



## Online submission

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<b>Submitter No.</b>	S114
<b>Submitter Name</b>	Central Hawkes Bay District Council
<b>Submitter Company/Group Name</b>	Central Hawkes Bay District Council
<b>Submitter is contact</b>	No
<b>Contact company</b>	VisionUrban Environmental (VUE) Limited
<b>Attention:</b>	Nicholas Aiken
<b>Email</b>	<a href="mailto:nicka@visionurban.co.nz">nicka@visionurban.co.nz</a>
<b>Wish to be heard</b>	Yes
<b>Joint presentation</b>	Yes
<b>Trade competition</b>	I could not gain an advantage in trade competition through this submission.
<b>Directly affected</b>	N/A
<b>Withhold contact details?</b>	Yes

## Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
General	[General]	Amend	Please refer to the attached submission document.	Insert the Precinct Plan - Waipukurau South Plan and related provisions as per the attached submission document

## Documents included with submission

<b>Document name</b>	Submission by CHBDC to Central Hawkes Bay District PDP - Precinct Overlay - Waipukurau South Plan
<b>File</b>	<a href="#">submissionbychbdctothecentralhawkesbaydistrictpdpwaipukurausouthprecinctplan.docx</a>
<b>Description</b>	Submission by CHBDC to Central Hawkes Bay District PDP - Precinct Overlay - Waipukurau South Plan

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CONTACT

## Submission on the Proposed Central Hawke's Bay District Plan

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

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

C/- VisionUrban Environmental (VUE) Limited

PO Box 139, Bay View Napier 4149

027 226 2676

[nicka@visionurban.co.nz](mailto:nicka@visionurban.co.nz)

Name of submitter: CENTRAL HAWKE'S BAY DISTRICT COUNCIL (CHBDC)

- A. This is a submission on the Proposed Central Hawkes Bay District Plan ("PDP").
- B. CHBDC could not gain an advantage in trade competition through this submission.
- C. The specific provisions of the PDP that this submission relates to are set out in Appendix A. In summary, the submission seeks to introduce a Precinct overlay to guide development at Waipukurau and seeks appropriate amendments to the Subdivision and General Residential Zone provisions to enable that Precinct overlay to be implemented and taken into account when the area comes to be further developed.
- D. CHBDC's submission is set out in Appendix A.
- E. CHBDC considers that granting the relief sought in this submission will:
  - a. promote the sustainable management of natural and physical resources;
  - b. be consistent with the resource management principles expressed in Part 2 of the Resource Management Act 1991 ("RMA");
  - c. be consistent with, and give effect to, Issues, Objectives, Policies or Anticipated Environmental Outcomes already identified in the PDP;
  - d. warrant confirmation in terms of section 32;
  - e. give effect to the Hawke's Bay Regional Policy Statement and (insofar as it is relevant) the National Policy Statement on Urban Development; and
  - f. better enable the PDP to address potential significant adverse effects on the environment, particularly with regard to stormwater and wastewater infrastructure.
- F. CHBDC includes in this submission specific reasons in Appendix A, and seeks the decisions set out in Appendix A, or similar relief to allow for full effect to be given to the intent of the proposed Precinct Overlay - Waipukurau South Plan. There may also be consequential relief necessary to address the submission in Appendix A.
- G. CHBDC wishes to be heard in support of its submission.
- H. If others make a similar submission, CHBDC will consider presenting a joint case with them at a hearing.

Nick JW Aiken

Principal Planner, Director, VisionUrban

6 August 2021

## **Appendix A**

### **1 INTRODUCTION**

- 1.1 In its *'Integrated Spatial Plan 2020-2050: Responding to Growth'* (ISP) the Central Hawkes Bay District Council (CHBDC) identified a need for additional residential housing in the town of Waipukurau. The ISP identifies its purpose as, amongst other things, guiding growth across the District's three towns, and informing the District Plan review. The ISP further identifies that infrastructure is a key constraint to growth, and the need to 'unlock' areas for infill residential growth. One of the areas identified is Waipukurau.
- 1.2 This submission seeks to include a Precinct overlay, titled the 'Waipukurau South Plan (WSP)', to guide development within this growth area. The WSP comprises a diagram showing the area affected and indicative locations for infrastructure, and accompanying text, which contains matters that are particularly required to be considered when an application involves subdivision or development of land within the WSP area. The WSP is implemented through the introduction of rules, standards and assessment criteria in the General Residential Zone and Subdivision sections of the PDP. While some of the infrastructure provisions relate to initial development, most are intended to manage the ongoing use and development of land within the precinct overlay.
- 1.3 The WSP was not sufficiently advanced at the time of notification of the Proposed Central Hawke's Bay District Plan (PDP) and was not included in the PDP at that time. CHBDC has continued to consult with landowners in the WSP area in relation to the precinct overlay as it has been developed. General support being expressed by landowners through the process, most recently during face-to-face engagement on 4 August 2021 where a final draft plan of the precinct was discussed. CHBDC is now at the stage where it proposes that the precinct overlay should be included in the PDP, by way of submission. As ongoing engagement with landowners continues, some aspects of development or landuse envisaged by the precinct plan may become more certain; the precinct overlay is intended to catch the overarching intent.
- 1.4 A full assessment against s 32AA and other relevant statutory matters has not been included in the submission, however this will be made available in advance of the hearings of submissions. The WSP and the amendments sought to the PDP provisions are considered to give effect to relevant objectives of the PDP as notified, and involve a number of changes or additions to the Issues, Objectives, Policies or Anticipated Environmental Results, Notwithstanding these new provisions, the precinct is dependent on the underlying zone and its policy framework.

