



Proposed District Plan submission form



Clause 6 of the First Schedule, Resource Management Act 1991.

Feel free to add more pages to your submission to provide a fuller response.

To: Central Hawke's Bay District Council			
1. Submitter details			
Full Name	Last	First	
Company/Organisation (if applicable)	Livingston Properties Limited, 207 St Aubyn Street West, Hastings 4122		
Contact Person (if different)	C/ Philip McKay		
Email Address	philip.mckay@mitchelldaysh.co.nz		
Address	Livingston Properties Ltd, C/- Mitchell Daysh Ltd, PO Box 149, Napier	Postcode 4140	
Phone	Mobile 0274955442	Home	Work 0274955442
2. This is a submission on the Proposed District Plan for Central Hawke's Bay			
3. <input type="checkbox"/> I could <input type="checkbox"/> I could not – gain an advantage in trade competition through this submission (Please tick relevant box)			
<i>If you could gain an advantage in trade competition through this submission please complete point 4 below:</i>			
4. <input type="checkbox"/> I am <input type="checkbox"/> I am not – directly affected by an effect of the subject matter of the submission that:			
<i>(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)</i>			
<i>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.</i>			
5. <input type="checkbox"/> I wish <input type="checkbox"/> I do not wish – to be heard in support of my submission in person (Please tick relevant box)			
6. <input type="checkbox"/> I will <input type="checkbox"/> I will not – consider presenting a joint case with other submitters, who make a similar submission, at a hearing. (Please tick relevant box)			
7. Do you wish to present your submission via Zoom? Yes No			
8. Please complete section below (insert additional boxes per provision you are submitting on):			
The specific provision of the plan that my submission relates to:			
1. Strategic Direction – Urban Form and Development and Figure 3 in particular.			
2. Planning Maps – as they relate to the zoning of 96 Mt Herbert Road, Waipukurau.			
3. Subdivision Standard SUB-S1 as it applies to the Rural Lifestyle Zone.			
Do you: Support <input type="checkbox"/> Oppose <input type="checkbox"/> Amend (Please tick relevant box)			
What decision are you seeking from Council?			
1. Strategic Direction – Urban Form and Development (a) Amend Figure 3 – Waipukurau map to include within the urban boundaries the portion of 96 Mt Herbert Road requested to be zoned General Residential by this submission; and (b) Make any necessary consequential amendments to the supporting text within the UFD Chapter to support the requested change to the Waipukurau map in Figure 3.			
2. Planning Maps (a) Amend maps relating to 96 Mt Herbert Road, Waipukurau to rezone portions of the property from Rural as follows: approximately 18.7ha to General Residential; approximately 4,900m ² to Commercial; and approximately 39.1ha to Rural Lifestyle; leaving the remainder zoned General Rural (84.5ha). The areas requested to be rezoned are defined in the Concept Plan attached as Appendix A. (b) Make any consequential amendments to the text of the Proposed District Plan to support the above requested mapping changes, including the incorporation of the concept plan to provide certainty for the nature of development on the Livingston Properties land.			
3. Subdivision Standard SUB-S1			

(a) Amend the minimum Net Site Area applying to the Rural Lifestyle Zone to read as follows: 8. 4000m²; 9. 2500m² where an average Net Site Area of 4,000m² is achieved per lot over the subdivision.

(b) Make any consequential amendments to the Proposed District Plan to support the provision of an average minimum net site area as for the Rural Lifestyle Zone as requested above.

Reasons:

Please refer to attached document.

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.

www.chbdc.govt.nz • districtplan@chbdc.govt.nz • 06 857 8060
PO Box 127 • 28 - 32 Ruataniwha Street, Waipawa 4210



**CENTRAL
HAWKE'S BAY**
DISTRICT COUNCIL

Livingston Properties Limited Submission

To Central Hawke's Bay Proposed District Plan

Reasons in support of Submissions on:

1. Strategic Direction – Urban Form and Development and Figure 3 map.
 2. Planning Maps – as they relate to the zoning of 96 Mt Herbert Road, Waipukurau.
 3. Subdivision Standard SUB-S1 as it applies to the Rural Lifestyle Zone.
-

BACKGROUND

The attached document: *'Golden Hills – Concept Analysis & Concept Development Plans'*, Wayfinder Landscape Planning and Strategy, February 2020, ('Golden Hills Concept Booklet') sets out the background and rationale for the concept development plan (attached as Appendix A) on which this submission is based.

1. STRATEGIC DIRECTION – URBAN FORM AND DEVELOPMENT

This submission seeks to rezone the Livingston Properties Mt Herbert Road land so that it is available for subdivision and development in accordance with the concept development plan attached as Appendix A. Figure 3 in the Urban Form and Development Chapter therefore requires amendment to show the extent of the Livingston Properties land to be rezoned General Residential within the urban boundaries of Waipukurau.

As notified, Figure 3 indicates future urban growth over the Livingston Properties Mt Herbert Road land in accordance with the recommendations of the Central Hawke's Bay Integrated Spatial Plan 2020-2050 ('ISP'). This submission seeks to enable rezoning so that urban growth can occur in the short to medium term.

The proposed rezoning would be generally consistent with the remainder of the Urban Form and Development Chapter, including the objectives and policies, particularly as the land is identified in the ISP and comprises of lesser quality soil. The flatter portion of the site closer to Mt Herbert Road is constrained in its productivity due to presence of a clay pan 500mm below the surface, which constrains drainage in the winter and causes the topsoil to dry out faster in the summer.

The direction of Objective UFD-O3 for new development to be consistent with the Hawke's Bay Regional Policy Statement ('RPS'); and Policy UFD-P4 to prepare comprehensive structure plans prior to rezoning, is acknowledged. Accordingly, assessment is provided below against the relevant policies of the RPS.

2. PLANNING MAPS – REZONING OF 96 MT HERBERT ROAD, WAIPUKURAU

This part of the submission seeks to amend the District Plan maps relating to 96 Mt Herbert Road, Waipukurau to rezone portions of the property from Rural, with the requested zonings being:

- 18.7ha to General Residential Zone;

- 0.5ha to Commercial Zone;
- 39.1ha to Rural Lifestyle Zone; and
- The balance area of 84.5ha to remain as General Rural Zone.

The areas requested to be rezoned are defined in the map attached as Appendix A to this submission. This map is in turn based on the concept development plan in the Golden Hills Concept Booklet.

Consistency with RPS Structure Plan and Rezoning Policies

As mentioned above, Objective UFD-03 and Policy UFD-P4 reference the RPS and the need for a structure plan to be associated with a rezoning. It is also acknowledged that s75(3) of the Resource Management Act 1991 ('RMA') requires a district plan to give effect to any regional policy statement.

The RPS for Hawke's Bay is contained within the Regional Resource Management Plan of which section 3.1B is titled 'Managing the Built Environment' and includes objectives and policies to direct urban development in the region. Specifically, policies UD10.3, UD10.4, UD11 and UD12 set out the requirements for structure plans and matters to be addressed for the rezoning of land. An assessment of the requested rezoning is therefore undertaken against each of these RPS policies in the following tables.

Table 1 – Policy UD 10.3 Structure Plans

Policy Sub Parts	Explanation of Consistency
Notwithstanding Policy UD10.1, structure plans for any area in the Region shall:	
a) Be prepared as a single plan for the whole of a greenfield growth area;	The rezoning request is based on a plan that has been prepared for all of the area within 96 Mt Herbert Road including land identified for General Residential, Commercial, Rural Lifestyle and Rural zonings.
b) Be prepared in accordance with the matters set out in POL UD12;	See separate table below assessing the rezoning request against the matters in Policy UD12.
c) Show indicative land uses, including: i. principal roads and connections with the surrounding road network and relevant infrastructure and services;	The Plan attached as Appendix A annotates a potential road connection layout, based on a principal road connection with Mt Herbert Road at the 96 Mt Herbert Road entrance, with the submitter also owning the adjoining 94 Mt Herbert Road. There is more than 20m of road frontage available between the two properties for appropriate utility service connections and a new public road. This will be the principal road for the rezoning area. A secondary road is possible off the end of Ennisclare Place as is illustrated on the plan in Appendix A. The existing access to the farm is from 114C Mt Herbert Road and this access is intended to be retained for the farm on the area to be retained with a General Rural Zoning.
ii. land required for stormwater treatment, retention and drainage paths;	Stormwater management will be based on onsite detention integrated with park spaces and walkway linkages. Open stormwater swales will be used where possible on the flatter land in the General Residential Zone reserve spaces. A high-level concept of the stormwater drainage flows is provided on pages 17 & 18 of the Golden Hills Concept Booklet. The plan in Appendix A illustrates planting of the natural watercourses over the

	<p>property and the main detention pond on the northern portion of the site. The planted gullies and reserve areas will provide for natural treatment of overland flow. To date the detention pond and 400m of gullies have been planted with approximately 7,000 trees including water filtering natives. An additional 10,000 trees are proposed to be planted.</p> <p>The plan in Appendix A provides less detail of stormwater management around the General Residential Zone but identifies a significant area of reserve land adjacent the southern boundary and there is an existing stormwater drain along the western boundary which will be able to be utilised in the development of detailed stormwater design.</p>
<p>iii. any land to be set aside for business activities, recreation, social infrastructure, environmental or landscape protection or enhancement, or set aside from development for any other reason; and</p>	<p>The land identified on Appendix A as 'Commercial Zone' is intended to be available for a café and / or local shop to serve the proposed new community and wider area. Page 19 of the Golden Hills Concept Booklet refers to this area as "a small area of community space, with potential for a café, playground and open space." The area to be zoned commercial could potentially be reduced given the intention for some of it to be used for community purposes however 5,000m² is sought to provide flexibility in design. Further to this and not mentioned in the Golden Hills Concept Booklet, there is intention to develop a concert venue on the site using the natural landform to develop an amphitheatre and the elevation in the proposed Rural Lifestyle Zone for views to the north and west, making an ideal setting for summer evening concerts. The indicative concert venue location is marked on the Appendix A plan. It is accepted that resource consent would be required under the Rural Lifestyle Zone provisions to provide for such a facility. Similarly, it is intended to provide a space for a weekend farmers market with two potential location options identified on the plan in Appendix A. Again, resource consent would be sought to provide for such an activity. The potential for a concert venue and farmers market is made possible by the significant area of open space proposed as part of the Golden Hills concept.</p> <p>As explained on pages 19 and 20 of the Golden Hills Concept Booklet, this rezoning proposal is about developing a future community with full consideration and provision of the necessary social infrastructure. As mentioned above, environmental enhancement is also part of the concept with the planting of 17,000 trees and protection of waterways. Regarding landscape protection, as is explained in the Golden Hills Concept Booklet the proposed rezoning and concept development is based on best fitting the landscape and environment rather than allotment yield.</p>
<p>iv. pedestrian walkways, cycleways, and potential public passenger transport routes both within and adjoining the area to be developed;</p>	<p>The proposed new public roads will provide opportunity to be incorporated in bus transport routes. In regard to walkways the concept design is based on public walkways being a feature of the new development as discussed on page 19 of the Golden Hills Concept Booklet. Multiple walkways are illustrated on the Appendix A plan based on the proposed open space areas as well as providing walking access onto the higher elevated General Rural Zone areas of the property (the portion over the working farm would be provided for by way of easement).</p> <p>The Tutkituki River cycleway is readily accessible from Mt Herbert Road.</p>

d) Identify significant natural, cultural and historic or heritage features;	There are no known specific cultural or heritage features identified on the subject land. Nor are there any identified significant natural features. The intention of the rezoning and development with the planting of 17,000 trees and protection of waterways, margins and stormwater swales with water filtering natives, and the setting aside of significant reserve areas is to create natural areas that are much more significant than currently provided by the pastoral farming operation.
e) Identify existing strategic infrastructure; and	The existing strategic infrastructure includes the frontage to Mt Herbert Road and associated utility service connection, and the stormwater drain on the western boundary.
f) Identify the National Grid (including an appropriate buffer corridor).	There is no National Grid corridor within or near the land subject to this submission.

Table 2 – Policy UD 10.4 Structure Plans

Policy Sub Parts	Explanation of Consistency
Notwithstanding Policy UD10.1, in developing structure plans for any area in the Region, supporting documentation should address:	
a) The infrastructure required, and when it will be required to service the development area;	Connection to reticulated wastewater and water services on Mt Herbert Road is proposed for the area requested as General Residential Zone. If capacity is available and there are benefits from economies of scale, the proposed Lifestyle Residential Zone land can also be connected to these services. Alternatively, these sites will be large enough to enable on-site service provision. Detailed servicing plans will be prepared upon subdivision, importantly however the land is adjacent to the existing urban area and associated reticulated service access.
b) How development may present opportunities for improvements to existing infrastructure provision;	The proposed development would, through the development contributions generated, provide funding towards the existing Central Hawke's Bay District Council reticulated infrastructure. The land area proposed provides opportunity for the provision of new recreational and reserve infrastructure and for stormwater enhancement.
c) How effective provision is made for a range of transport options and integration between transport modes;	Passive recreational opportunities are proposed through walkways and reserves, with public roading infrastructure proposed for vehicular transport.
d) How provision is made for the continued use, maintenance and development of strategic infrastructure;	As per 10.3(d) above.
e) How effective management of stormwater and wastewater discharges is to be achieved;	As set out above, wastewater discharge is proposed to be to the reticulated services. The proposed stormwater concept is set out against 10.3(c)(ii) above.
f) How significant natural, cultural and historic or heritage features and values are to be protected and/or enhanced;	As explained under 10.3(d) above there are no such existing features to be protected, however the Golden Hills Concept is based on creating and enhancing natural features on the site with tree planting, water way protection and open space reserves.

