

## RM220003: PUNAWAITAI ROAD SUBDIVISION STAGE 3

### FURTHER INFORMATION RESPONSE: AMENDMENTS TO AEE TEXT ARISING FROM REFINEMENT OF ALLOTMENT BOUNDARIES (AUGUST 2022)

The following amendments to the text of the AEE arise from refinements to allotment boundaries resulting from further design consideration of onsite wastewater disposal. In addition, some minor amendments are also included to address matters that have been superseded by events during the period since the s. 92 further information request was issued or to correct minor errors.

#### Amendments to AEE Section 2.2:

### 2.2 Subdivision Staging

2.2.1 The overall subdivision is being undertaken in stages. Certificates of title for Stage 1 of the subdivision issued on 14 April 2022. An application for s223/s224 certification for the first stage of RM180160 is expected to be lodged with Council within the next month.

2.2.2 It is intended that the subdivision approved under resource consent RM180160A will be completed before the subdivision proposed under the current application. The proposed staging is as follows:

#### Stage A (authorised by RM180160A):

- Lot 1 – 5.87 ha
- A balance area

#### Stage 1 (authorised by RM180160 & RM180160A):

- Lots 1 to 6 (various areas suitable for residential development)
- Lot 7 – 4952 m<sup>2</sup> (communal open space)
- Lot 100 – approximately 380.3737 ha (balance area)

#### Stage 2 (authorised by RM180160 & RM180160A):

- Lots 8 to 21 (14 allotments of various areas suitable for residential development)
- Lot 200 – approximately 377.0233 ha (balance area)

#### Stage 3 (this current application – shown in the amended subdivision layout plans dated 3 August 2022 attached to the August 2022 response to CHBDC's 17 March 2022 s. 92 request Appendix 3):

- 47 allotments (Lots 1 to 14, 16, 17, 19 to 21 and 23 to 50 having areas between ~~1800~~ 1790m<sup>2</sup> and ~~2400~~ 4700m<sup>2</sup> suitable for residential development)
- Lot 22 – ~~2~~ 1.74 ha, part of which contains a house site and part of which is intended to be divided into paddocks to be available for lease by owners of the 47 other residential lots for the grazing of horses.

- Lot 15 – 2711m<sup>2</sup> (which will contain the stormwater detention and treatment area serving Stage 3)
- Lot 18 – ~~5352~~ 5354m<sup>2</sup> (shared open space)
- Lot 51 - ~~1.33~~ 1.27 ha (shared open space)
- Lot 52 - ~~1.74~~ 1.6 ha (shared open space)
- Lots 53 and 54 (shared access)
- Lot 60 – approximately 358 ha (balance area)

**Amendments to AEE Section 4.1.2: Delete the listed allotment areas and replace with the following:**

4.1.2 The proposed lots will have the following land areas, subject to final field survey:

**Stage 3A**

- ~~Lot 100 – 18.25 ha~~
- ~~Lot 49 – 358.77 ha~~

**Stage 3B**

- |  |   |   |
|--|---|---|
| ▪ <del>Lot 1 – 2122m<sup>2</sup></del> | ▪ <del>Lot 10 – 2084m<sup>2</sup></del> | ▪ <del>Lot 18 – 5352m<sup>2</sup></del> |
| ▪ <del>Lot 2 – 1886m<sup>2</sup></del> | ▪ <del>Lot 11 – 2232m<sup>2</sup></del> | (shared open space)                     |
| ▪ <del>Lot 3 – 1849m<sup>2</sup></del> | ▪ <del>Lot 12 – 2122m<sup>2</sup></del> | ▪ <del>Lot 53 – 6545m<sup>2</sup></del> |
| ▪ <del>Lot 4 – 1850m<sup>2</sup></del> | ▪ <del>Lot 13 – 1976m<sup>2</sup></del> | (shared access)                         |
| ▪ <del>Lot 5 – 2294m<sup>2</sup></del> | ▪ <del>Lot 14 – 2060m<sup>2</sup></del> | ▪ <del>Lot 200 – 13.50 ha</del>         |
| ▪ <del>Lot 6 – 2314m<sup>2</sup></del> | ▪ <del>Lot 15 – 2711m<sup>2</sup></del> |   |
| ▪ <del>Lot 7 – 2016m<sup>2</sup></del> | (Utility lot – SW)                      |   |
| ▪ <del>Lot 8 – 1957m<sup>2</sup></del> | ▪ <del>Lot 16 – 1945m<sup>2</sup></del> |   |
| ▪ <del>Lot 9 – 2071m<sup>2</sup></del> | ▪ <del>Lot 17 – 2021m<sup>2</sup></del> |   |