### **2 REASONS FOR THIS SUBMISSION**

- 2.1 This section of the submission should be read with together with the more specific reasons and matters identified in section 3 of this Submission.
- 2.2 The Waipukurau South area is zoned General Residential under the PDP. However, this area has particular issues and constraints which are considered to require a more structured approach to development, particularly in relation to the need to provide infrastructure across multiple landholdings.

- 2.3 The WSP will give effect to a number of objectives in the PDP, including:
- a. UFD-O1 - Provide for a sustainable supply of land to meet current and future urban development demands;
  - b. UFD-O3 - Ensure that new urban development is planned for and undertaken in a manner that is consistent with the matters outlined in the Hawke's Bay Regional Policy Statement;
  - c. SUB-O3 - The provision of appropriate services to subdivided lots, in anticipation of the likely effects of land use activities on those lots, so as to ensure the health and safety of people and communities, and the maintenance or enhancement of amenity values;
  - d. GRZ-O1 - To enable existing and future residential needs to be met.
- 2.4 As noted above, a full assessment of the changes proposed by this submission against the objectives and policies of the PDP, and other relevant statutory tests, will be made available separately.
- 2.5 Including the WSP in the PDP provides for a targeted approach to development in Waipukurau South, by setting out area-specific issues, objectives, outcomes, standards and guidance for development. The WSP is intended to provide direction and certainty for landowners and CHBDC, by setting a minimum standard of development with respect to the effective and interconnected provision of infrastructure (3-waters, roads, open space) while retaining flexibility for individual development to address specific on-site opportunities and constraints and respond to particular types and form of development appropriate at the time.
- 2.6 While the specific relief is set out below, a summary of the relief sought is as follows:
- The inclusion of the WSP as a precinct overlay within the General Residential Zone of the PDP;
  - The WSP area is identified on the planning maps;
  - The minimum lot size within the WSP area where public sewerage is available is increased from 350m<sup>2</sup> to 500m<sup>2</sup>. This applies to subdivision and land use, and non-compliance is a Discretionary activity for both (non-compliance with density controls under the GRZ is Restricted Discretionary under the notified PDP);
  - Non-compliance with the matters contained within the precinct overlay means an activity will be assessed as a Discretionary activity;
  - A new maximum impervious surface rule is introduced for the WSP area. Non-compliance with this rule is assessed as a Discretionary activity;
  - Assessment matters are added to the Subdivision and General Residential sections to require assessment against the outcomes sought in the WSP precinct overlay.
- 2.7 No changes are sought to PDP provisions such as Height in Relation to Boundary and Setback from Neighbours standards.
- 2.8 Sufficient flexibility is retained within the WSP precinct overlay to encourage innovative sustainable approaches to the management of stormwater within subdivision development. The precinct overlay plan retains flexibility for appropriate low impact design where such can be demonstrated as able to meet the objectives and anticipated environmental results of the PDP. The proposed precinct overlay will sit within the General Residential zone and is to be

integrated with the provisions of the PDP. It provides further opportunity and guidance with respect to lower density and sustainable subdivision design within the WSP area.

### 3 SPECIFIC REQUESTS

3.1 CHBDC requests the following relief, and amendments be made to the PDP. The following tables identify the specific relief sought by PDP Section and provision. Note all references to the Waipukurau South Plan relate to the corresponding Precinct overlay.

<p><b>Section</b> <b>SUB-R1 Subdivision not otherwise provided for</b></p>	<p><b>Reasons</b> New minimum lot sizes are needed to recognise infrastructure servicing constraints, especially stormwater. Activity status and cross-references intended to both unlock land but also ensure potential opportunity for all and parcels to develop. This amendment allows some flexibility for alternative development proposals in impacts and effects able to be adequately managed. A new activity status of Discretionary is required to allow adequate consideration of proposals that do not comply with relevant provisions of the PDP, including the provisions sought as relief in this submission.</p>
<p><b>Relief Sought</b> Insert the following new specific rule into the PDP for the General Residential Zone in relation Waipukurau South Plan area precinct overlay</p>	
<p>1. Activity Status CON</p> <p>c. Compliance with iv SUB-S7(1) and (2)</p> <p>da. Compliance with SUB-S7(3)</p>	<p>3. Activity status where condition SUB-R1(1)(da) is not achieved: DIS</p>

<p><b>Section</b> <b>SUB-S1 Minimum Net Site Area (excluding Lifestyle Sites and Conservation Lots)</b></p>	<p><b>Reasons</b> New minimum lot size recognising infrastructure servicing constraints, especially stormwater. Activity status and cross-references intended to both unlock land but also ensure potential opportunity for all and parcels to develop. Also allows some flexibility for alternative development proposals in impacts and effects able to be adequately managed.</p>
<p><b>Relief Sought</b> Insert the following new standard into the PDP for the General Residential Zone - Waipukurau South Plan area</p>	
<p>General Residential Zone - Waipukurau South Plan Area</p> <p>1a Where public sewerage reticulation is available – 500m<sup>2</sup>. 2a Where public sewerage reticulation is not available – 1000m<sup>2</sup></p>	