<p>g) How any natural hazards will be avoided or mitigated; and</p>	<p>The Hawke’s Bay Natural Hazard Property Report for the property is attached as Appendix B. This report does not identify any significant natural hazards within the areas requested for rezoning to General Residential and Commercial. On the eastern most portion of the land requested to be zoned Lifestyle Residential and, on the balance, General Rural Zone area, a ‘moderate earthflow risk’ is identified. Typically, such land can be approved for subdivision and subsequent housing development under section 106 of the RMA with the support of a geotechnical engineering report. It is therefore proposed that this hazard would be mitigated with geotechnical engineering advice at the time of subdivision. It is further noted that there is an existing subdivision application creating 87 complying lots under the Operative District Plan (application reference RM190126) and occupying a largely similar area to the combined extent of the requested General Residential and Rural Lifestyle rezoning, and a geotechnical report has been prepared in support of that application by RDCL confirming that the land is suitable for building development. (The reason for subdivision application RM190126 is explained under the tables below).</p>
<p>h) Any other aspects relevant to an understanding of the development and its proposed zoning.</p>	<p>Firstly, it is emphasised that this rezoning would provide a ready supply of north facing land without the drainage constraints of some of the vacant residential zoned land within the existing boundaries of Waipukurau. The land is also within a desirable location and accessible to amenities such as the Tukituki pathway and Gum Tree Mountain Bike Park. The concept proposed will also result in wider public benefits through reserves, walkways and potentially a concert venue and farmer’s market.</p> <p>The rezoning request is based on utilising the most appropriate zones in the Proposed District Plan to implement the concept plan in Appendix A and articulated in the Golden Hills Concept Booklet. It is not the intention for the area zoned residential to be developed as uniform residential sections. Rather the intention is to provide two development options within the General Residential Zone. These being a higher density smaller allotment retirement housing option in the north eastern portion of the zone. This area deliberately does not have frontage to Mt Herbert Road to avoid the need for the development of a ‘gated community’. It will however have the benefit of access to the proposed Rural Lifestyle Zone reserve area to the east and connection to the Commercial Zone and General Residential Zone reserve area to the south.</p> <p>The remainder of the General Residential Zone is based on a more conventional suburban residential section size with scope for there to be variation in the size of these allotments to provide for choice. See the Golden Hills Concept Booklet for further explanation and pages 15 and 16 in particular. As explained in that document a similar variation of section sizes is proposed in the area requested to be zoned Rural Lifestyle and as such part 3 of this submission seeks a greater flexibility in the minimum subdivision site size for that zone. A 2,500m² minimum lot size where a 4,000m² average is achieved is requested as part of this submission. This would provide flexibility for the Golden Hills concept with the large reserve allotments that would result. Such an approach provides for positive benefits to the community with public open space</p>

	and walkways being created for the benefit of all rather than being tied up in the privately owned balance areas of lifestyle sites.
--	--

Table 3 - Policies UD 11 & UD 12 Rezoning for Urban Development

Policy Sub Parts	Explanation of Consistency
UD11 - Notwithstanding Policy UD10.1, within the Region, any rezoning for the development of urban activities should be accompanied by a structure plan for inclusion in the district plan, in accordance with the matters in POL UD10.3 and POL UD10.4, and POL UD12.	Tables 1 and 2 above and the remainder of Table 3 below, set out how the proposed rezoning is consistent with the Structure Plan requirements of the RPS. The plan Attached as Appendix A can be included in the District Plan to provide a level of certainty that this concept would be implemented if the rezoning submissions were to be accepted.
In preparing or assessing any rezoning, structure plans, or other provisions for the urban development of land within the Region, territorial authorities ^{1f} shall have regard to:	
a) The principles of the New Zealand Urban Design Protocol (Ministry for the Environment, 2005);	Golden Hills Concept Booklet has drawn on these principles as is specifically explained on page 9 of that booklet.
b) New Zealand Standard NZS4404:2010 Land Development and Subdivision Infrastructure, and subsequent revisions;	<p>Detailed design will be able to progress in accordance with these engineering standards. The concept for the rezoning articulated on the plan in Appendix A and as set out in the Golden Hills Concept Booklet is consistent with the sustainable development and design led principles of this NZ Standard which are described as follows on the Standards New Zealand website:</p> <p><i>NZS 4404:2010 provides local authorities, developers, and their professional advisors with criteria for design and construction of land development and subdivision infrastructure. The Standard encourages sustainable development and modern design. It is applicable to greenfield and infill development, and brownfield redevelopment projects. Some of the key changes and improvements from NZS 4404:2004 include requirements for earthworks and geotechnical needs, roads, stormwater, wastewater, water supply, landscape, and network utility services. The Standard incorporates up-to-date design principles such as low impact design (LID) solutions to stormwater management, and urban design principles that encourage more sustainable places, spaces, and networks in towns and cities.</i></p>
c) Good, safe connectivity within the area, and to surrounding areas, by a variety of transport modes, including motor vehicles, cycling, pedestrian and public transport, and provision for easy	See explanations provided in Table 1 above against Policy UD 10.3(c)(i) and (iv). Significantly the proposed Golden Hills Concept provides for new public roads to serve vehicular traffic as well as opportunities for passive recreation and connection through out the area through walkways and reserves. Ready access is also available to the Tutkituki pathway. A Traffic Impact Assessment from Urban Connections is included with the 87 lot subdivision application (RM190126) confirming

and safe transfer between modes of transport;	that proposed new public road connection with Mt Herbert road is appropriate from a traffic safety and efficiency perspective.
d) Location within walkable distance to community, social and commercial facilities;	The Livingston Properties land is contiguous to the existing urban area of Waipukurau. Estimated walking distances to the Waipukurau CBD are shown on page 6 of the Golden Hills Concept Booklet with a portion of the proposed General Residential Zone land within a 15 minute walk of the CBD. It is approximately 1.2km from the proposed road connection with Mt Herbert Road to the intersection of Porangahau Road and Ruataniwha Street (SH2). Such a distance enables walking as a viable transport option to the CBD services. In addition to this, the proposed reserves, walkways and commercial area will mean that services will be available within the development itself at a walkable distance for residents.
e) Provision for a range of residential densities and lot sizes, with higher residential densities located within walking distance of commercial centres;	<p>The development concept attached in Appendix A is generally based on the density of the development increasing with proximity to Mt Herbert Road with the lowest densities proposed in the eastern extent of the Rural Lifestyle Zone (being the greatest distance away from the CBD). As explained above, there are amenity and security reasons for the higher density retirement housing area not having direct frontage to Mt Herbert Road. There will be opportunities in the detailed design to ensure easy walking access from both ends of the higher density housing area to Mt Herbert Road, via the proposed principal road.</p> <p>As explained above, the Golden Hills Concept Booklet outlines the range of development densities proposed. It is significant that the concept proposes different density options within both the General Residential Zone and the Rural Lifestyle Zone, which will provide choice for future residents and assist in providing a high level of visual amenity. See pages 5, 9 and 15 of the Golden Hills Concept Booklet for further explanation.</p>
f) Provision for the maintenance and enhancement of water in waterbodies, including appropriate stormwater management facilities to avoid downstream flooding and to maintain or enhance water quality;	As explained above work has already commenced on the enhancement of water and water bodies within the wider property with the planting of 7,000 new trees to date and an additional 10,000 proposed. The plantings are focused on the gullies and detention dam on the property and include a mixture of water filtering natives and bird attracting natives and exotics. Upon residential development water filtration plants are proposed to be developed in stormwater swales and adjacent water ways. Future detailed stormwater design will be based on continuing this theme of enhancement and the proposed significant areas of reserves will assist in providing additional land areas for stormwater management.
g) Provision for sufficient and integrated open spaces and parks to enable people to meet their recreation needs, with higher levels of public open space for areas of higher residential density;	See pages 17 – 20 of the Golden Hills Concept Booklet for an explanation of the open space provision, which is illustrated in the concept plan in Appendix A. The provision of significant areas of open space in accordance with the landscape values of the site are a key part of this concept and enable the potential for facilities such as a concert venue and farmers market and a significant public walkway network.
h) Protection and enhancement of significant natural, ecological, landscape, cultural and historic heritage features;	See explanations provided in Tables 1 and 2 above against policies UD10.3(d) and 10.4(f).

i) Provision for a high standard of visual interest and amenity;	Again, the proposed design concept illustrated in Appendix A is landscape driven as explained in the Golden Hills Concept Booklet. Further to this, the variety of lot sizes proposed in the different areas with the associated areas of open space and reserves and significant tree planting will result in high levels of amenity and visual interest. This is particularly so in comparison to conventional uniform 700m ² section based suburban developments found in other urban areas.
j) Provision for people's health and well-being through good building design, including energy efficiency and the provision of natural light;	The north and north west facing aspect of the sloping land on the site lends itself to future house design with good solar access. As explained above the significant provision of reserves and walkways for passive recreation and amenity will also be of benefit to the health and well-being of future residents.
k) Provision for low impact stormwater treatment and disposal;	The proposed concept is based on low impact stormwater treatment and disposal as is explained in f) above.
l) Avoidance, remediation or mitigation of reverse sensitivity effects arising from the location of conflicting land use activities;	The proposed General Residential Zone will be buffered from the farmland to the south and east by reserve areas and from the General Rural Zone balance of the farm by the Rural Lifestyle Zone and associated reserve areas. Further to this, access to the balance of the farm is to remain separated. It is considered that reverse sensitivity effects from future residential development will be adequately mitigated by the above measures.
m) Avoidance of reverse sensitivity effects on existing strategic and other physical infrastructure, to the extent reasonably possible;	The proposed rezoning is sufficiently separated from existing strategic infrastructure such as the Waipukurau wastewater treatment plant to avoid reverse sensitivity effects.
n) Effective and efficient use of existing and new infrastructure networks, including opportunities to leverage improvements to existing infrastructure off the back of proposed development;	The proposed rezoning provides the potential for walkway linkages through to adjoining properties should the opportunity arise. For example, a connection to Central Hawke's Bay College could be provided by such an access. In any case a new walkway network is proposed by the concept plan in Appendix A.
o) Location and operational constraints of existing and planned strategic infrastructure;	The land does not include any strategic infrastructure but proposes to connect to the public water and wastewater reticulation services and to that extent is dependent upon the capacity of that infrastructure.
p) Appropriate relationships in terms of scale and style with the surrounding neighbourhood; and	The Concept Plan attached as Appendix A and the Golden Hills Concept Booklet deliberately propose conventional General Residential Zone subdivision at the frontage of the site to be consistent with the character of adjoining residential land. The higher density retirement housing will be setback from the frontage and generally internalised within the boundaries of the site.
q) Provision of social infrastructure	The proposed Commercial Zone area contains enough land for community or social infrastructure if required. The ample areas of open space and reserve land with walkways for passive recreation will help provide for the social well-being of residents. A playground facility is proposed either in the General Residential Zone reserve area, adjacent



	to the Commercial Zone land, or within that zone adjacent a café or other commercial activity.
--	--

Operative Plan Controlled Activity Subdivision Application

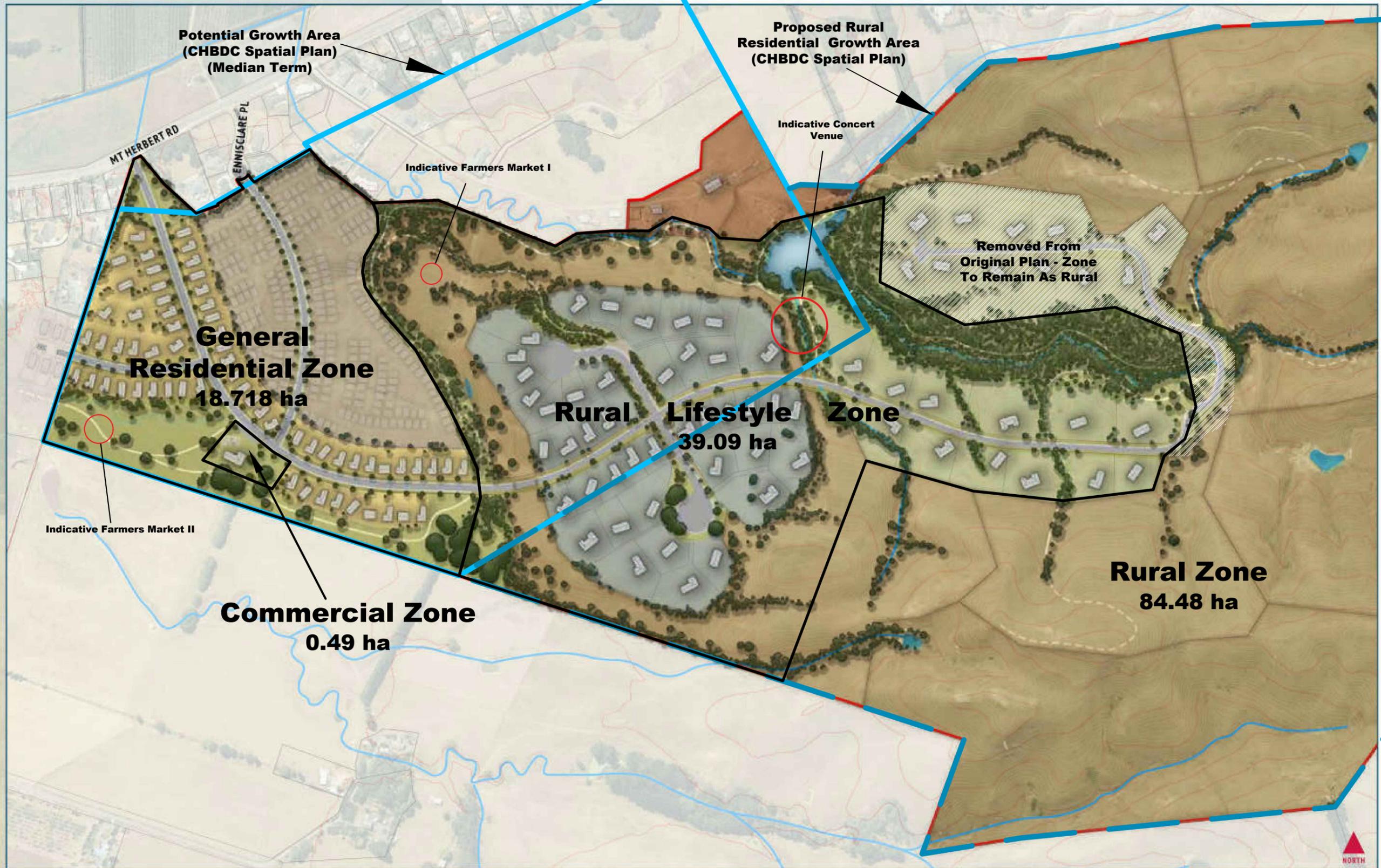
As mentioned in the above tables an 87 allotment complying Rural Zone subdivision (ref: RM190126) was lodged prior to the Proposed Plan being notified and is likely to be granted in the near future. Should the rezoning proposed in this submission be unsuccessful, this subdivision will provide Livingston Properties Limited with development opportunities. Subdivision RM190126 based on complying 4,000m² allotments with onsite servicing, would however have much less community benefit than the rezoning proposed in this submission. The rezoning sought would provide for a significantly more efficient use of land in terms of development density, open space creation and walkway networks and for a higher level of visual amenity.

An earlier version of a complying Rural Zone subdivision option is discussed and illustrated on pages 11 and 12 of the Golden Hills Concept Booklet.

