30%)** (150 new households – including 50 new households for Otane)
  - **RURAL (~15%)** (95 new households)
- **URBAN (~55%)** (290 new households across the urban areas)
  - **WAIPUKURAU (~45%)** (230 new households)
  - **WAIPAWA (~10%)** (60 new households)

Growth nodes for Waipukurau

The areas in purple show where the future mixed use industrial zone is located. The areas in yellow show proposed new residential growth nodes.

Growth Nodes for Waipawa and Otane

The areas highlighted in green show where the proposed new rural living growth nodes are located.

DRAFT DISTRICT PLAN RESPONSE

- There is sufficient capacity in existing urban areas to cater for urban growth. A new zone for rural living on the outskirts of urban areas, and identification of future growth areas for further investigation should growth exceed projections have been identified.
- Specific policy encouraging innovative, resilient and sustainable subdivision and building design is included in the draft District Plan.
- The draft District Plan exempts roof-water tanks, solar panels and solar hot-water systems from recession line standards.