

Our
thriving
future!

Give us your feedback on
proposed new housing areas,
open spaces and town centres
for our future!

Responding to Growth

Being prepared for what's ahead,
to ensure future generations
continue to Thrive!

Have
your
say!



**CENTRAL
HAWKE'S BAY**
DISTRICT COUNCIL

We've developed a blueprint – called an 'Integrated Spatial Plan' (ISP) – key to informing our Long Term Plan 2021 to 2031. The ISP is an important document in ensuring that our assets – both infrastructure and community – meet the needs of our community now and into the future.

We are now asking you to take a look at where we have landed in terms of our future growth direction. To let us know, have we got it right, do we need to consider other challenges or opportunities, other responses?

This will help us finalise our direction of growth. We will then use every tool in our box from our Long Term Plan investments, through our District Plan review, through partnerships and programmes to implement this direction and bring Thrive alive!

Central Hawke's Bay is growing at unprecedented levels and our community is changing, as families and people head to our patch of paradise as a desirable lifestyle location. In 2018 Central Hawke's Bay's population hit an all-time high of just over 14,000 residents, reaching levels of growth and optimism not seen since the 1960's.

Fast forward to 2031 and despite the current economic challenges, our population is projected to increase to over 18,000 people – with some 1,500

homes forecast to be built in that same time. Being prepared for what's ahead is critical to ensuring future generations of residents in Central Hawke's Bay continue to Thrive!

To respond to this growth to ensure our cultural, environmental, social and economic wellbeing needs and land infrastructural and legislative responsibilities are met, we've developed a blueprint for growth of our three main towns for the next 30 years.

We've relied heavily on feedback taken from the community in the development of Project Thrive, to build upon our communities vision and with workshops held with local residents and stakeholders such as Centralines and the New Zealand Transport Agency in June to develop the blueprint.

We encourage you to give your feedback on the Draft Integrated Spatial Plan, which you can find more information about at the rear of this document.

Growth at a glance

Ask anyone local and they will tell you how Central Hawke's Bay is going through a surge of positivity and growth. This growth is not forecast to slow until after 2050.



In late 2019, we achieved high growth projected over ten years
in only 18 months



42% of our Central Hawke's Bay residents did not live here five years ago

Our average growth rate is projected at

2.0% or some 270 people per year for the next ten years



Our population is forecast to increase by some **4,000** people by **2031** and over **9,000** people by **2051**



Our **65+** population is forecast to make up over a quarter of our population in 2031



We are forecast to add **1,500 new homes** to our District in the next ten years

Growth Opportunities and Challenges

While there is great opportunity for our District – there are also challenges for us all, ensuring that we are prepared and ready to respond to growth in a long-term and sustainable way.

Based on our historic low or declining levels of growth, as a district we have not prepared for the levels of growth we are seeing or forecast to receive. This means we need to understand and prepare for growth, to ensure our community is as best placed to respond to the investment and opportunities that growth will provide.

Our opportunities

Addressing ad hoc development

Currently there is no clear plan for development. The Integrated Spatial Plan supports addressing ad hoc development around our three main towns, protecting our fertile soils and creating compact and liveable towns.

New skills, talent and services

New people and businesses bring new skills and talent to a District, which in turn supports our local businesses looking for employees, as well as the voluntary and other contributions those individuals make to clubs, schools and local organisations.

Spreading the burden of cost – Affordability

Additional new rateable properties help spread the burden of the cost of many core services, where the cost of adding new connections or customers is negligible or actually reduces the individual household cost of the service by spreading the cost across more properties. With our Districts very small rating base, additional new rateable properties supports the affordability of rates.

Growth paying for new facilities and services

Through fees charged at the time of subdivision, Council can collect fees for growth related costs such as new parks, impacts on water and wastewater, as well as libraries and other services. Currently we collect no fees for any community infrastructure related to growth.

Challenges

Unknown development capacity

There is a current lack of integrated and considered understanding of growth and development capacity in our three towns, including the feasibility of servicing and developing them, which affects the ability to plan for growth effectively.

Three Waters Requirements

We know we have major challenges and investment required to address wastewater, drinking water and storm water across our District. Growth may further compound this, requiring Council to make ad hoc and untimely decisions, that do not consider wider benefits based on development.