3. SUBDIVISION STANDARD SUB-S1 AS IT APPLIES TO THE RURAL LIFESTYLE ZONE

A 2,500m² minimum lot size where a 4,000m² average is achieved is requested for the Rural Lifestyle Zone. Such an approach would encourage a greater variety of lot sizes and in the case of the Golden Hills Concept, provide for open space reserves as part of the Rural Lifestyle Zone. It also enables the concept of Large Lots increasing in size to Lifestyle Lots at the eastern extent of the rezoning area as explained on pages 15 and 16 of the Golden Hills Concept Booklet. Such an approach provides for positive benefits to the community with public open space and walkways being created for the benefit of all rather than being tied up in the privately owned balance areas of lifestyle sites.

A minimum sites size of 2,500m² is consistent with the permitted activity standards in the Regional Resource Management Plan for onsite wastewater disposal. With this rezoning however there is the potential for the Rural Lifestyle Zone to be connected to reticulated wastewater and water services.



PRELIMINARY CONCEPT

LEGEND

Small lot residential	Trees
Retirement Lifestyle village	Roads
Large lot residential	Houses
Rural lifestyle	Fences
Farm	Contours 10m
Recreational and green corridors	

SCALE 1:5,000

**Appendix A : In Support Of
Submission Of
Livingston Properties Ltd
4703-20 - Scale 1: 5,000 @ A3**

**102-116 ENNISCLARE
PLACE, CENTRAL HB
Lot 12 DP 355962
1095024500**

This report summarises the known hazards intersecting this property, based on research reports commissioned to assess regional risk – these are summarised below. The hazard assessment methodologies, information compilation and presentation techniques used for these assessments include certain qualifications and limitations on the use, noting:

- a) The hazard information provided is based on the best information available at the time of the studies and was supplied under specific contract arrangements including financial and time constraints.
- b) The hazard information may be liable to change or review if new information is made available.
- c) Councils and other organisations may hold more detailed hazard information than provided here. This Natural Hazard Property Report is not a substitute for a Land Information Memorandum (LIM).
- d) The precision and accuracy of the data varies, therefore it is important that you obtain expert advice to help to interpret the information.

The hazard maps in this report are based on the following referenced research reports. Online HBRC Natural Hazards Report Database contains a register of the hazard research reports and publications from either the Council or external organisations and this database may contain other pertinent information related to this area. Go to www.hbrc.govt.nz and search #hazards:

The referenced reports are:

- (i) Earthquake Fault lines
 - Earthquake hazards in Hawke's Bay Initial assessment
 - Earthquake hazard analysis - Stage 1. Recurrence of large earthquakes determined from geological and seismological studies in the Hawke's Bay area
 - Active Fault Mapping and Fault Avoidance Zones for Central Hawkes Bay District: 2013 Update Active Fault Mapping and Fault Avoidance Zones for Hastings District and environs
 - Fault Avoidance Zone Mapping for Wairoa District, Napier City and surrounds
- (ii) Earthquake Liquefaction
 - Assessment of liquefaction risk in the Hawke's Bay: Volume 1: The liquefaction hazard model
 - Assessment of liquefaction risk in the Hawke's Bay: Appendices for Volume 1
- (iii) Earthquake Amplification
 - Hawke's Bay Regional Council earthquake hazard analysis program, Stage III : evaluation of ground shaking amplification potential Volume 1
 - Hawke's Bay Regional Council earthquake hazard analysis program, Stage III : evaluation of ground shaking amplification potential Volume 2: Appendices
- (iv) Tsunami Inundation Extents
 - Hawkes Bay Tsunami Inundation by Attenuation Rule
 - Review of Tsunami Hazard in New Zealand
- (v) Flooding Extents
 - Wairoa River Flood Hazard Study
 - TeNgaru Catchment Flood Hazard Study
 - Waipatiki Catchment Flood Hazard Analysis
 - Kopuawhara Opoutama Flood Hazard Analysis
- (vi) Coastal Hazard
 - Regional Coastal Environmental Plan
 - Clifton to Tangoio Coastal Hazards Strategy 2120 - Coastal Hazard Assessment
 - Clifton to Tangoio Coastal Hazards Strategy 2120 - Coastal Risk Assessment
 - Other Coastal Hazard Reports
 - Cliff Hazard Zone Delineation

(vii) Landslide Risk

- Roll out of Erosion Models for Regional Councils: Landcare Research Limited
- Earthquake-Induced Landslide Forecast and Hazard Assessment, Hawke's Bay Region.
- Earthquake-Induced Landslide Forecast and Hazard Assessment, Bluff Hill, Napier.

(viii) Quaternary Geology

- Hawke's Bay Regional Council earthquake hazard analysis program, Stage III : evaluation of ground shaking amplification potential Volume 2: Appendices

(ix) Wairoa River Bank Stability Zones

- Wairoa River Bank Stability Assessment

Online Mapping Conditions of Use

1. Use of these maps is subject to these disclaimers and exclusions. By using these maps the user is signifying his or her agreement to be bound by these exclusions and disclaimers.
2. Hawke's Bay Regional Council's Hazard maps have been compiled on behalf of HB CDEM Group using the best information available to the council. The maps indicate the extent of the hazard from analysis of information only. They do not necessarily reflect the greatest extent of the hazard suffered in the past, or likely to be suffered in the future.
3. The hazard information provided does not imply any actual level of damage to any particular structure, utility service or other infrastructure.
4. These maps should not be relied upon as the sole basis for making any decision in relation to potential risk.
5. The hazard information provided is regional in scope and cannot be substituted for a site-specific investigation. A suitably qualified and experienced practitioner should be engaged if a site specific investigation is required.
6. Hawke's Bay Regional Council makes no representations, warranties or undertakings about any of the information in these maps and/or electronic files including, without limitation, their accuracy, completeness, quality or fitness for any particular purpose.
7. The Hawke's Bay Regional Council shall not be liable for any loss or damage arising out of, or in connection with, the use of the information contained in these maps and/or electronic files.
8. Hawke's Bay Regional Council reserves the right to change the content and/or presentation of any of the information contained in these maps at its sole discretion, including these notes and disclaimer.
9. These disclaimers and exclusions shall be governed by, and construed in accordance with, the laws of New Zealand. If any provision of these disclaimers and exclusions is unlawful, void or for any reason unenforceable, that provision shall be deemed severable and shall not affect the validity and enforceability of the remaining provisions.

Amplification

This amplification map shows areas susceptible to ground shaking in an earthquake. Most of the damage during an earthquake is caused by ground shaking. Seismic waves, travelling through the earth at different speeds and amplitudes because of a fault rupture, cause the ground to vibrate and shake in an earthquake. The intensity of ground shaking at any location is affected by the magnitude of the earthquake, proximity to the source of the earthquake, and the geological material underneath that location. Larger earthquakes generally produce greater shaking and shaking is usually more intense nearer the source of the earthquake.

Different frequencies of shaking also affect buildings differently - in general, low frequency motions affect taller buildings more, while high frequencies affect shorter buildings. The type of material underlying the site can have a great effect on the nature and intensity of the shaking. Sites underlain by hard, stiff material such as bedrock or old compacted sediments usually experience much less shaking than sites located on young, loosely consolidated sediment, which tends to amplify shaking.

What can you do?

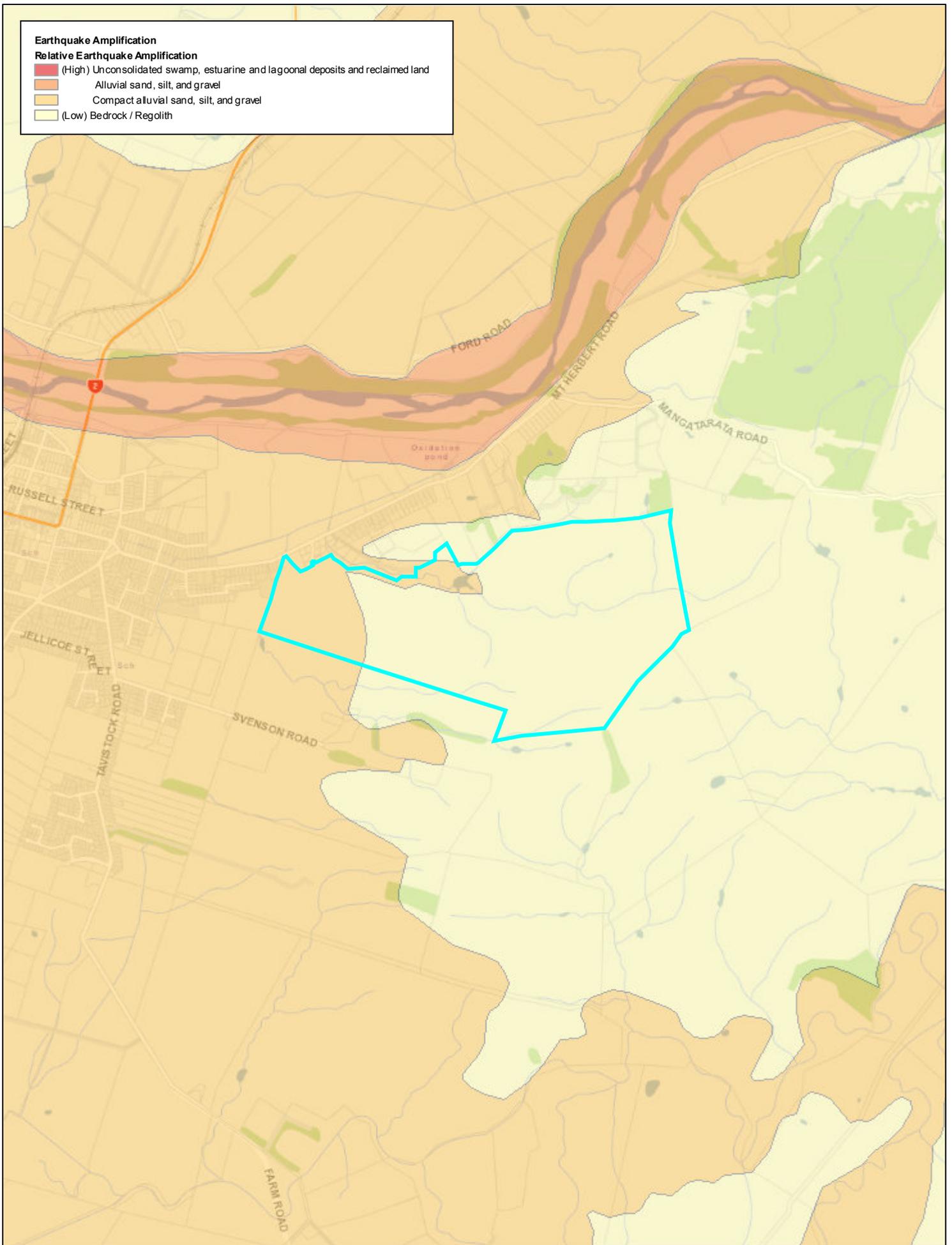
Most people in Hawke's Bay will survive a large earthquake with some loss, but some people will be severely affected. If you are developing land in a susceptible area, it is recommended owners/developers obtain expert advice from a qualified and experienced geotechnical engineer before progressing plans.

On a property already developed, the easiest way to mitigate earthquake risk is to ensure your insurance sum-insured is sufficient to rebuild with heavier duty foundations in the event of total loss (noting this could be fire or flood - not just earthquake).

Earthquake Amplification

Relative Earthquake Amplification

- (High) Unconsolidated swamp, estuarine and lagoonal deposits and reclaimed land
- Alluvial sand, silt, and gravel
- Compact alluvial sand, silt, and gravel
- (Low) Bedrock / Regolith



Earthquake Amplification

The information displayed is schematic only and serves as a guide. It has been compiled from Hawke's Bay Regional Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information obtained from Land and Information New Zealand (LINZ). Creative Commons Attribution 4.0 International License

CROWN COPYRIGHT RESERVED. Copyright Hawke's Bay Regional Council



HAWKE'S BAY
EMERGENCY MANAGEMENT GROUP

1:23,898

Thursday, August 5, 2021

N



Original Sheet Size 210x297mm

Flooding

The map shows general details about flooding patterns and areas at risk. There are 3 coloured zones; Blue (flood risk areas), cream (low risk areas) and cross-hatch blue (areas not included in the flood study and which may or may not be susceptible to flooding).

The maps have been produced using computer models using verification with actual events where possible. Flood extents shown in the maps are not meant to show specific flooding details on each property.

Flood modelling is based on 100 year return period events (1% annual exceedance probability) for river flood risk areas, and 50 year return period events (2% annual exceedance probability) for floodplain flood risk areas.

The effects of climate change have not been included in this flood modelling.

These maps should not be relied upon as the sole basis for making any decision in relation to potential flood risk. Contact the Hawke's Bay Regional Council Engineering Department if further information is required with regards to a specific property.

Urban pipe networks and flooding on the street network in the urban areas have not been considered in the flood modelling. Urban areas show flood risk areas that are the result of the capacity of open drains being exceeded.

In some flood risk areas, houses and other structures may be elevated above the ground, and would be considered not floodable. These cases are not identified in this flood modelling.

Flooding vs. Ponding

Major flooding happens when the capacity of a stream or drain is exceeded. Small scale, localised ponding may occur in areas where water cannot get to the stream through the normal paths of overland flow when the streams are not in flood. The flood hazard study does not consider this type of localised ponding in detail.