<p><b>Section</b> <b>SUB-S7 Stormwater Disposal</b></p>	<p><b>Reasons</b> This standard is necessary to recognise and address infrastructure servicing constraints, especially stormwater. Activity status and cross-references are intended to both unlock land but also ensure potential opportunity for all and parcels to develop. This standard also allows some flexibility for alternative development proposals in impacts and effects able to be adequately managed.</p>
<p><b>Relief Sought</b> Insert the following new standard for the General Residential Zone - Waipukurau Structure Plan Area</p>	
<p>General Residential Zone - Waipukurau South Plan Area</p> <p>3. Where any new lots are to be developed in the Waipukurau South Plan area the subdivider must in addition to SUB-S7(1) and SUB-S7(2) demonstrate how the development will be in accordance with a stormwater management plan (SMP) developed for the WSP precinct overlay area, and that</p> <ul style="list-style-type: none"> <li>a. all land identified as stormwater detention area will be vested in the Council (unless demonstrated in the SMP as not being required for that purpose); and</li> <li>b. no land identified as stormwater detention area and required to be vested in the Council shall be subdivided, and</li> <li>c. any and all relevant provisions or assessment matters identified in the precinct overlay relating to stormwater have been complied with.</li> </ul>	

<p><b>Section</b> Subdivision SUB-AM2</p>	<p><b>Reasons</b> The new assessment matter better enables the Council to consider the precinct overlay plan and its outcomes and objectives with respect to applications for subdivision. Helps unlock development, also assists to give some flexibility by clarifying and emphasising outcomes.</p>
<p><b>Relief Sought</b> Insert the following new assessment matter into the PDP</p>	
<p>SUB-AM2 Subdivision Design</p> <p>4. Within the Waipukurau South Plan area, whether the subdivision design is generally in accordance with the Waipukurau South Plan.</p>	

<p><b>Section</b> SUB-AM5</p>	<p><b>Reasons</b> The new assessment matter is necessary to enable the Council to ensure that infrastructure servicing (waters) is considered across the precinct overlay plan area, not just on an ad hoc or case-by-case basis. Better enables infrastructure to be planned and connected across land parcels. Intended to help 'unlock' development.</p>
<p><b>Relief Sought</b></p>	

Insert the following new assessment matter into the PDP.

**SUB-AM5**

Water Supply, Wastewater Disposal, Stormwater Disposal

10. Within the Waipukurau South Plan area,
- a) the degree to which the subdivision is consistent with the objectives and any other provision of the WSP such as the layout, provision and location of services,
  - b) the degree to which the subdivision may impact on the ability to service other existing or future sites in the WSP area that are compliant with SUB-S1, and
  - c) the provision of adequate stormwater and wastewater infrastructure to service the WSP area supported by suitable technical assessment, modelling and design.

**Section**

Subdivision  
AM6

**Reasons**

Enables the Council to ensure that infrastructure servicing (streets) is considered across the precinct overlay plan area, not just on an ad hoc or case-by-case basis. Better enables infrastructure to be planned and connected across land parcels. Intended to help 'unlock' development.

**Relief Sought**

Insert the following new assessment matter into the PDP.

**SUB-AM6**

Property Access

3a. Within the WSP area, the degree to which new facilities for vehicles, pedestrians and cyclists are consistent with the layout, character, provision and location of services and access, and will achieve the outcomes and objectives and other matters identified in the applicable precinct overlay.

**Section**

Subdivision  
AM8

**Reasons**

The new assessment matter will enable the Council to ensure that infrastructure servicing is considered across the precinct overlay plan area, including any impact that might prevent development of other land parcels, not just on an ad hoc or case-by-case basis. Better enables infrastructure to be planned and connected across land parcels. Intended to help 'unlock' development.

**SUB-AM8 Relief Sought**

Insert the following new assessment matter into the PDP.

General

5. Where the subdivision is located within or partly within the Waipukurau South Plan area, the assessment of cumulative effects must in addition to the proposed development, take into account within the Waipukurau South Plan Area:
- a. any subdivision consents already granted, and
  - b. the extent of development that could occur as a controlled activity under SUB-R1.

**Section**

**Reasons**

Subdivision Principal Reasons	Provides <b>rationale</b> for consent planners and developers to understand the specific nature of constraints and outcomes expected through application of the rules and criteria for the WSP, enabling applications for consent to be better considered.
<b>Relief Sought</b> Insert the following new sentence into the 'Principal Reasons' for adopting the policies and methods, in the Subdivision Section of the PDP.	
The specific methods and policies that relate to the Waipukurau South Plan area recognise constraints and the need for coordinated development of this part of the residential zone, and the specific requirements of the area with respect to infrastructure and natural hazards.	