Housing Affordability

Access to housing is impacted by rising land, house and rental prices and housing availability, pushing some people in our communities into emergency housing, overcrowded homes and further from the town centres and facilities that they need access to or out of the District in the case of elderly who do not have local housing options.

Saying no to growth

Discouraging subdivision and growth is not a practical option for the District. Council is legally required under the Resource Management Act to provide for growth. Not providing for growth would also compound many issues the District is already facing, such as increased housing unaffordability for example.

Prosperity of our town centres

Our town centres lack amenity and appeal. There are no civic gathering spaces and little vibrant activity – such as cafes, bars and people, drawing and encouraging visitor or our people to shop or spend time in our town centres

Central Hawke's Bay – a suburb of Hastings?

Central Hawke's Bay is becoming an attractive satellite living option for commuters to Hawke's Bay's commercial and industrial centres, this changes the relationship of the residents to their town and communities and potentially the village or local character of the towns.



For more information,
including access to the full
Draft Integrated Spatial Plan
and the Demographic and
Economic Growth Projects,
head to [www.chbdc.govt.
nz/our-thriving-future](http://www.chbdc.govt.nz/our-thriving-future)

Spatial Plan Principles

We have identified the following eight principles to support growth in Central Hawke's Bay. These principles will contribute to achieving multiple Project Thrive Objectives, helping to deliver on our vision for the future and to 'Bring Thrive Alive'.



1. Contribute to vibrant hearts that create places to live, work, play and learn in our three towns.

Our town centres are important to us, they each play a unique role in our district and have their own characteristics and identities which should be enhanced and supported as the district grows.

Thrive Alignment

✓	Proud District
✓	Prosperous District
✓	Strong Communities
✓	Connected Citizens
	Smart Growth
	Environmentally Responsible
	Durable Infrastructure



2. Connect people to spaces and places, and each other.

Community and feeling connected to each other and the places which are important to us is valued. We want to grow in a way that enhances this connection to both our built and natural environments. This includes young and old people, and all means of connecting including walking, cycling, and driving.

Thrive Alignment

	Proud District
	Prosperous District
✓	Strong Communities
✓	Connected Citizens
✓	Smart Growth
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	Durable Infrastructure



3. Enhance the role of each town within our district and how they function individually and together.

Each of the three towns are unique and have their own point of difference. As our district grows, it should grow in a way which celebrates each towns unique role and identity, and to mutually support each other, and the district as a whole.

Thrive Alignment

✓	Proud District
✓	Prosperous District
✓	Strong Communities
✓	Connected Citizens
✓	Smart Growth
	Environmentally Responsible
	Durable Infrastructure





4. Optimise how we live, work and play by ensuring growth makes the most of existing and new community facilities, infrastructure, and built and natural resources.

We want to promote 'good' growth which enhances our district. Growth needs to improve the way our towns function by providing areas to live and work which complement each other and have no adverse effects on the natural or built environment.

Thrive Alignment

- ✓ Proud District
- ✓ Prosperous District
- ✓ Strong Communities
- ✓ Connected Citizens
- ✓ Smart Growth
- ✓ Environmentally Responsible
- ✓ Durable Infrastructure



5. Ensure we leverage maximum value from our investments.

We want to direct growth to areas which best utilise our past and future investment in core infrastructure, as well as community facilities and urban improvements.

Thrive Alignment

- ✓ Proud District
- ✓ Prosperous District
- ✓ Strong Communities
- ✓ Connected Citizens
- ✓ Smart Growth
- ✓ Environmentally Responsible
- ✓ Durable Infrastructure



6. Support and enhance economic prosperity in turn supporting better community wellbeing outcomes.

Our three towns will be prosperous places with a diverse range of opportunities for people to innovate, be entrepreneurial, learn and create value for themselves, our towns and our district.

Thrive Alignment

- ✓ Proud District
- ✓ Prosperous District
- ✓ Strong Communities
- ✓ Connected Citizens
- ✓ Smart Growth
- ✓ Environmentally Responsible
- ✓ Durable Infrastructure



7. Lead to an enhanced environment and increased sustainability.

Our natural environment is important to us, and we want to ensure it is looked after so that future generations can enjoy it.

Thrive Alignment

- ✓ Proud District
- ✓ Prosperous District
- ✓ Strong Communities
- ✓ Connected Citizens
- ✓ Smart Growth
- ✓ Environmentally Responsible
- ✓ Durable Infrastructure



A blueprint for the future

The Integrated Spatial Plan will help to inform and guide how best as a community we grow and prepare for a Central Hawke's Bay of the future. The plan is made up of six parts, that explain the vision, challenges and opportunities and future direction for each of the three townships of Otane, Waipawa and Waipukurau.