Learn more about our flood risks <https://www.hbemergency.govt.nz/hazards/storms-and-floods/>

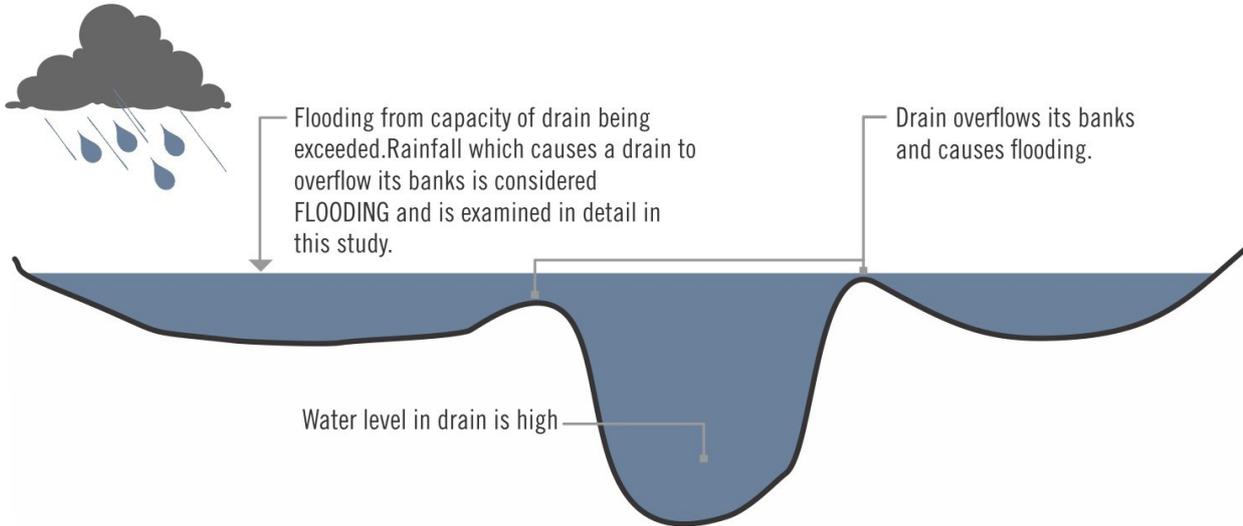
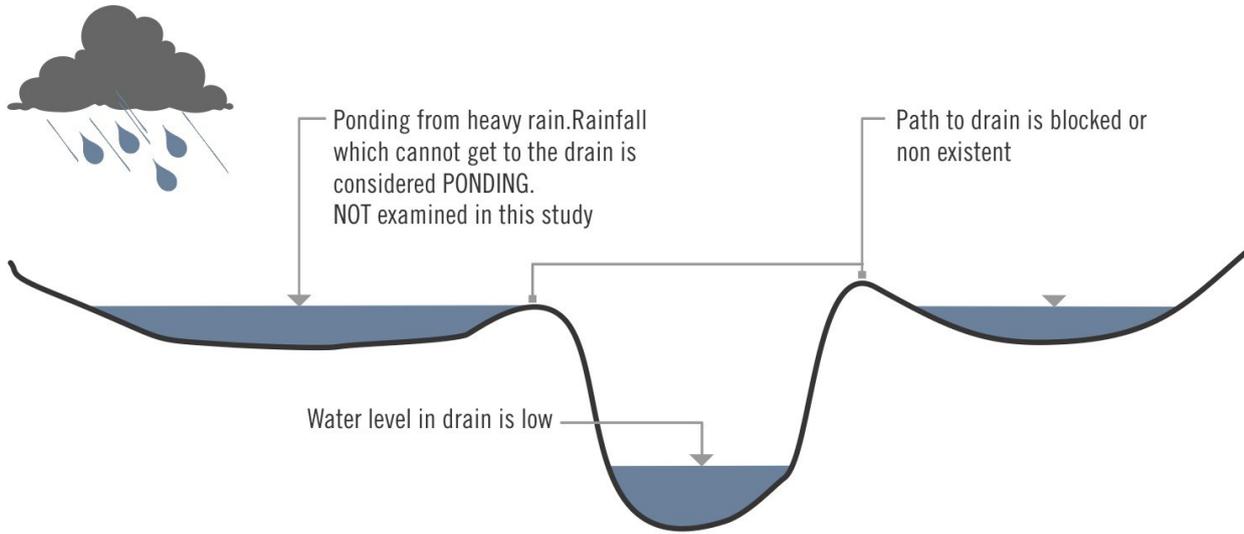
What can you do?

If you are thinking about buying a property which is subject to flooding:

1. Get a Land Information Memorandum (LIM) report from the city or district council.
2. Find out about the history of the area. Ask local people who have lived in the area for a long time about events in the past.
3. Check out your potential purchase during a storm.
4. Be aware a resource consent may be required for any new building or additions or extensions to existing buildings on the property.

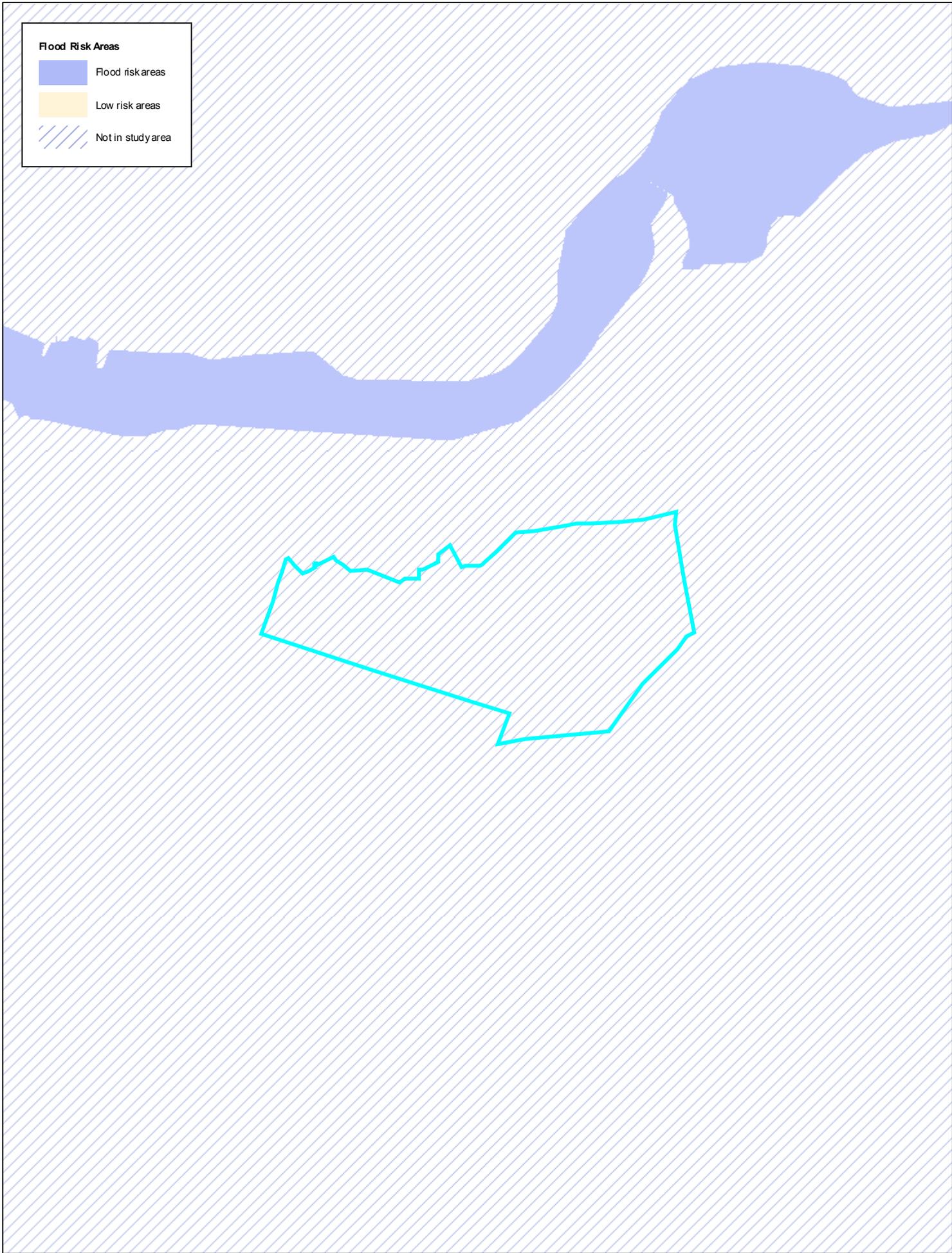
If you already own a property at risk from flooding, then:

- a. Organise a household emergency plan and be prepared to evacuate quickly if necessary.
- b. Check the weather forecast regularly as severe weather watches and warning are issued by the MetService and are available via email alerts.
- c. If a flood is imminent, lift valuable household items and chemicals as high above the floor as possible. Consider using sandbags to protect your home.



Flood Risk Areas

-  Flood risk areas
-  Low risk areas
-  Not in study area



Flooding

The information displayed is schematic only and serves as a guide. It has been compiled from Hawke's Bay Regional Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information obtained from Land and Information New Zealand (LINZ). Creative Commons Attribution 4.0 International License

CROWN COPYRIGHT RESERVED. Copyright Hawke's Bay Regional Council



N
▲

1:23,898
Thursday, August 5, 2021

Original Sheet Size 210x297mm

Landslide Risk

The Highly Erodible Land (HEL) layer describes land that is at risk of severe erosion. The data identifies five classes of land that are at risk of erosion: high landslide risk – delivery to stream; high landslide risk – non delivery to stream; moderate earthflow risk; severe earthflow risk; and gully risk. If land is protected with vegetation (i.e. indigenous forest, exotic forest, or scrub) then it is considered not at risk to severe landslide erosion, earthflow or gully erosion.

Landslide erosion is the shallow (approximately 1 m) failure of slopes that typically occurs during high rainfall events. Gully erosion is the large scale erosion that begins at gully heads and expands down hillsides over weeks to decadal time scales. Earthflow erosion is the slow movement of soil (approximately 1 m/year) downslope towards waterways. The HEL layer is derived from slope, land cover, and rock type.

Erosion can have several negative consequences on the environment including reduction in land productivity, reduction in water quality through increased nutrients and sedimentation, and loss of important infrastructure. Identifying areas that are at risk of severe erosion using the HEL layer is an effective method for informing and implementing land management decisions to reduce the effects of erosion and identifying areas at risk of land movement.

What can you do?

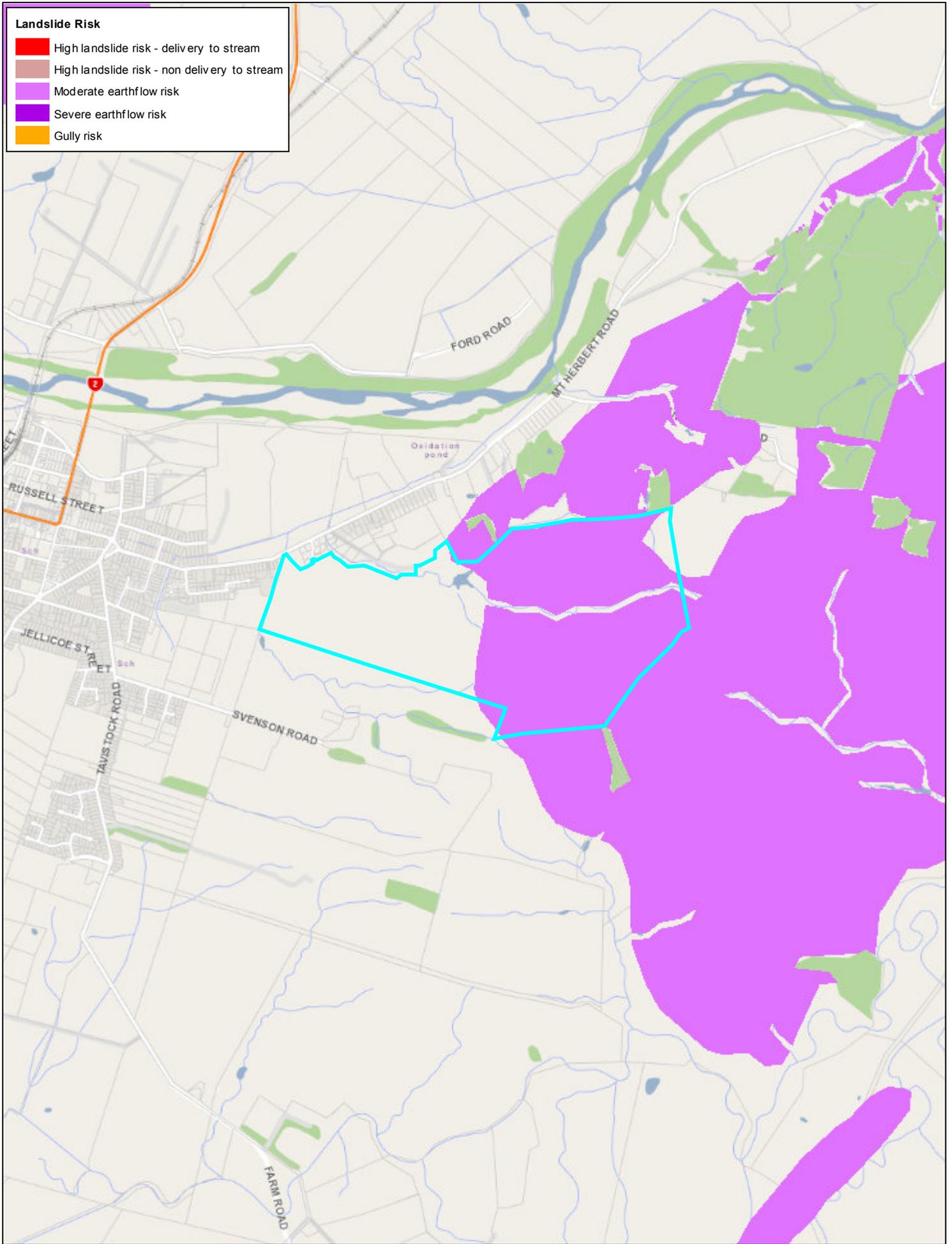
On a property already developed be aware of the risks of landslides on and around your property, and check your insurance cover. Check your property regularly, especially after earthquakes, long dry spells, or heavy rain fall. Look for signs of instability, such as building movement like sticking doors and windows, developing gaps, decks moving or tilting away from the house, new cracks or bulges on the ground, leaning trees or fences, slope movement, etc. Then fix the problem as quickly as possible, noting you may need to seek professional advice.

Hill country is prone to landslides, and farmers can get advice from the Hawke's Bay Regional Council about managing this risk such as erosion planting, planning of tracks and managing damaged areas. Tree cover significantly reduces soil erosion on steep country and can limit the amount of future damage.

If you are developing a property with landslide risks, seek professional advice before you start a project as this can greatly reduce the risk of having to take extensive remedial action later.

Landslide Risk

- High landslide risk - delivery to stream
- High landslide risk - non delivery to stream
- Moderate earthflow risk
- Severe earthflow risk
- Gully risk



Landslide Risk

The information displayed is schematic only and serves as a guide. It has been compiled from Hawke's Bay Regional Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information obtained from Land and Information New Zealand (LINZ). Creative Commons Attribution 4.0 International License

CROWN COPYRIGHT RESERVED. Copyright Hawke's Bay Regional Council



1:23,898
Thursday, August 5, 2021

Original Sheet Size 210x297mm



The title 'Golden Hills' is written in a large, elegant, cursive script. Above the text is a decorative graphic consisting of a thin, wavy line with a small, stylized tree or plant icon on top.

A Livingston Properties Development
114d Mt Herbert Road, Waipukurau

Context Analysis & Concept Development Plans
February 2020

Livingston Properties
Concept Development

www.livingstonproperties.co.nz
bill@livingstonproperties.co.nz
chris@livingstonproperties.co.nz

Prepared for Livingston Properties by Wayfinder Landscape Planning and Strategy Ltd, February 2020. All information contained within this document is copyrighted and for the sole use of Livingston Properties Ltd.