<b>Section</b> Residential GRZ-R1	<b>Reasons</b> Better enables the PDP to control the density of development to the level able to be accommodated by stormwater infrastructure and makes provision for the relief sought in the form of appendix A: Waipukurau South Plan
<b>Relief Sought</b> Amend Rule GRZ-R1(2) to read as follows, and insert a new rule GRZ-R1(3) in the PDP.	
2. Activity status where compliance not achieved with conditions GRZ-R1(a)(ii), GRZ-R1(a)(ii), GRZ-R1(a)(iii), GRZ-R1(a)(iv), GRZ-R1(a)(v), GRZ-R1(a)(vii), GRZ-R1(a)(viii), GRZ-R1(a)(ix), GRZ-R1(a)(x), GRZ-R1(a)(xi), GRZ-R1(a)(xii), GRZ-R1(a)(xiii) or GRZ-R1(a)(xiv): RDIS	
3. Activity status where compliance not achieved with conditions GRZ-R1(a)(i) or GRZ-R1(a)(vi) in the Waipukurau South Plan area: DIS	

<b>Section</b> GRZ-R1	<b>Reasons</b> Better enables the PDP to control Controls the density of development and extent of impervious surfaces to the level able to be accommodated by stormwater infrastructure in the Waipukurau Plan Area.
<b>Relief Sought</b> Introduce a new condition into Rule GRZ-R1	
1. Activity Status: PER	
Where the following conditions are met: b. Compliance with i. GRZ-S16	

<b>Section</b> GRZ-R1	<b>Reasons</b> Enables the Council to appropriately consider proposals that do not comply with maximum allowable coverage of the site with impervious surfaces
<b>Relief Sought</b> Introduce a new Rule as follows:	
3. Activity status where compliance with condition GRZ-R1(b) is not achieved: DIS	

<b>Section</b> GRZ-R2	<b>Reasons</b> Better enables the PDP to control Controls the density of development and extent of impervious surfaces to the level able to be accommodated by stormwater infrastructure in the Waipukurau Plan Area.
<b>Relief Sought</b> Introduce a new condition into Rule GRZ-R2	
1. Activity Status: PER  Where the following conditions are met: c. Compliance with: i. GRZ-S16	

<b>Section</b> GRZ-R2	<b>Reasons</b> Enables the Council to appropriately consider proposals that do not comply with maximum allowable coverage of the site with impervious surfaces.
<b>Relief Sought</b> Amend Rule GRZ-R2(3) as follows:	
3. Activity status where compliance with conditions GRZ-R2(1)(a) or GRZ-R2(1)(c) is not achieved: DIS	

<b>Section</b> GRZ-R3	<b>Reasons</b> Better enables the PDP to control Controls the density of development and extent of impervious surfaces to the level able to be accommodated by stormwater infrastructure in the Waipukurau Plan Area.
<b>Relief Sought</b> Introduce a new condition into Rule GRZ-R3	
1. Activity Status: PER  Where the following conditions are met: c. Compliance with i. GRZ-S16	

<b>Section</b> GRZ-R3	<b>Reasons</b> Enables the Council to appropriately consider proposals that do not comply with maximum allowable coverage of the site with impervious surfaces.
<b>Relief Sought</b> Amend Rule GRZ-R3(3) as follows:	
3. Activity status where compliance with conditions GRZ-R3(1)(a) or GRZ-R3(1)(c) is not achieved: DIS	

<b>Section</b> GRZ-R4	<b>Reasons</b> Better enables the PDP to control Controls the density of development and extent of impervious surfaces to the level able to be accommodated by stormwater infrastructure in the Waipukurau Plan Area.
<b>Relief Sought</b> Introduce a new condition into Rule GRZ-R4	
1. Activity Status: PER  Where the following conditions are met: b. Compliance with i. GRZ-S16	

<b>Section</b> GRZ-R4	<b>Reasons</b> Enables the Council to appropriately consider proposals that do not comply with maximum allowable coverage of the site with impervious surfaces
<b>Relief Sought</b> Amend Rule GRZ-R4(3) as follows:	
3. Activity status where compliance with conditions GRZ-R4(1)(a) or GRZ-R4(1)(c) is not achieved: DIS	

<b>Section</b> GRZ-R9	<b>Reasons</b> Better enables the PDP to control Controls the density of development and extent of impervious surfaces to the level able to be accommodated by stormwater infrastructure in the Waipukurau Plan Area.
<b>Relief Sought</b> Introduce a new condition into Rule GRZ-R9	
1. Activity Status: PER  Where the following conditions are met: b. Compliance with i. GRZ-S16	

<b>Section</b> GRZ-R9	<b>Reasons</b> Enables the Council to appropriately consider proposals that do not comply with maximum allowable coverage of the site with impervious surfaces
<b>Relief Sought</b> Introduce a new Rule GRZ-R9(3) as follows:	
3. Activity status where compliance with conditions GRZ-R4(1)(a) or GRZ-R4(1)(c) is not achieved: DIS	

<b>Section</b> Residential GRZ-S1	<b>Reasons</b> Better enables the PDP to control Controls the density of development and extent of impervious surfaces to the level able to be accommodated by stormwater infrastructure in the WSP area.
<b>Relief Sought</b> Introduce a new standard into the PDP as follows	
c. notwithstanding gross floor area, for each residential unit in the WSP area the minimum net site area for any unit is 500m2.	

