

<b>Central Hawke's Bay District Council</b>	<b>Guidance Notes</b>	
<b><i>Subdivision Stormwater Management</i></b>		
	Date:	11 October, 2021

Council wishes to ensure that stormwater neutrality is achieved following subdivision/development. This outcome will generally be required to be achieved as a condition on all resource consent applications.

In response to industry feedback, we provide below some guidance notes on Council's expectations of information on stormwater disposal, required at the time of lodging a subdivision consent application.

Every application is assessed on its own merits. Council may request further information under s92 of the RMA, if considered necessary. **This advice is intended as guidance only.**

### **Rural Subdivision**

The minimum requirements for all rural subdivision applications include:

- Topographic details of the site.
- Runoff coefficients.
- Photograph and aerial images.

In addition, sites with the potential to exacerbate downstream effects may require pre-development flows to be provided upfront; and/or, a stormwater assessment/management plan. Scenarios may include extreme slope gradient on-site, close proximity to a water course, intensified development, access roads, development on a flood zone, sites where on-site soakage is not geotechnically suitable etc.

### **Residential Subdivision**

Below is the minimum requirements for residential subdivision applications:

- Small infill developments will require pre-development calculations. Stormwater neutrality and tank sizing calculations will be required at building consent.
- Greenfield and/or intensive infill developments will require a stormwater management plan and pre-development calculations for each lot. Stormwater neutrality and tank sizing calculations will be required at building consent.

The level of growth currently being experienced in CHBDC is putting pressure on infrastructure in several areas and significant network upgrades are planned in the coming years. We strongly advise a pre-application discussion to assess servicing options to achieve the best possible project outcomes.