Revision: 2 (FINAL)

www.wayfinder.nz
shannon@wayfinder.nz



CONTENTS

INTRODUCTION	2
CONTEXT	
CONTEXT ANALYSIS	3
BUILT ENVIRONMENT	5
NATURAL ENVIRONMENT	7
FUTURE GROWTH	9
CONTROLLED BASELINE	11
FARMING OPERATION	13
CONCEPT	
CONCEPTUAL PLANNING	15
CONCEPT DEVELOPMENT	17
CONCEPT PLAN	19



INTRODUCTION

When Bill and Chris from Livingston Properties first stood on their property on Herbert Road, they were instantly drawn to its connection to Waipukurau and the outward views to the Ruahine Ranges. They knew they'd discovered something special, and they immediately began working out how they could enrich it further.

Although residential subdivision was an inevitable outcome, they asked themselves a question: "what does a modern subdivision in 2020 look like?".

This document helps to answer that question. It considers a landscape responsive approach where the special character and amenity of the site can be enhanced. It explores the surrounding built environment to understand the underlying pattern of development in the wider area, considers the natural environment and how this can be protected and improved, and balances this with the existing farming operation.

The subdivision concept is developed not from a basis of yield or budget, but from landscape capacity. The objective is to create a smart, ecologically responsive development that is integrated with its surroundings.

Bill and Chris are keen to ensure the development adds value to the Waipukurau community. They've already started work on the extensive planting proposed, and have been clear from the beginning of the project that the completed outcomes will be for everyone in the community to share and enjoy.

To realise their vision, Bill and Chris are seeking the progression of a Special Character Zone (SCZ) and a Structure Plan through the District Plan Review process. They want to work with Council to understand how they, and this site, can help resolve some of the growth requirements, and at the same time provide a showcase of what good development looks like.

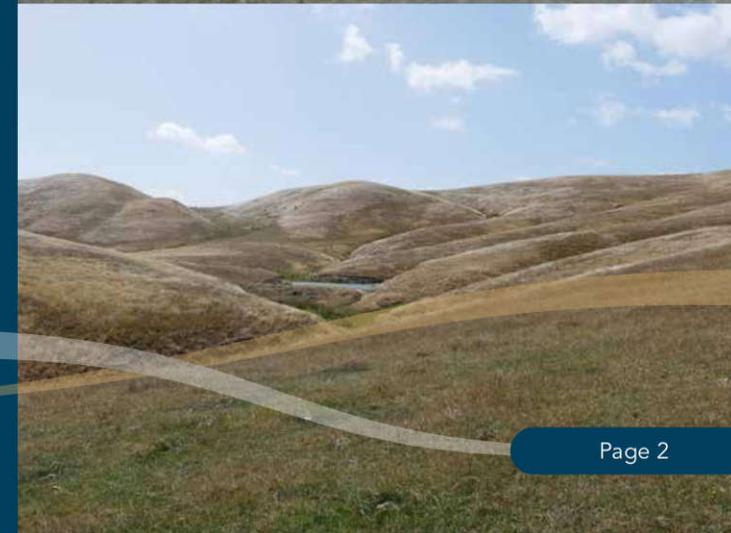
The plans set out in this document have been developed to show what could be possible if the vision is realised.

METHODOLOGY

This document has been prepared by Wayfinder Landscape Planning and Strategy Ltd, in collaboration with Surveying the Bay and Mitchell Daysh.

A number of site and locality visits have been undertaken in December 2019 and January 2020. This included walking large areas of the site, and exploring established residential areas, public recreational facilities and the Waipukurau town centre.

A desktop analysis of the statutory context was undertaken using online versions of the Central Hawke's Bay District Council (CHBDC) District Plan. The wider landscape context was studied using online resources such as Google Maps, Google Street View, GIS provided by CHBDC and Land Information NZ data. Photographs taken by the authors have also been used.



CONTEXT ANALYSIS

Waipukurau is the largest town in the Central Hawke's Bay District. It is located approximately 50km southwest of Hastings on the southern bank of the Tukituki River. Waipawa is located approximately 7km to the north, and Dannevirke (in Tararua District) is located approximately 53km to the south.

The area on which the township is located was originally settled by Te Aitanga a Whatonga, the descendants of Whatonga, grandson of Toi Kairakau. In the mid 1500s tribes of Ngāti Kahungunu invaded the area from the north and in the subsequent fighting drove the Rangitāne south into the Tahoraiti area (Dannevirke). There are many significant cultural sites in the area including many Pā sites.

The first European settlement is said to have happened around 1850 when Donald McLean and his party of Land Commissioners met with Ngāti Kahungunu to discuss purchasing approximately 280,000 acres land. This became known as the "Waipukurau Block" and includes the land on which the town is now sited.

Early development included the construction of the Tavistock Hotel, the racecourse, livestock sale yards and a district courthouse. A school was constructed around 1866, although it was destroyed by fire the same year. The hospital was established in 1879, but was closed in 1999.

Today, Waipukurau has a permanent population of approximately 4200 people, and serves as a hub for the surrounding rural productive countryside. Although

SH2 runs through the town centre, in more recent times through-traffic utilises a small bypass which runs adjacent to the old railway station.

Residential development is largely contained in an area south of the town, with the main industrial and large commercial activity taking place to the west. In more recent times, residential development has been extending to the east along Mt Herbert Road, including the development of some rural-residential type properties. Some 'Rural Living' areas are located on the town's perimeter.

Waipukurau has three primary schools, with a combined roll of approximately 550 pupils. Central Hawke's Bay college serves the wider district, and has a roll of approximately 520 pupils.

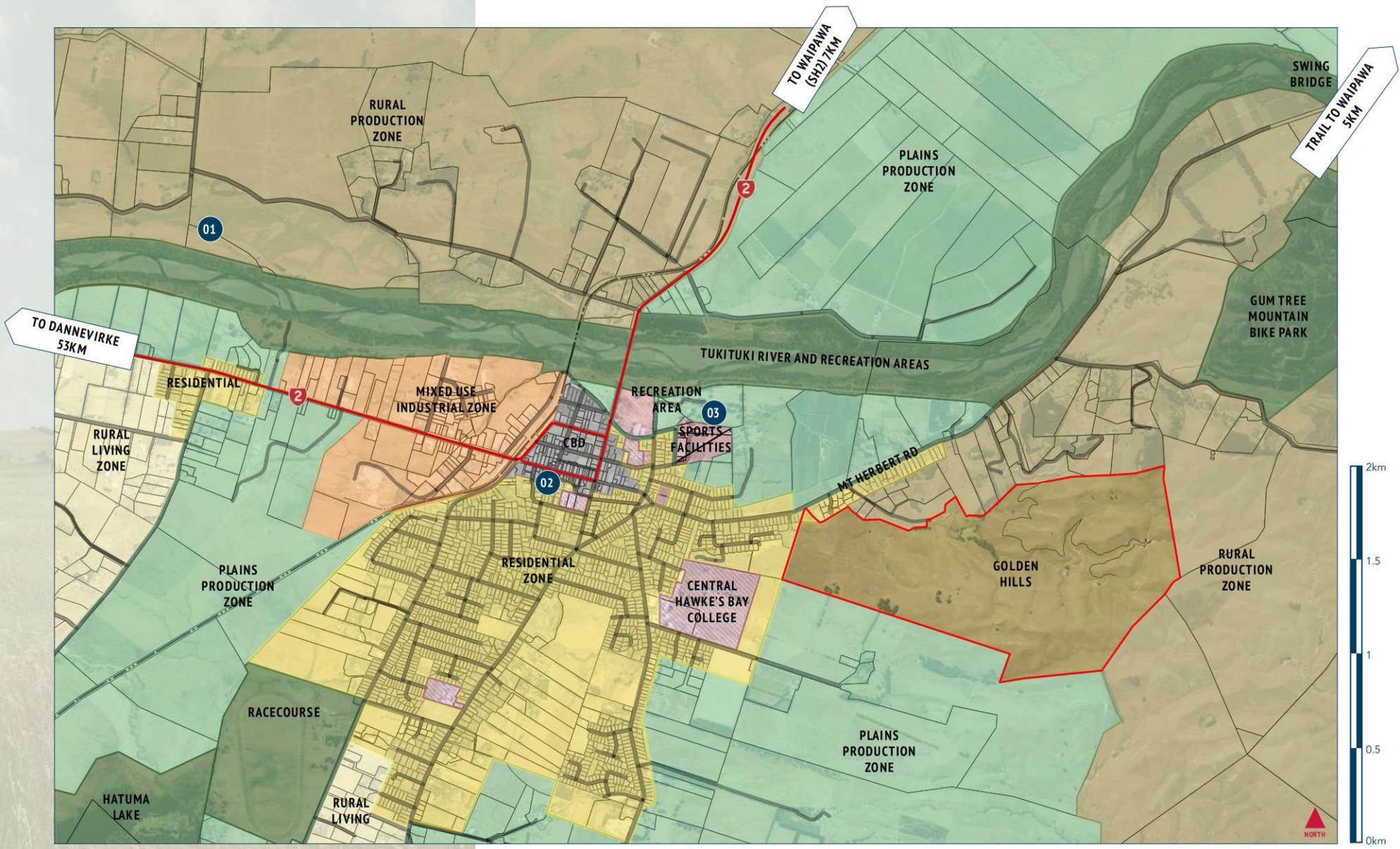
A number of sports and recreation facilities are clustered together near to the SH2 river over-bridge, including Russell Park and Central Park, combined with the Central Hawke's Bay A&P Society and the Waipukurau Memorial Hall.

The Tukituki River provides a number of recreational opportunities, and in recent years several walking and cycling tracks have been established along the margins. A swing bridge, approximately 3km east of the town, provides access to a track that leads to Waipawa.

A privately owned mountain bike park is located on Mt Herbert Road, near to the swing bridge.



Waipukurau town and recreational spaces



WIDER CONTEXT PLAN

Based on the existing landscape and the CHBDC Draft District Plan, January 2020

LEGEND

- | | | |
|---------------------------|-------------------|--------------|
| CBD | Schools | Railway |
| Residential Zone | Sports Facilities | Golden Hills |
| Mixed Use Industrial Zone | Kaitoroa Pā | |
| Plains Production Zone | Pukekaihu Pā | |
| Rural Production Zone | Te Waipukurau Pā | |
| Recreation Areas | State Highway 2 | |

BUILT ENVIRONMENT

All of the landscape in the vicinity of the site has been modified, largely through vegetation clearance. Most of the built development, such as residential housing, is clustered around the town centre, but in recent years this has extended along Mt Herbert Road.

Closer to town, residential properties tend to be on smaller sections up to around 800m² in size. This is particularly the case in more recently developed residential areas, where section sizes are smaller still, with increased dwelling sizes.

Typically, dwellings are single storey bungalows. Most have well developed residential gardens, and (particularly the more modern dwellings) garages are commonly dominant features facing the road frontage.

Further from the town centre, property sizes generally increase, with many properties on Mt Herbert Road (north and east of the subject site) between 800 and 4,000m² in size. Within the Rural Production Zone, properties tend to have a minimum size of 4,000m², largely as a result of policies within the Operative District Plan.

A band of undeveloped land is located immediately to the west of the site. This is located within the Residential Zone, and it is clear from the uncompleted nature of Belgrove Drive that this will be developed in the future. This will effectively place a band of residential dwellings right around the perimeter of Central Hawke's Bay College.

Other land around the site is currently production land, largely this takes the form of grazing farms, with fenced paddocks, stockyards and woolsheds, although there are also some horticultural activities, including an Orchard on the opposite side of Mt Herbert Road.

Shelterbelts and shelter trees are also a recognisable element of the built environment - highlighting productive land use and landscape modification.

Streets themselves are largely typical of residential built development with footpaths and mown grass verges. Overhead electricity lines are present in many streets, although more recent subdivisions have undergrounded services. Street light types vary, from traditional wooden pole lights to more decorative 'coach lanterns'.

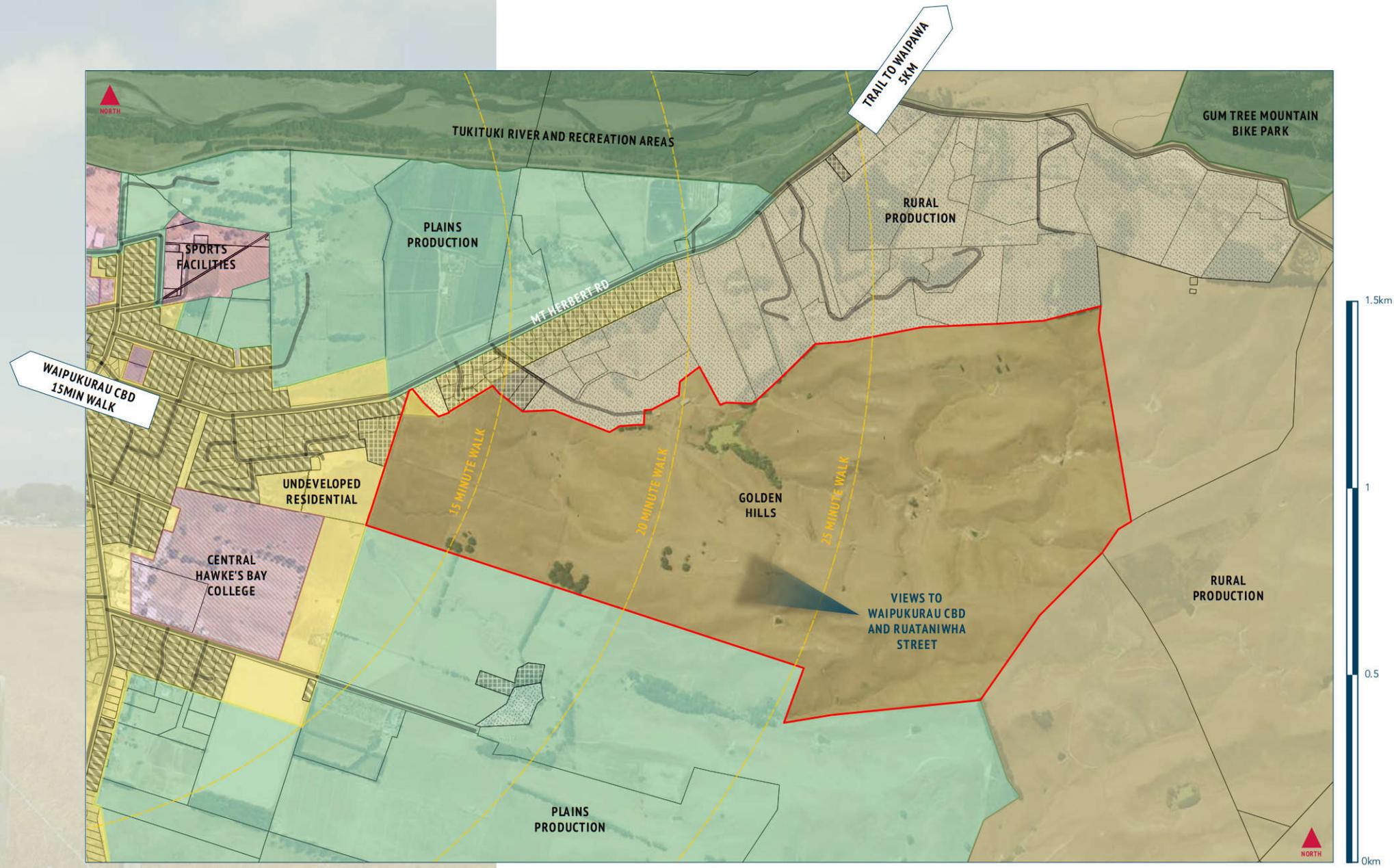
The Waipukurau Waste Transfer Station and Sewage Treatment Works are located on Mt Herbert Road, a few hundred metres from the site entry.