1. The Process	How we got here
2. The Past	Where we have come from and how it has shaped our district and our towns
3. Project Thrive	Our Community Vision
4. Our Growth Story	What are our communities likely to look like into the future
5. The Present	Our current opportunities and challenges
6. What is our future	Current direction and proposed action plan



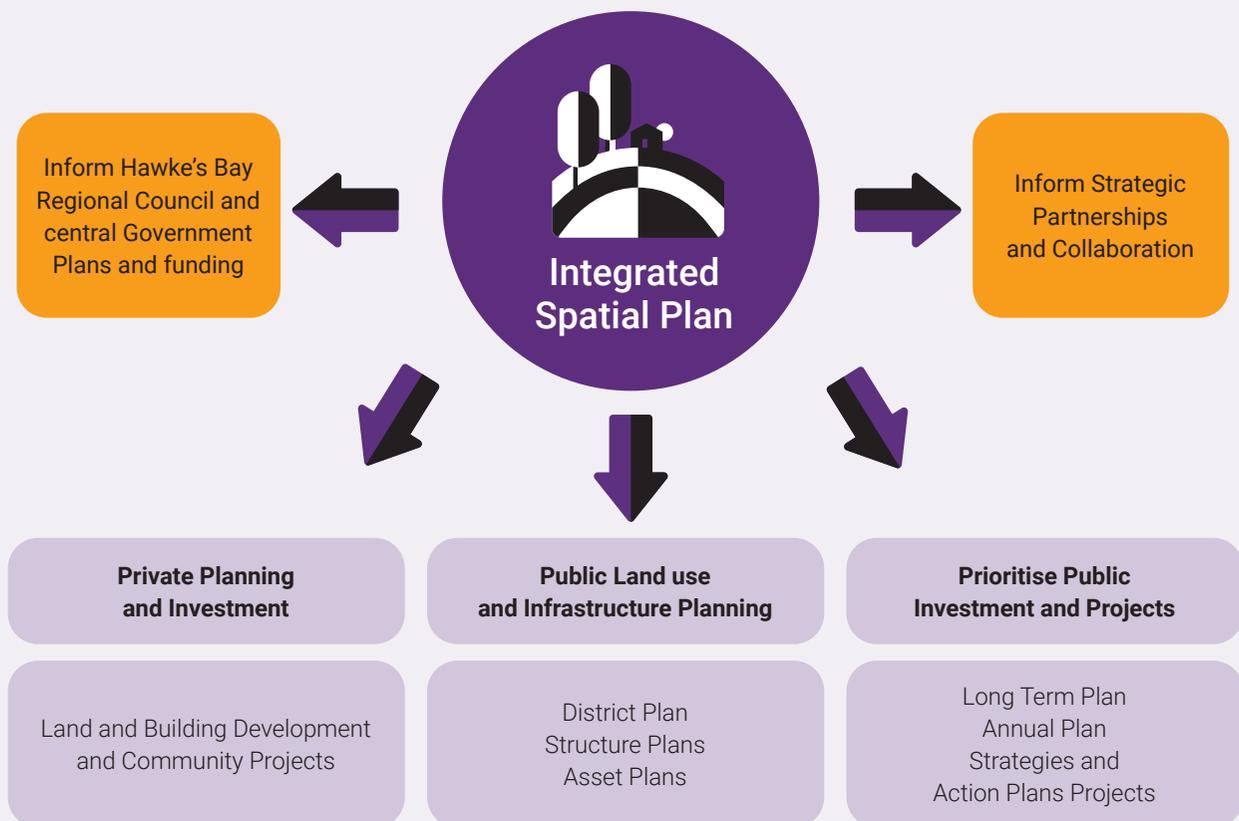
We want to hear from you on our proposed new housing areas, open spaces and town centres for the future.

- View and leave a note on our online interactive maps, which provide a snapshot of what the future could look like on our website.
- Access the full Integrated Spatial Plan by visiting any Council Service Centre or Library
- Or heading to www.chbdc.govt.nz/thrivingfutures

Project Thrive

An Integrated Approach

The diagram below demonstrates the integrated nature of the plan.