<b>Section</b> Residential GRZ-S16 Impervious Surfaces  All	<b>Reasons</b> Better enables the PDP to control Controls the density of development and extent of impervious surfaces to the level able to be accommodated by stormwater infrastructure in the WSP area.
<b>Relief Sought</b> Introduce a new standard into the PDP as follows	
GRZ-S16 Impervious Surfaces All Within the Waipukurau Plan Area WSP, not more than 65% of the site may be occupied by impervious surfaces such as (but not restricted to) buildings and/or driveways.	

<b>Section</b> Residential GRZ-AM2	<b>Reasons</b> The new assessment matter provides direct consideration towards the WSP precinct overlay plan and enables a greater and more appropriate degree of flexibility during consideration for resource consents, while still protecting stormwater infrastructure capacity and the ability for all lots in the WSP area to develop.
<b>Relief Sought</b> Introduce a new assessment matter into the PDP as follows	
4. A stormwater management plan (SMP) shall be developed that identifies and assesses the potential increase in the volume and rate of stormwater discharge from the site and the impact on Council stormwater infrastructure WSP. In addition reference must also be had to precinct overlay Outcome WSP-1 and assessment matters WSP-AM1 - WSP-AM9.	

<b>Section</b> Residential Principal Reasons	<b>Reasons</b> Provides rationale for consent planners and developers to better understand the provisions of the WSP precinct, enabling applications for consent to be better prepared and considered.
<b>Relief Sought</b> Introduce a new sentence into the Principal Reasons for adopting the policies and methods in the General Residential Zone of the PDP as follows	
Within the Waipukurau South Plan area the performance standards also recognise limitations on the ability to service development, particularly with regard to stormwater, and the opportunity to ensure adequate access to required infrastructure across the entire precinct overlay plan area.	

<b>Section</b> Residential GRZ-AER6	<b>Reasons</b> Provides rationale for consent planners and developers to understand the outcomes expected through application of the rules and criteria for the WSP precinct, enabling applications for consent to be better considered.
<b>Relief Sought</b> Introduce a new sentence into the Principal Reasons for adopting the policies and methods in the General Residential Zone of the PDP as follows	
GRZ-AER6 Logical and efficient development of serviced residential land on the southern edge of Waipukurau	

<p><b>Section</b> Maps</p>	<p><b>Reasons</b> Provides clarification of the Waipukurau South Plan precinct area on the Planning Maps in a manner that corresponds with the new provisions sought in the Plan. Refer to other relief sought in this submission.</p>
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**Relief Sought**  
Introduce a new overlay and/or notations to this effect on the relevant Plan Maps to show the extent of the Waipukurau South Plan area as indicated by the shaded green area in the plan below.



<p><b>Section</b> Residential NEW Precinct Plan: Waipukurau South Plan</p>	<p><b>Reasons</b> The existing provisions of the PDP do not specifically address the constraints and opportunities of the WSP precinct overlay plan area, and are unlikely to result in the most efficient use and development of this existing residential zoned land resource in the District. The precinct plan is intended to complement the provisions of the PDP, as amended by this submission.</p>
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**Relief Sought**  
Introduce a new precinct plan called the Precinct Plan - Waipukurau South Plan (WSP) into the General Residential Zone section and include within that the suite of new and/or amended provisions identified below.

## Precinct Plan - Waipukurau South Plan (WSP)

### Issue WSP-11

This precinct plan relates to the Waipukurau South Plan (WSP) area identified on the Planning Maps, and in Fig. WSP1 below. The WSP area is zoned General Residential in the Plan, and has carried similar residential zoning for a number of years. The WSP area is in multiple ownerships, and the ability to develop the land has in the past been hindered by servicing constraints, particularly in relation to 3-waters infrastructure.

No specific landscape or other features of significance that relate to the WSP area have been identified in the Plan, however other documents such as the Integrated Spatial Plan (ISP) have identified objectives for the area, particularly in relation to connectivity and open space.



*Fig. WSP1: The WSP Area showing the location of required local street connector roads, stormwater detention pond infrastructure and its relationship to surrounding residential development.*

### Relationship with the Subdivision and General Residential Sections of the Plan

The WSP precinct plan area is intended for lower density residential development. The underlying provisions of the General Residential Zone and any other applicable provision of the Plan will continue to apply, except where there is conflict with the provisions of the WSP, in which case the provisions of the WSP prevail.

### Constraints to development within the WSP

Previous studies have identified several key constraints to development of residential zoned land in the WSP. In particular these include the capacity of 3-waters infrastructure, most notably stormwater and wastewater. Also previously identified in the area are a number of fault lines.

Recent assessment of these has resulted in the Plan already identifying new provisions in relation to development near these. The remaining significant constraint to development has been the fragmented ownership of the land parcels in the WSP area.