Potential connectivity opportunities include the main entry from Ennisclore Place and the development of a direct connection to Mt Herbert Road. In addition, opportunities should be considered for connecting through to the undeveloped residential site and Central Hawke's Bay College, even if these are just pedestrian/cycling. It is considered that the farm operation should continue to be operated through its existing access.



Waipukurau residential properties





BUILT ENVIRONMENT

Based on the existing landscape and the CHBDC Draft District Plan, January 2020

LEGEND

- Undeveloped Residential
- Plains Production
- Rural Production
- Recreation
- Schools
- Sports facilities
- Small lot residential >800m2
- Large lot residential 800m2-4000m2
- Lifestyle lots <4000m2
- State Highway 2
- Golden Hills
- Approx walking distance from CBD

SCALE 1:10,000

NATURAL ENVIRONMENT

The most significant natural feature in the wider landscape is the Tukituki River, which flows from the Ruahine Ranges, across the Ruataniwha Plains, and then after passing Waipukurau, heads north to exit to the sea near Clive. Around the vicinity of Waipukurau, the river is lined with exotic riparian vegetation (mainly willow and poplar), as part of the Regional Council's flood control strategy.

Most other waterways in the landscape, including those on the subject site, are heavily modified and often grazed. Few waterways in the wider landscape are fenced, although this is set to change with the onset of new national legislation. There are known bittern populations in the district with Whatuma Lake (Hatuma) being a significant habitat. Bittern utilise a network of wetlands within a 15 km radius.

Native vegetation around Waipukurau has been largely cleared since human occupation of the land. The so-called 'forty-mile bush' (which was actually part of a wider forest) would have been largely podocarp dominant, with rimu, totara and northern rata. Today, only a few remnants remain, including the Lindsay Bush Tukituki Scenic Reserve (located off Scenic Road), and some riparian planting around Whatuma (Hatuma) Lake.

With the now extensive farming operations, vegetation tends to be restricted to exotic specimen trees, such as English Oak (several clusters are located on the subject site), various Poplar species, Macrocarpa, Gum and Pine trees. A large commercial forest is located towards the end of Mt Herbert Road, where the Gum Tree Mountain Bike Park is located. Other clusters of vegetation can be found around some neighbouring farmhouses. Directly opposite the site is a moderate sized production orchard.

As a result of vegetation clearance, native bird populations are relatively low.

In recent years, a number of walking, cycling and equestrian trails have been established along the flood control banks of the Tukituki River.

The site itself has little in the way of natural features. Possibly most significant is the topography, where the presence of minor and more significant waterways can be relatively easily seen. Many of these waterways have created small gullies, although the most significant has formed a relatively deep ravine off to one side of the site. An earthwork dam has provided some permanent water retention, which is largely covered by raupō grass.

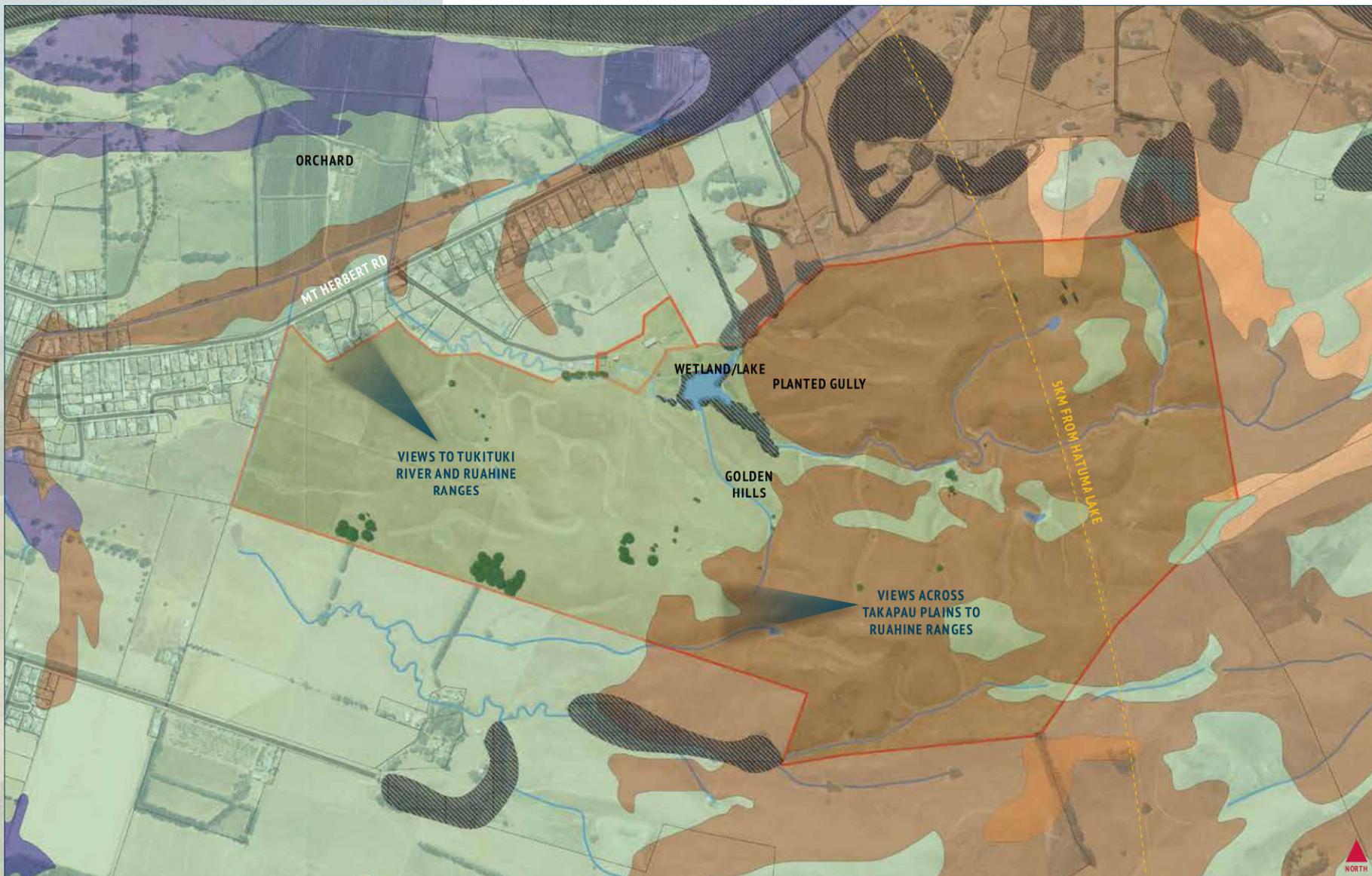
In the past 12 months, extensive planting of the gullies with native vegetation and improvement of the wetlands has been started. With the recent grant from the Government's 1 Billion Trees project, this is set to continue as the site is developed.

The general orientation of the site is north-west facing with the upper slopes looking towards Mount Vernon and the surrounding district hills and plains.

The predominant soils on the site are pallic soils with pale coloured subsoils formed in predominantly schist and greywacke loess with a moderately-deep (45cm-100cm) hard soil/gravel/rock. Based on Landcare Research NZ data the soil moisture is moderate-high in the lower half and moderate on the upper slopes of the site.



Golden Hills Property



NATURAL ENVIRONMENT

Based on existing landscape analysis, linz.co.nz and Landcare Research NZ soil maps

LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none"> Soil quality High Moderate to high (28ha) Moderate (113ha) Very low (1ha) | <ul style="list-style-type: none"> Waterways Vegetation 10m contours Golden Hills Distance from Hatuma Lake |
|---|--|

SCALE 1:8,000



FUTURE GROWTH

This document is being prepared as part of a wider submission on the Central Hawke's Bay District Plan review. A key part of this review has been considering the issues relating to the growth and development of Ōtāne, Waipawa and Waipukurau.

In particular, the draft Urban Growth Strategy considers the demands facing Council in regard to likely future growth and development option. This strategy provides a scenario based on data from the 2013 Department of Statistics which projects an increased of up to 1,917 households.

In addition, more recently, it is known that investigations have been underway to find a suitable site for a retirement lifestyle village in the Waipukurau area.

The District Plan Review is being undertaken as one of the key deliverables from Project Thrive, a Council-led initiative that has sought to re-engage with the community in the long term future planning of the District.

Project Thrive outlines the following objectives:

- A proud district
- Strong communities
- Connected citizens
- Smart growth
- Environmentally responsible
- Durable infrastructure

The development of this proposal has been cognisant of these objectives. In particular, the site and locality analysis

has focussed on Smart Growth - considering best practice landscape and urban design outcomes such as the NZ Urban Design Protocol, which highlights the following important factors in developing new communities:

- Context: seeing buildings, places and spaces as part of whole towns and cities
- Character: reflecting and enhancing the distinctive character, heritage and identity of our urban environment
- Choice: ensuring diversity and choice for people
- Connections: enhancing how different networks link together for people
- Creativity: encouraging innovative and imaginative solutions
- Custodianship: ensuring design is environmentally sustainable, safe and healthy
- Collaboration: communicating and sharing knowledge across sectors, professions and with communities.

Importantly, this document recognises that the site is not within the recommended residential growth areas for Waipukurau. However, the analysis of the built environment, natural environment and local connectivity indicates that it is an ideal location for mixed residential development.

As such, the proposed plans seek to deliver an environmentally responsible, sustainable development that weaves residential living with natural habitats and farming operations.



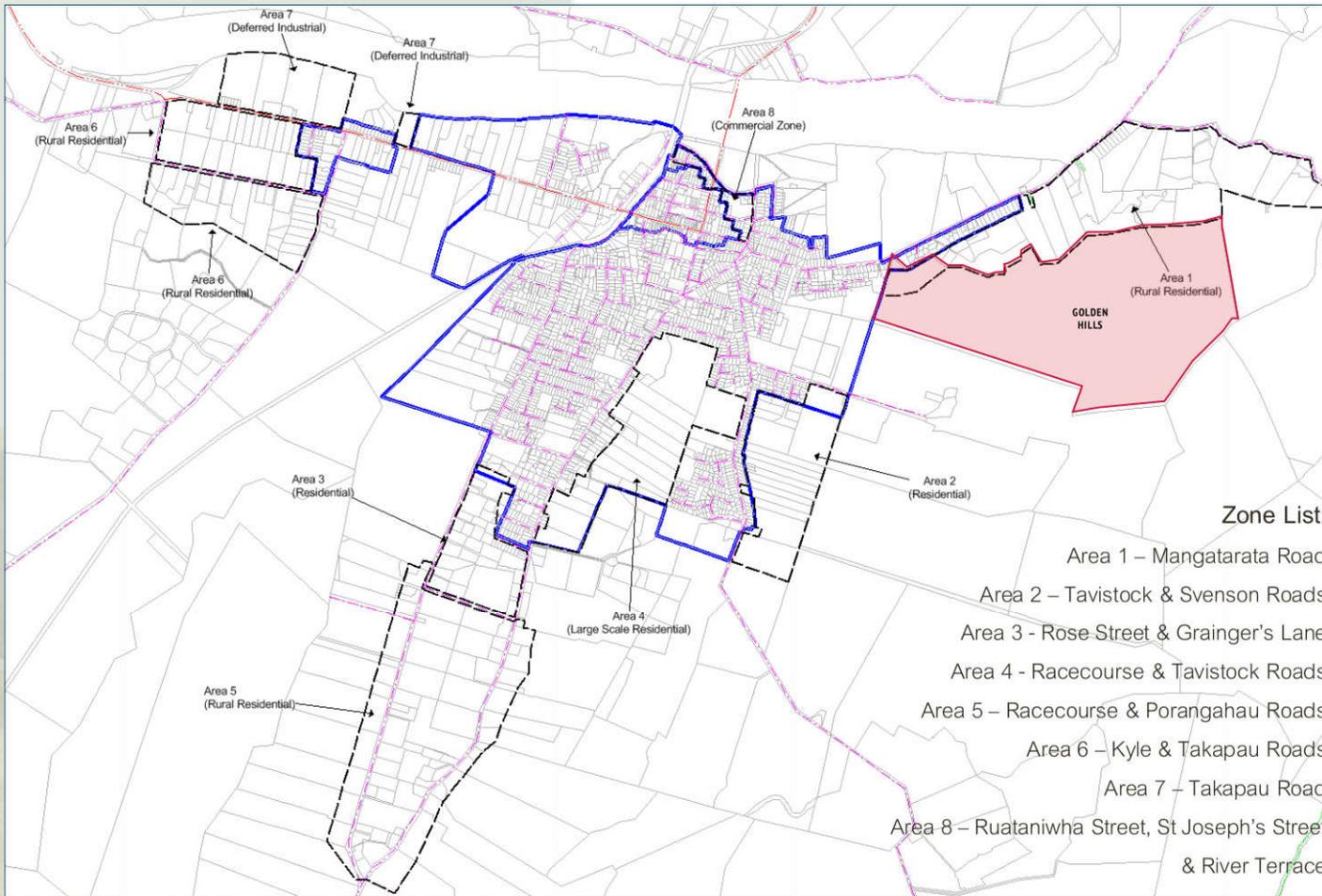
Russell Park



Henry Russell Estate



Two Taniwha Kitchen

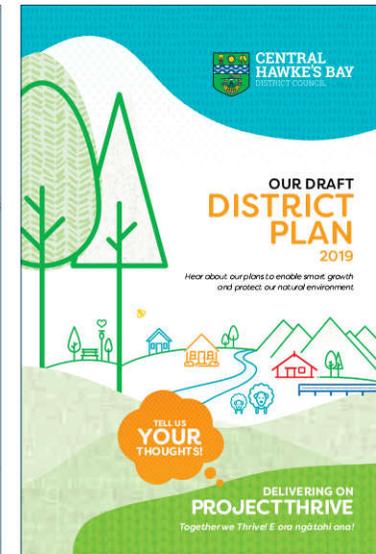


Zone List:

- Area 1 – Mangatarata Road
- Area 2 – Tavistock & Svenson Roads
- Area 3 - Rose Street & Grainger's Lane
- Area 4 - Racecourse & Tavistock Roads
- Area 5 – Racecourse & Porangahau Roads
- Area 6 – Kyle & Takapau Roads
- Area 7 – Takapau Road
- Area 8 – Ruataniwha Street, St Joseph's Street & River Terrace

URBAN GROWTH STRATEGY

SEE FULL INFORMATION ON EACH ZONE IN THE URBAN GROWTH STRATEGY DOCUMENT AT WWW.CHBDC.GOV.TZ, KEYWORD 'URBAN GROWTH'



CONTROLLED BASELINE

The site is located within the Rural Production Zone of the Operative District Plan. This zone encompasses a large extent of the wider context, and unsurprisingly has an emphasis on farming.