**Stage 3C**

- |   |   |   |
|---|---|---|
| ▪ <del>Lot 19 – 5839m<sup>2</sup></del> | ▪ <del>Lot 32 – 2390m<sup>2</sup></del> | ▪ <del>Lot 45 – 1809m<sup>2</sup></del> |
| ▪ <del>Lot 20 – 5684m<sup>2</sup></del> | ▪ <del>Lot 33 – 2092m<sup>2</sup></del> | ▪ <del>Lot 46 – 1875m<sup>2</sup></del> |
| ▪ <del>Lot 21 – 3530m<sup>2</sup></del> | ▪ <del>Lot 34 – 1808m<sup>2</sup></del> | ▪ <del>Lot 47 – 1835m<sup>2</sup></del> |
| ▪ <del>Lot 22 – 2.00 ha</del>           | ▪ <del>Lot 35 – 1910m<sup>2</sup></del> | ▪ <del>Lot 48 – 1808m<sup>2</sup></del> |
| ▪ <del>Lot 23 – 2163m<sup>2</sup></del> | ▪ <del>Lot 36 – 1947m<sup>2</sup></del> | ▪ <del>Lot 49 – 1861m<sup>2</sup></del> |
| ▪ <del>Lot 24 – 1908m<sup>2</sup></del> | ▪ <del>Lot 37 – 2054m<sup>2</sup></del> | ▪ <del>Lot 50 – 1965m<sup>2</sup></del> |
| ▪ <del>Lot 25 – 2135m<sup>2</sup></del> | ▪ <del>Lot 38 – 2011m<sup>2</sup></del> | ▪ <del>Lot 51 – 1.33 ha</del>           |
| ▪ <del>Lot 26 – 2029m<sup>2</sup></del> | ▪ <del>Lot 39 – 1874m<sup>2</sup></del> | (shared open space)                     |
| ▪ <del>Lot 27 – 2160m<sup>2</sup></del> | ▪ <del>Lot 40 – 2106m<sup>2</sup></del> | ▪ <del>Lot 52 – 1.74 ha</del>           |
| ▪ <del>Lot 28 – 1940m<sup>2</sup></del> | ▪ <del>Lot 41 – 1955m<sup>2</sup></del> | (shared open space)                     |
| ▪ <del>Lot 29 – 1940m<sup>2</sup></del> | ▪ <del>Lot 42 – 1839m<sup>2</sup></del> | ▪ <del>Lot 54 – 1.37 ha</del>           |
| ▪ <del>Lot 30 – 2429m<sup>2</sup></del> | ▪ <del>Lot 43 – 1815m<sup>2</sup></del> | (shared access)                         |
| ▪ <del>Lot 31 – 2233m<sup>2</sup></del> | ▪ <del>Lot 44 – 1802m<sup>2</sup></del> |   |

### **Stage 3A**

- Lot 100 – 17.87 ha
- Lot 49 – 358.77 ha

### **Stage 3B**

- Lot 1 – 2094m<sup>2</sup>
- Lot 2 – 2040m<sup>2</sup>
- Lot 3 – 2113m<sup>2</sup>
- Lot 4 – 2194m<sup>2</sup>
- Lot 5 – 2198m<sup>2</sup>
- Lot 6 – 2314m<sup>2</sup>
- Lot 7 – 2016m<sup>2</sup>
- Lot 8 – 1989m<sup>2</sup>
- Lot 9 – 2071m<sup>2</sup>
- Lot 10 – 2084m<sup>2</sup>
- Lot 11 – 2232m<sup>2</sup>
- Lot 12 – 1952m<sup>2</sup>
- Lot 13 – 1964m<sup>2</sup>
- Lot 14 – 2239m<sup>2</sup>
- Lot 15 – 2711m<sup>2</sup>
- Lot 16 – 2174m<sup>2</sup>
- Lot 17 – 1792m<sup>2</sup>
- Lot 18 – 5354m<sup>2</sup>  
(shared open space)
- Lot 53 – 6545m<sup>2</sup>  
(shared access)