#### WSP-O1 Objective of the Waipukurau South Plan Precinct Overlay

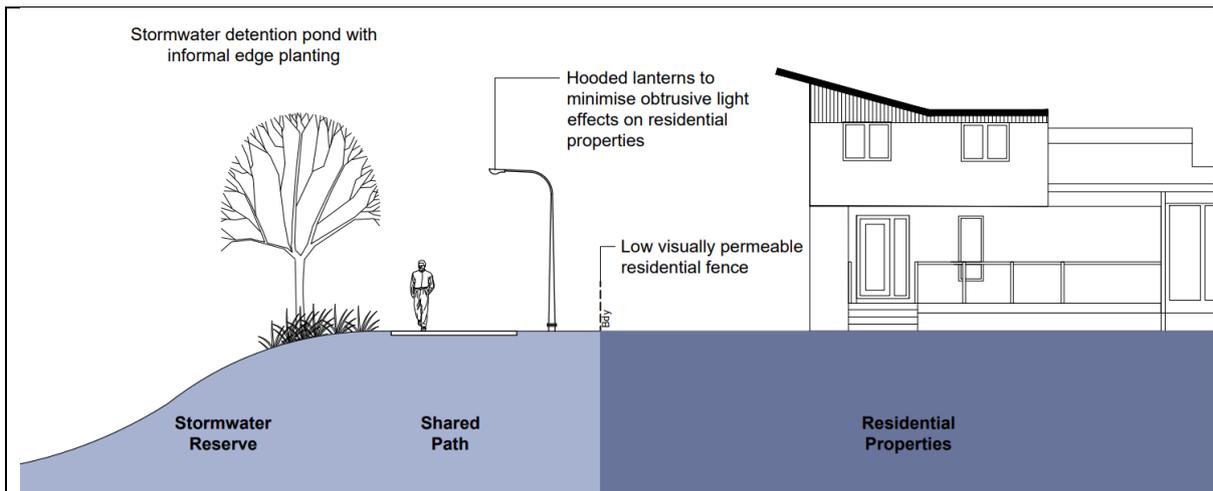
The objective of the WSP is to recognise and plan holistically to address key infrastructure constraints and requirements within the precinct overlay plan area, addressing constraints to unlock the orderly lower density development of this strategically placed land within the residential zone.

#### Assessment Matters

The precinct overlay contains particular assessment matters that relate to land use and development within the WSP area.

#### WSP – AM1 Stormwater

1. Stormwater is to be managed principally by means of a detention pond area (pond) controlling the flowrate from the WSP to 80% of the pre-development 100 year return event.  
The new stormwater detention pond shall be located near Stiles Avenue as indicated in Fig. WSP1. Any proposals that include adjustments to the location and/or extent of the pond or any other aspect of stormwater management will need to be accompanied by suitably robust assessment and design.
2. Where possible, low impact stormwater features such as other small ponds/wetlands may also be integrated into the stormwater management system to improve outcomes or as part of a comprehensive development plan to enable variations in density. The exact location and size of the ponds/streams/drains/wetlands constructed and/or utilised within these indicative stormwater management areas will be confirmed during subdivision. Remaining land in these areas that is not required for stormwater management purposes (including access for maintenance and for public safety) can then be utilised in accordance with its underlying zoning.
3. The ISP has identified aspirations for connected areas of open space in the WSP area. Above-ground stormwater management features should wherever possible be integrated into an accessible open space network the integrates with roads to optimise available benefits associated with amenity and local sense of 'place'. An indication of how this could be achieved around the stormwater detention pond is shown below on Fig. WSP2.
4. The stormwater system is to meet any and all relevant stormwater attenuation and treatment guidelines adopted by the Hawke's Bay Regional Council, and is to achieve best practice from source through to discharge at the boundary so as to mitigate the effects of urban development on stormwater quality and quantity.



*Fig. WSP2: Open Space treatment of Stormwater Detention Ponds and related infrastructure shown on WSP1*

5. Stormwater Infrastructure Design shall:
  - a. Be in general accordance with the precinct overlay Plan map WSP1.
  - b. Attenuate stormwater within the WSP area in order to achieve a discharge at the WSP boundary that is no greater than predevelopment flow in the 100 year Annual Recurrence Interval (ARI) event and 80% of the predevelopment flow in the 100 year ARI event. This is anticipated as being 1.6m<sup>3</sup>/s Peak Flow, however modelling will be required to support any design. Further provision to achieve stormwater neutrality is to be achieved through a range of measures and may incorporate a mix of individual onsite controls, and community based larger communal attenuation devices having regard to the principles of low impact design.
  - c. Be designed to mitigate the adverse effects of 1 in 100 year ARI flooding events. Council's design specifications for stormwater require up to a 1 in 5 year ARI rain event to be contained within a piped network and consideration for control of overland flow in a 1 in 50 year ARI rainfall event.
  - d. Be designed so that individual site stormwater shall comply with the relevant Engineering Code of Practice.
  - e. Demonstrate how any on-site water or stormwater storage devices including but not restricted to rain water tanks will contribute to the on-site management of stormwater on the site and any stormwater discharges from any allotment.
  - f. Demonstrate general compliance with any applicable Bylaws, including the relevant provisions of the CHBDC Stormwater Bylaw 2021 and the Water Supply Bylaw 2021, or their successors insofar as they respectively relate to stormwater or rain water.
  - g. Demonstrate how all common stormwater management facilities and all detention areas ponds/wetlands/drains/streams including appropriate access lots/areas are to be vested in Central Hawkes Bay District Council and/or all necessary easements created upon subdivision.
6. At the time of any subdivision an overall 'Stormwater Management Plan' (SMP) will be provided for the area to be subdivided, this SMP must also address the WSP Area. The required SMP will demonstrate how 'stormwater neutrality' is to be achieved such that existing rates of runoff are not exceeded (and reduced in the 100 year ARI rainfall event). The SMP will specify the mix of measures to be employed including, but not necessarily limited to:

- a. Any individual onsite measures, including calculations for storage/detention and release of stormwater, and how these are to be implemented and enforced. Individual site stormwater shall otherwise comply with the HDC Engineering Code of Practice with the addition, where practicable, of promoting voluntary measures for low impact design solutions and/or onsite stormwater disposal. It is noted that provision of any tanks for storage of individual on site stormwater shall be buried underground and must comply with relevant Council Bylaws.
  - b. Any communal measures and, their capacity, design, management and ownership.
  - c. Land within the indicative stormwater management areas that is not required for stormwater management purposes (including access for maintenance, public safety, amenity landscaping, and public access for recreation).
7. All stormwater infrastructure identified on the WSP1 Plan is to be vested in the Central Hawkes Bay District Council. The nature and extent of this infrastructure will be subject to consideration as part of any application for subdivision in the WSP and will be required take into account the stormwater infrastructure requirements of the WSP in its entirety.

#### WSP-AM2 Water

1. Watermains servicing the WSP will need to be extended and upsized, linking with programmed work in Council's Long Term Plan. Internal service mains can then be positioned within the development area to suit road layouts and provide alternative connectivity and continuity for firefighting.
2. New watermain connections will be required to be constructed by the developer through the development and connecting to adjacent development land parcels within the WSP.
3. Any easements or other arrangements to provide for conveyance of water supply services are to be demonstrated at the time of any application for subdivision. This includes consideration of existing easements over land within the WSP area and ensuring that connections to water services for these properties are maintained through appropriate mechanisms as part of any subdivision consent approval.

#### WSP-AM3 Wastewater

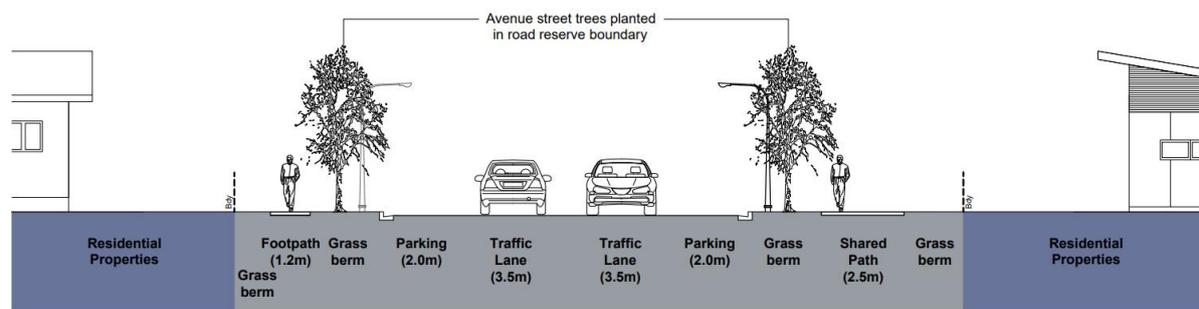
1. The existing wastewater services network will need to be extended and upgraded through the WSP area and along adjacent or nearby roads as programmed in the Council's Long Term Plan.
2. A new pump station will also be required to be constructed and located within the WSP area or as otherwise agreed with CHBDC, and a new gravity or rising main will be required in the vicinity of Central Hawkes Bay College. The pump station will have all equipment located below ground level except for an equipment box which will be screened by landscaping on all sides except road frontage (in order to retain access for maintenance purposes). A generator will not be located with the pump station on this site.
3. The internal wastewater network for the development shall be constructed by the developer in accordance with the HDC Engineering Code of Practice.
4. All necessary easements to enable the Council to access wastewater infrastructure within the WSP shall be created unless this is contained within road reserve vested with the Council. It is encouraged that wastewater infrastructure is contained within vested public road.

#### WSP-AM4 Roading

1. Upgrades in the form of intersections and on-road or roadside walkway-cycleway (pathways) are required to ensure traffic safety and so that levels of service are

maintained. These upgrades need to be aligned with other proposed transport or walkway and cycleway initiatives along Porangahau and Tavistock Roads.

2. Convenient and direct road and pathway alignments between Porangahau Road and Tavistock Road as indicated on the WSP1 plan will be required.
3. Street frontages should be well integrated into adjacent sections of Porangahau and Tavistock Roads, providing connection to any existing or proposed walking and cycling infrastructure. Higher amenity 'calmed' thresholds at intersections of the new connectors with Porangahau and Tavistock Roads, and a logical pattern of connecting infrastructure within the WSP that enhances the opportunity for each land parcel inside the WSP to realise its residential development potential will be required.
4. **Roading Design - Porangahau and Tavistock Road frontages**  
The design of the WSP Porangahau and Tavistock Road frontages is to include the following characteristics:
  - a. a larger berm to accommodate any swales or stormwater conveyance devices, street trees and a cycleway and footpath;
  - b. continue any existing shoulder strips along Porangahau or Tavistock Roads;
  - c. incorporate any proposed and/or continue any existing footpath/cycleway/pathway on the eastern side of Porangahau Road or western side of Tavistock Road, including any landscaping or buffer strips;
  - d. urban standard street lighting; and
  - e. Gateway/threshold landscaping for the purposes of amenity and traffic calming at any new intersection with Porangahau Road or Tavistock Road.
5. **Roading Design - Main Local Street Connectors, Alignment and Character**
  - a. The alignment and character of the main connector roads can add much benefit to development within the WSP. These should be designed to improve connectivity, particularly for walking and cycling, and be a relatively simple way to help deliver on the urban character and connected green space aspirations identified in the ISP. While maintaining a high degree of flexibility throughout the WSP generally, significant outcomes can be achieved through adopting a standard street characteristic for the connector roads, incorporating connecting pathways, as indicated in Fig. WSP3 below.