Existing objectives, policies and rules within the Plan set a minimum lot size for subdivision and development at 4,000m². With the availability of suitable access directly from Mt Herbert Road and Ennisclare Place (and potential connections to neighbouring developments), a development of approximately 100 lots could be considered a controlled activity. Such sites could potentially be connected to town water and waste infrastructure, subject to availability, or could be managed self-sufficiently.

It is noted that the existing site is already connected to the town water supply.

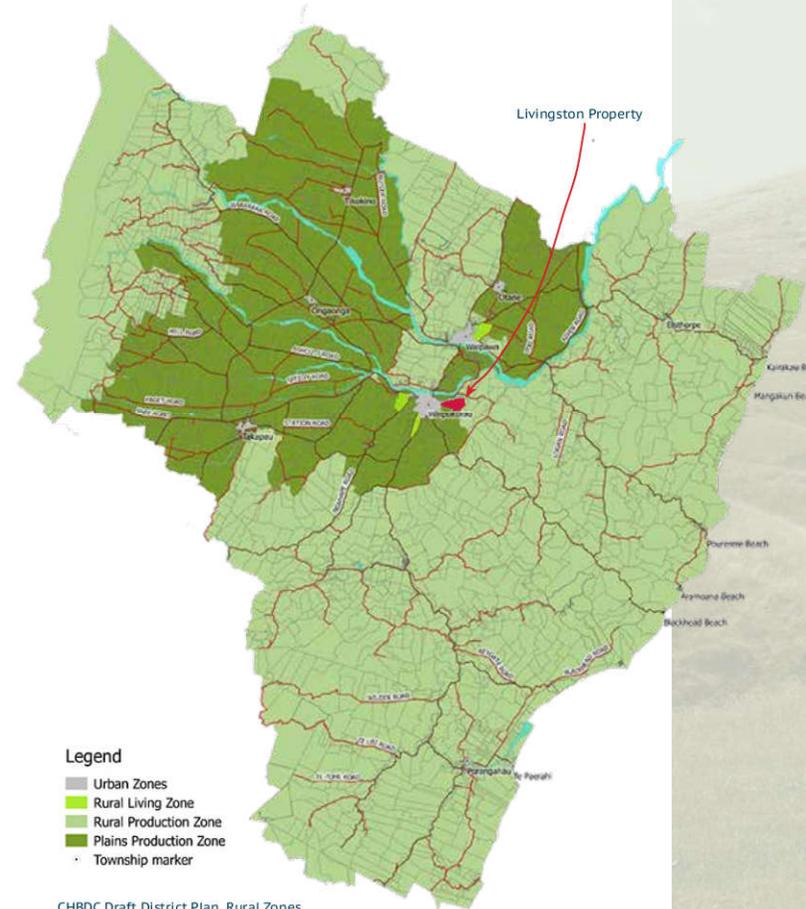
The diagram on the following page provides a potential subdivision layout for such a controlled activity. It is focussed on the provision of access to each lot and a suitable building platform. However, such a proposal does not take account of any of the natural features of the site, such as contours and vegetation.

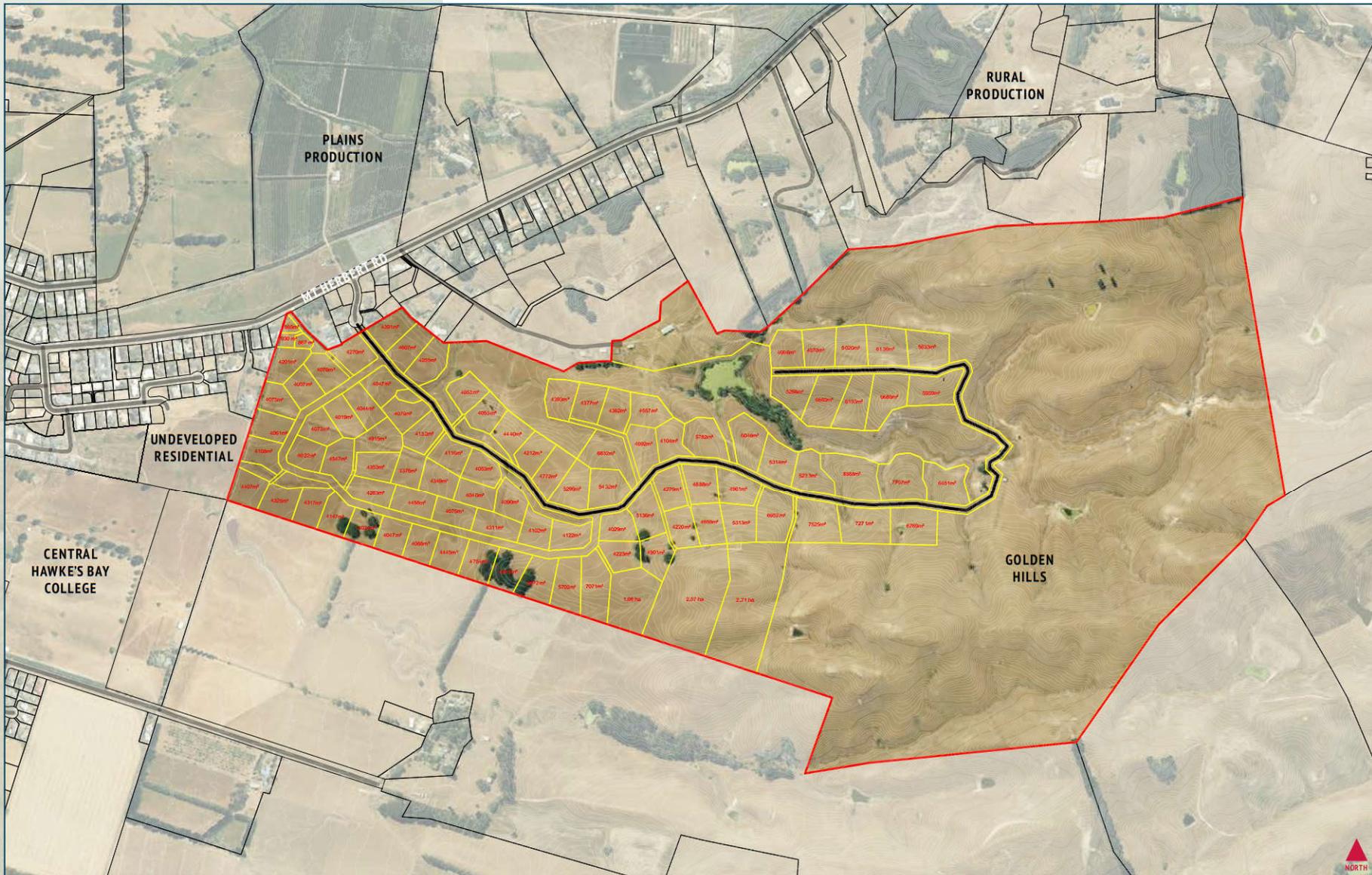
It is worth noting that the Operative District Plan is nearly 20 years old. Over its life, the District has grown and matured, and our knowledge of how to successfully develop new communities has advanced (as explored on the previous page). Therefore, it is no surprise that the proposed District Plan has a slightly different focus.

Perhaps most significantly, the Council has recognised that Central Hawke's Bay is growing, and that this growth needs to be matched by smart development. Reducing adhoc urban sprawl is a key focus, with new provisions to protect amenity and character. This way of thinking is central to the proposed development.

As such, the controlled baseline plan is provided as a theoretical basis only. It applies operative Council policies to achieve poor outcomes, rather than focussing on contextual based planning - it does not provide an example of what a modern subdivision in 2020 should look like.

Nevertheless, such a proposal is a viable starting point for considering a development baseline in terms of potential effects on the environment and how a smarter development could address such effects.





CONTROLLED BASELINE

LEGEND

- Baseline lot layout
- Cadastral Boundaries
- Golden Hills

SCALE 1:8,000



FARMING OPERATION

The landscape of the Central Hawke's Bay District and wider Waipukurau area is largely comprised of agricultural and cropping. This is farming country.

The proposed site, known colloquially as Pandora Farm, is currently operated as a small-holding farm. In its own right it is not considered to be a fully-productive operation, but utilised as part of a portfolio of farm holdings it provides useful dry-stock buffer to larger operations. Historically the farm has also been used as a breeding property.

Soils within the site are of average quality. A hard pan is located less than a few metres underneath the flatter sections of the property, which results in water-laden soils in the winter that quickly dry out in summer. During the wettest seasons, it is not possible to run cattle on the property due to pugging of the clay soil.

Grasses on the farm are predominantly native, and flatter contoured paddocks have been cut for hay in drier months.

Access to the farm is provided down an existing gravel road, directly from Mt Herbert Road. This serves the farm hub which consists of a 4-station woolshed, small stockyards and various implement sheds.

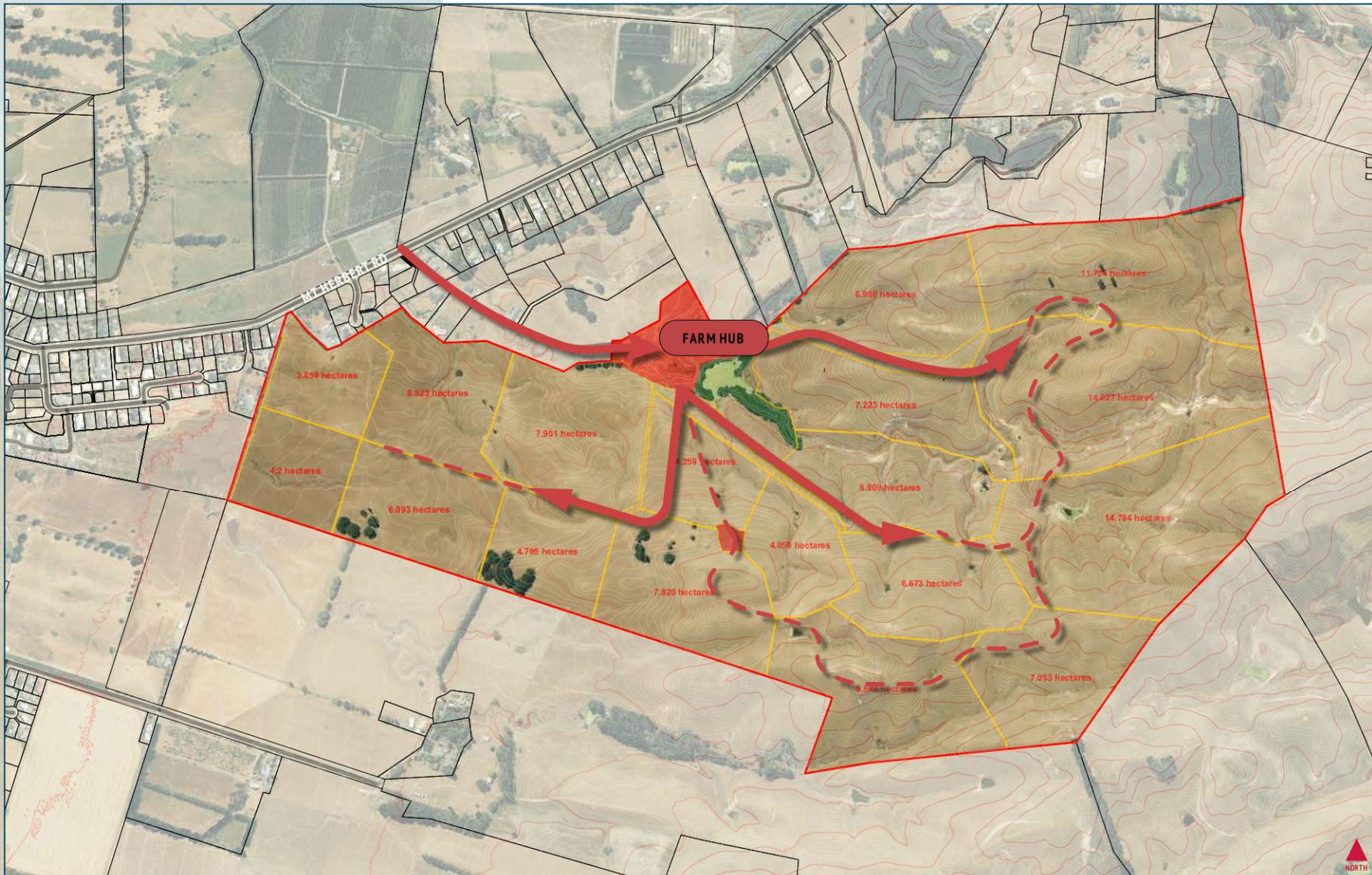
Fences on the property are generally in good condition. Stock access is provided down two central races that connect to the farm hub. All fences are electrified.

Farm water is largely supplied through the town water system, although a variety of small and larger dams provides some water retention.

In the past 12 months, there has been an increased focus on the more natural elements of the site. A small plant nursery has been established which is providing preliminary stocks for gully planting. Work has been undertaken with the main wetland area to clear old trees, and a pest and weed control plan is being put in place. This programme of works is set to continue with the recent grant provided from the Government's 1 Billion Trees project (funds for 10.3ha planting), and it is hoped that (in time) habitat for birds and lizards will not only establish, but become sustainably maintained.

There is also an increased focus on water - both in terms of considering better water retention and increasing water quality. The many small gullies within the site provide an ideal opportunity for achieving good water outcomes.





FARMING OPERATION

LEGEND

- Farm runs
- - - Connections
- Farm stockyards and sheds
- Fences (approx)

SCALE 1:8,000



CONCEPTUAL PLANNING

The conceptual planning focuses on a context and landscape responsive approach, drawing from the analysis outlined on the previous pages. This approach considers the surrounding natural and built environment, as well as existing activities and future development occurring in the vicinity.

Three types of residential character are considered appropriate for this site:

- **Small Lot Residential:** Properties that provide a similar density to the immediately adjacent suburban streets between the site and the CBD.
- **Large Lot Residential:** Urban fringe properties found similar to those further along Mt Herbert Road which have increased open space around them and some rural views.
- **Rural Lifestyle:** Larger properties that allow for limited lifestyle activities and which are surrounded by farming operations and rural outlooks.