### **Stage 3C**

- Lot 19 – 5320m<sup>2</sup>
- Lot 20 – 4700m<sup>2</sup>
- Lot 21 – 3085m<sup>2</sup>
- Lot 22 – 1.74 ha
- Lot 23 – 2006m<sup>2</sup>
- Lot 24 – 2151m<sup>2</sup>
- Lot 25 – 2050m<sup>2</sup>
- Lot 26 – 2029m<sup>2</sup>
- Lot 27 – 2160m<sup>2</sup>
- Lot 28 – 1940m<sup>2</sup>
- Lot 29 – 2127m<sup>2</sup>
- Lot 30 – 2243m<sup>2</sup>
- Lot 31 – 2233m<sup>2</sup>
- Lot 32 – 2295m<sup>2</sup>
- Lot 33 – 2187m<sup>2</sup>
- Lot 34 – 1856m<sup>2</sup>
- Lot 35 – 1832m<sup>2</sup>
- Lot 36 – 1947m<sup>2</sup>
- Lot 37 – 2054m<sup>2</sup>
- Lot 38 – 2011m<sup>2</sup>
- Lot 39 – 1874m<sup>2</sup>
- Lot 40 – 2106m<sup>2</sup>
- Lot 41 – 2058m<sup>2</sup>
- Lot 42 – 1929m<sup>2</sup>
- Lot 43 – 1981m<sup>2</sup>
- Lot 44 – 1891m<sup>2</sup>
- Lot 45 – 2028m<sup>2</sup>
- Lot 46 – 2265m<sup>2</sup>
- Lot 47 – 2114m<sup>2</sup>
- Lot 48 – 2133m<sup>2</sup>
- Lot 49 – 2116m<sup>2</sup>
- Lot 50 – 2093m<sup>2</sup>
- Lot 51 – 1.27 ha  
(shared open space)
- Lot 52 – 1.6 ha  
(shared open space)
- Lot 54 – 1.37 ha  
(shared access)

## **Amendments to AEE Section 5.3:**

### **5.3 Waste Water**

- 5.3.1 All lots are of sufficient size to accommodate on-site effluent disposal as a permitted activity under the provisions of the Hawke's Bay Regional Council's Coastal Environment Plan. Specifically, all lots except Lot 17 exceed 1800m<sup>2</sup> in area (Lot 17 has marginally less at 1792m<sup>2</sup>), 1800m<sup>2</sup> being the minimum area generally required for on-site effluent disposal from a three-

bedroom dwelling as a permitted activity. Lots 19, 20 and 22 have areas greater than 4000m<sup>2</sup>, being the minimum lot size required for controlled activity subdivision within the Rural Zone. The proposed lots are therefore suitable to accommodate a range of housing options as a permitted activity.

### Amendments to AEE Section 6.7.1:

#### 8.2 Non-compliance – Minimum lot size

- 8.2.1 The size of the proposed lots has been reduced to allow for the creation of large areas of communal open space (~~3.61~~ 3.4 ha in total) to provide open space for recreational use while minimising the impact on the ongoing productive farming activities on the balance land.
- 8.2.2 The proposed subdivision layout will further minimise the impact of the subdivision on the ongoing productive use of the balance farm by minimising the total area to be converted from rural to residential use.
- 8.2.3 The average size of residential lots created within the development area will be ~~3802~~ 2488m<sup>2</sup> and the average lot size overall (including all shared open spaces but excluding roads and stormwater management Lot 15) will be approximately 3200m<sup>2</sup>. As earlier explained, this assessment finds that the intensity of the proposed subdivision remains broadly similar to the density provided for by the controlled activity subdivision provisions for this site.
- 8.2.4 The effects of the proposed subdivision on the character and amenity of the surrounding area have been considered under Section 6.2 above. This assessment concludes that the effects of the reduced lot sizes will be minor or less than minor in absolute terms. Bearing in mind the effects of subdivision and built development that are permitted by the Plan, these effects can be considered to be less than minor.