*Fig. WSP3: Character of local street connecting 'proposed roads' shown on the precinct overlay plan.*

6. The main connector road alignments will also determine the general layout of each of the neighbourhood areas in the WSP, and will be important in the appropriate siting and servicing of key infrastructure, particularly where the benefits of co-location can be realised. The alignments indicated on the WSP1 plan have been determined as the best option as they:
  - a. assist to unlock land parcels in differing ownerships across the WSP by connecting streets and providing corridors for other infrastructure such as 3-waters, power, gas and telecoms;

- b. retain considerable flexibility for differing street patterns and layouts within individual land parcels while ensuring key connections are protected and logical;
- c. assist to enables suitable falls for gravity infrastructure servicing;
- d. help to deliver improved urban connectivity and pathways;
- e. can be easily integrated with stormwater infrastructure and open space around that infrastructure, including optimising open space road frontage for improved amenity and access;
- f. optimise the value of higher amenity of longer-views to the hills east of the WSP.

#### WSP-AM5 Open Space and Linkages

1. The ISP identifies a community aspiration for enhanced connections and a network of open green space between Porangahau and Tavistock Roads. The WSP seeks to realise these aspirations through encouraging green links alongside the key connector roads, with these spaces also integrated into stormwater infrastructure.
2. Development shall optimise the extent of road frontage available to the stormwater detention pond and as a minimum provide the extent shown in Fig. WSP1

#### WSP-AM6 Other Infrastructure Services

1. New residential development is to be serviced for power, gas and telecommunications utilities to service the new residential area by each of the respective network utility providers.

#### WSP-AM7 Specific Neighbourhood Character

1. The minimum lot size of 500m<sup>2</sup> in combination with the roading connectors, stormwater infrastructure and open space is likely to deliver a relatively low density pattern of residential development with connected areas of open space that integrates well with surrounding residential areas of Waipukurau.

#### WSP-AM8 Density of Development and Minimum Allotment Size

1. The General Residential zone allows for a minimum lot size of 350m<sup>2</sup> for allotments serviced with wastewater. In the WSP because of stormwater servicing constraints that minimum is 500m<sup>2</sup> for allotments with wastewater servicing.
2. Developments in the WSP proposing smaller sized allotments or a mixture of allotment sizes including allotments less than 500m<sup>2</sup> will be required to demonstrate that:
  - a. the averaged level of density across the development remains the same as for a development meeting the SUB-S1 1a controlled activity requirements of a minimum 500m<sup>2</sup> lot size for all allotments, and
  - b. all proposed allotments can be serviced so that there is no greater impact on stormwater infrastructure beyond the development site when compared with a development that meets controlled activity requirements of a minimum 500m<sup>2</sup> for all allotments, and
  - c. the ability of other land in the WSP to be developed its minimum 500m<sup>2</sup> potential is not negatively impacted by the proposed development, and
  - d. the development achieves all outcomes outlined in this WSP section and any other relevant provisions of the Plan

#### WSP-AM9 NZS 4404:2010 "Land Development and Subdivision Infrastructure"

For the purpose of clarity, unless specifically identified, all subdivision development should demonstrate compliance or consistency, as relevant, with the applicable provisions of NZS 4404:2010.

#### WSP- PIR1 Reasons and Purpose of the Waipukurau South Plan precinct overlay

The structure plan seeks to guide and where appropriate direct subdivision and land development within the area. It provides a framework for landowners and enables the Council through the District Plan and appropriate subdivision and land use consent processes to ensure that intended and necessary infrastructure, and in particular transport, 3-waters and open space infrastructure is achieved.

Also contained within the precinct overlay plan is a high-level guiding framework with respect to open space design outcomes. The deliberately high-level guidance approach has been taken to retain a high degree of flexibility for landowners, while still promoting key community outcomes associated with open space and connections identified in the ISP.

The WSP recognises that the green open space network and connectivity benefits identified in the ISP can be delivered in the precinct overlay e plan area through low impact design landscape enhancements around and alongside infrastructure such as roads, streams, drains and stormwater detention areas. Use of such spaces as part of the stormwater network may also give opportunity for a wider range of allotment configuration and choice if appropriately managed

[Infrastructure Outcomes](#) (applicable across the entire WSP Area)

#### WSP-AER1 Anticipated Environmental Results

An appropriately serviced and well-integrated lower density residential subdivision with a high standard of urban amenity that optimises the development potential of residentially zoned land, and is able to accommodate much of the proposed population growth of the Waipukurau township to 2051.