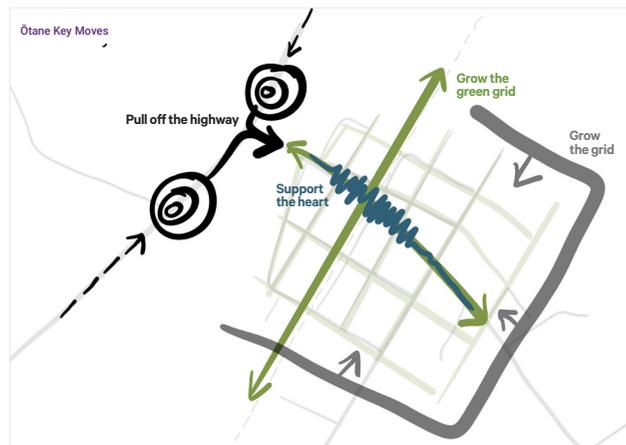


The Spatial Plan

To the rear of Integrated Spatial Plan, each township has an overall map and action plan, describing under the priorities of Project Thrive where growth is prioritised and the actions to deliver on our community's vision for the future. Each action has a corresponding number that can be found on the adjoining map, to identify where action and activity is proposed. We've developed blueprints for the future of Otane, Waipawa and Waipukurau. View the full maps at www.chbdc.govt.nz/our-thriving-future

1. Location Key Moves

This initial map outlines the 'key moves' for each township of Otane, Waipawa and Waipukurau.



3. Action Plan

The action plan for each location has a corresponding number linked to the initiative growth area to be implemented.

Priority	Area	Location	Examples	Timeline	Industry	Project Objectives
1. Residential Growth	1A	Waiata Street	Develop a new residential zone to the north of the town centre, including a new residential zone to the north of the town centre, including a new residential zone to the north of the town centre.	Short Term (0-5 years)	Residential	Central Hawke's Bay District Council
	1B	Waiata Street	Develop a new residential zone to the north of the town centre, including a new residential zone to the north of the town centre, including a new residential zone to the north of the town centre.	Medium Term (5-10 years)	Residential	Central Hawke's Bay District Council
	1C	Waiata Street	Develop a new residential zone to the north of the town centre, including a new residential zone to the north of the town centre, including a new residential zone to the north of the town centre.	Short Term (0-5 years)	Residential	Central Hawke's Bay District Council
2. Commercial Growth	2A	Waiata Street	Develop a new commercial zone to the north of the town centre, including a new commercial zone to the north of the town centre, including a new commercial zone to the north of the town centre.	Short Term (0-5 years)	Commercial	Central Hawke's Bay District Council
	2B	Waiata Street	Develop a new commercial zone to the north of the town centre, including a new commercial zone to the north of the town centre, including a new commercial zone to the north of the town centre.	Medium Term (5-10 years)	Commercial	Central Hawke's Bay District Council
3. Industrial Growth	3A	Waiata Street	Develop a new industrial zone to the north of the town centre, including a new industrial zone to the north of the town centre, including a new industrial zone to the north of the town centre.	Short Term (0-5 years)	Industrial	Central Hawke's Bay District Council
	3B	Waiata Street	Develop a new industrial zone to the north of the town centre, including a new industrial zone to the north of the town centre, including a new industrial zone to the north of the town centre.	Medium Term (5-10 years)	Industrial	Central Hawke's Bay District Council

2. Township Plan

This plan outlines the proposed growth areas and the key projects in the three locations.





For more information, including access to the full Draft Integrated Spatial Plan and the Demographic and Economic Growth Projects, head to www.chbdc.govt.nz/our-thriving-future





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This will help us finalise our direction of growth. We will then use every tool in our box from our Long Term Plan investments, through our District Plan review, through partnerships and programmes to implement this direction and bring Thrive alive!

You can give feedback on the three towns by

- Visiting www.chbdc.govt.nz/our-thriving-future and choosing to 'Have your say'
- Leaving us a note on a range of interactive maps which provide a snapshot of what the future might look like.
- Provide written feedback by email at our-thriving-future@chbdc.govt.nz, in person at the Council office, Waipawa Library or Waipukurau pop-up centre, or post at PO Box 127, 28-32 Ruataniwha Street, Waipawa 4240.

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Have your say: www.chbdc.govt.nz/our-thriving-future



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