It is considered that each of these be clustered together to match the surrounding built environment: smaller lots extending the pattern of development around the immediately neighbouring suburban areas; larger lot

providing a transition to the rural environment; and rural lifestyle set in the foothills surrounded by the remainder of the farming operation.

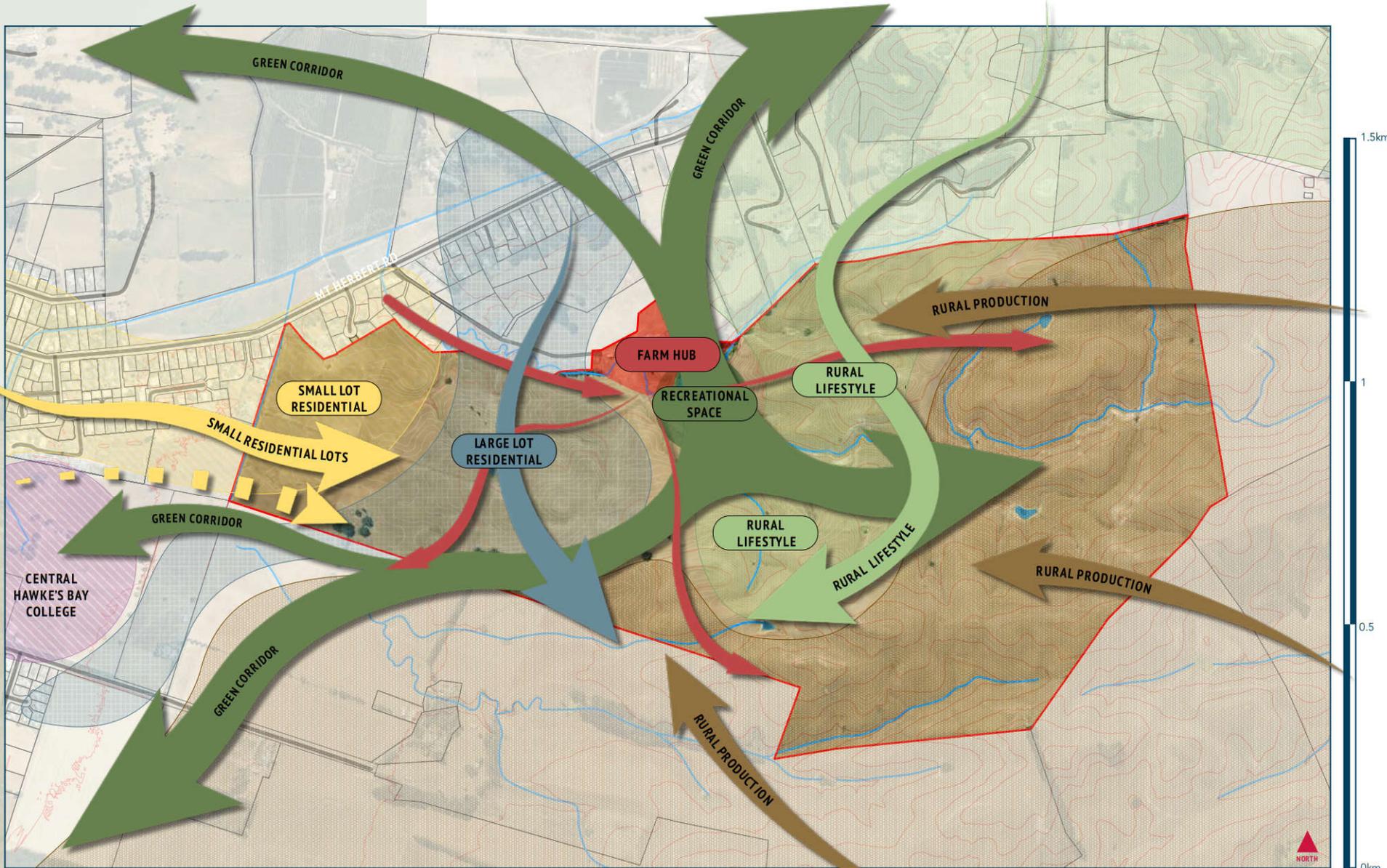
In addition, preliminary consideration has been given to how to incorporate a self-contained retirement lifestyle village that is in keeping with the surrounding context.

Amongst these patterns, opportunities for making green connections across the wider landscape are identified. These are planned to double as buffers around the development, but also provide enhanced, permanent habitat for fauna.

It is intended that the farming operation will remain on the balance portion of the site, with the farm extending around the rural lifestyle properties and filtering into the large lot residential areas. The farming hub would be retained, with its separate access to Mt Herbert Road. Through the farm enhancement work being undertaken, particularly in regard to stormwater, it is hoped that the site can be self-sustaining in terms of water management.

The diagram opposite demonstrates how each of these layers conceptually comes together to inform the overall pattern of development.





CONCEPTUAL PLAN

LEGEND

- Small lot residential
- Large lot residential
- Rural lifestyle
- Rural production
- Farm sheds and stockyard
- Recreational and green corridors
- Central Hawke's Bay College

SCALE 1:8,000

CONCEPT DEVELOPMENT

Building on the conceptual planning, site-related aspects have been brought into the concept development.

Vehicle access through the site has been considered, with direct access to Mt Herbert Road made possible through the acquisition of an existing residential property. A single wide road weaves through the site, minimising earthwork requirements and avoiding natural features such as waterways and vegetation. The road layout also considers views to existing natural features, such as vegetation clusters, or where potential open spaces might be located.

With the objective to create connected communities, a secondary access is considered from Ennisclare Place, and a potential connection through to neighbouring development to the east. This access has been identified as perfect for a self-contained retirement lifestyle village, to be flanked by residential development (rather than having a large, fenced road frontage).

Vegetation areas and opportunities for open space have been considered around existing natural features, particularly the existing farm dam and gully where large scale native revegetation planting has already commenced. Other areas of significant vegetation, such as the stands of oak trees are identified as open spaces, with potential opportunities for a cafe or community space.

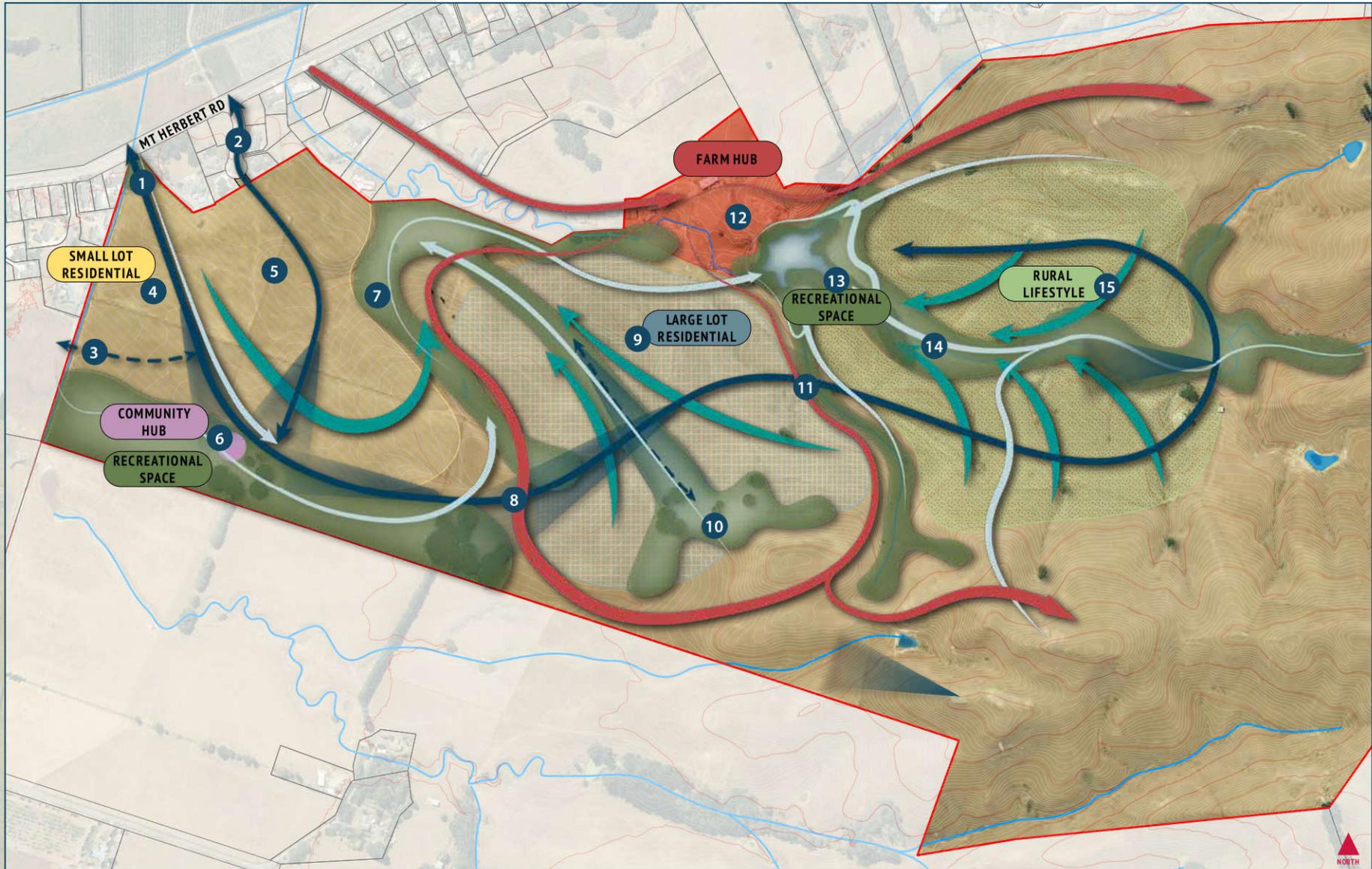
The farming operation is a key consideration, particularly in terms of access to various areas of the farm from the main hub, and ensuring the most productive areas of the property are retained. Also considered is how the farm can contribute to the special character of the site, allowing residents to retain rural outlooks. A farm crossing over the main road is considered as a key feature, to be appropriately managed with cattle grates and gates.

Stormwater management has been overlaid as a preliminary consideration (subject to further detailed modelling). This has identified where additional planting and wetlands may need to be established.

The diagram opposite provides an overview of these site-specific layers added over the top of the previous conceptual planning map. It begins to identify the key areas for development, alongside those areas to be retained for their special character and amenity.

Development Opportunities

1. Main entrance off Mt Herbert Road
2. Vehicle access from Ennisclare Place
3. Potential vehicle access to future neighbouring developments
4. Small lot residential development
5. Opportunity for development of retirement lifestyle village
6. Community open space with opportunities for recreation area and café
7. Develop green corridors and buffer along gullies between development areas
8. Retain farm access around developed areas with stock crossings managed with cattle-stops
9. Large lot residential area
10. Retain open spaces around development
11. Retain farm and stock movement with underpass
12. Retain farm hub accessed from Mt Herbert Road with sheds and stockyards
13. Develop recreational space and path network around lake
14. Develop green corridor and buffer along gully between development areas
15. Rural lifestyle lots



CONCEPTUAL DEVELOPMENT

LEGEND

- | | | |
|----------------------------------|-----------------------|---------------------|
| Small lot residential | Farm connections | Existing vegetation |
| Large lot residential | Vehicle connections | Contours 10m |
| Rural lifestyle | Walking networks | |
| Recreational and green corridors | Stormwater management | |
| Farm sheds and stockyard | Key viewshafts | |

SCALE 1:5,000

CONCEPT PLAN

With development areas identified, a potential lot layout has been developed which provides an indication on how a final subdivision might come together. This has been worked in with proposed vegetation planting, walking tracks, vehicle access and the farm operation to provide a holistic overview on how a subdivision might come together.

The spine of the development is set by the road, which as outlined in the previous plan, weaves its way across the site affording views to natural features and avoiding, as much as possible, extensive earthworks. Leading from a connection to Mt Herbert Road, the road first climbs through a small area of green space, before passing through the more traditional, suburban area of the development. 'Small-lot' residential sections, up to 800m² in size, mirror the immediately surrounding development. A side-road can provide connections through to the neighbouring residential environment.

Flanking the south side of the residential area is a small community space, with potential for a café, playground and open space. Walkways could also connect through the neighbouring development. This green space provides a buffer from existing farming operations immediately to the south.

To the north, a 6ha area is identified as an opportunity for development of a retirement lifestyle village. Flanked by residential properties on three sides, and open to a stretch of farmland to the northwest, this is a unique opportunity to integrate such a development without it appearing as a closed-

off, gated community. A connection through from Ennisclare Place would further enhance connectivity with the surrounding development.

As the main road continues into the development, it crosses a threshold into a more rural environment. This is further reinforced by the inclusion of a dedicated cattle-crossing, although this would have a relatively low frequency of use. The farming operation is a visible element, although the gully area would be stock-excluded and flanked with vegetation to help improve water quality and retention.

The central part of the site provides for larger lot properties, with central access roads providing for an additional vein of vegetation, and enhanced views to the rural surroundings.

Finally, the development completes with rural-lifestyle properties which are integrated around the farming operation. These are separated by dense planting through the central gully area, with ribbons of vegetation extending up gullies and between properties.

Walkways through the development would be open to everyone, allowing access through the farmland, gullies and more formalised open spaces.

Stormwater systems can be integrated throughout the development, amongst the planted gullies and with the establishment of further retention and treatment wetlands.

Bill and Chris are excited about this proposal. It's a development that celebrates and enhances the special character of the site.

It will allow them the opportunity to enhance the natural characteristics of the site, including facilitating the extensive planting they wish to undertake. In turn, this will return habitats for birds and lizards, bringing them back into the Waipukurau landscape.

It is focussed on community, not yield. Each lot is considered in terms of its effects on the holistic outcome, and so there is plenty of open space to be enjoyed by all. Some of this can be managed by the wider community, and other areas can be managed by smaller groups of residents, or as part of the balance farm, which is designed to remain operational. Everyone, both residents of the development and the wider community of Waipukurau, will be able to enjoy the walking tracks and natural areas.

The question posed was what does a modern subdivision in 2020 look like? It's one that is integrated with the built environment around it, enhances opportunities for natural regeneration, and respects the surrounding rural landscape. It's sustainable, and it's about future communities.



PRELIMINARY CONCEPT

LEGEND

- | | |
|----------------------------------|--------------|
| Small lot residential | Trees |
| Retirement Lifestyle village | Roads |
| Large lot residential | Houses |
| Rural lifestyle | Fences |
| Farm | Contours 10m |
| Recreational and green corridors | |

SCALE 1:5,000





WAYFINDER
Landscape Planning & Strategy

www.wayfinder.nz