Q1 Short Text

Full Name:

Hawke's Bay Regional Council

Q2 Short Text

Company/Organisation (if applicable)

Hawke's Bay Regional Council

Q3 Short Text

Contact Person (if different)

Nichola Nicholson

Q4 Email

Email Address

nichola.nicholson@hbrc.govt.nz

Q5 Short Text

Address

159 Dalton Street, Napier

Q6 Telephone

Mobile Phone

027 290 8612

Q7 Telephone

Home Phone

Q8 Select Box

3. Could you gain an advantage in trade competition through this submission (Please tick relevant box) I could not

Q9 Select Box

4. Are you directly affected by an effect of the subject matter of the submission that:

I am not

Q10 Select Box

5. Do you wish to be heard in support of my submission in person (Please tick relevant box)

I wish

Q11 Select Box

6. Will you consider presenting a joint case with other submitters, who make a similar submission, at a hearing. (Please tick relevant box)

I will not

Q12 Select Box

7. Do you wish to present your submission via Zoom?

No

Q13 Select Box

Do you:

Amend

Q14 Long Text

What specific parts of the proposed changes does my submission relate to? (please reference the specific section or words and attach more pages if required)

Q15 Long Text

What decision are you seeking from Council? (clearly indicate whether you support of oppose the specific provisions or wish to have amendments made, giving reasons).

Q16 **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**

Single Checkbox

Q17 **Upload additional documentation here**

File Upload https://letstalkchb.co.nz/download_file/669

Q18 **Do you:**

Select Box Amend

Q19 **What specific parts of the proposed changes does my submission relate to? (please reference the specific section or words and attach more pages if required)**

Long Text

Q20 **What decision are you seeking from Council? (clearly indicate whether you support of oppose the specific provisions or wish to have amendments made, giving reasons).**

Long Text

Q21 **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**

Single Checkbox

Q22 **Upload additional documentation here**

File Upload

SOCIALPOINT BY OPEN POINT

8 April 2026

Central Hawke's Bay District Council
PO Box 127
8-32 Ruataniwha St, Waipawa 4240

via email to: districtplan@chbdc.govt.nz

Tēnā koe,

Plan Change One (PC1) to the Central Hawke's Bay District Plan – Operative in part (2024)

Hawke's Bay Regional Council (the Regional Council) appreciates the opportunity to make a submission on PC1. The Regional Council generally supports the Waipukurau South Development Area (WSDA) proposal. We note the detailed Structure Plan, supporting chapter and amendments prepared as part of PC1, but have some concerns regarding stormwater management, and natural hazards.

Stormwater management

The WSDA stormwater approach is proposed to rely on an existing global stormwater discharge consent held by the district council, subject to compliance with an approved Catchment Management Plan (CMP) or the Regional Council Waterway Guidelines. We support a district plan framework that enables development, unless WSDA discharges are not fully covered by, and compliant with, the existing network discharge consent.

Stormwater modelling included in Appendix A identifies a residual increase in downstream flood depths during long-duration 1% AEP events unless offsite upgrades are implemented. Appendix A mentions a staged approach, with recommendations that no development [in the WSDA] occur without downstream stormwater basins in place (Appendix A, and Section 32 report). It is unclear if, or how, PC1 has accommodated that recommendation from the district council's consulting stormwater experts.

To support subsequent development in the WSDA, PC1 needs to provide clear staging and sequencing of appropriate stormwater services (including downstream stormwater management areas) relative to development in the area. Clearer staging and sequencing will assist in ensuring flood risks are appropriately mitigated and managed.

Submission point 07.01

Relief sought: **1. Amend PC1 to provide clear policies and standards so that management of stormwater, design and construction of the stormwater management areas etc and development within the WSDA are deliberately staged and sequenced to ensure impacts of downstream flooding are appropriately controlled.**

Natural hazards

The district plan needs to give effect to relevant national policy statements and the regional policy statement. The Hawke's Bay Regional Policy Statement (RPS) is incorporated in the Hawke's Bay Regional Resource Management Plan (RRMP). There are several policies in the RPS that provide direction for management of natural hazards, particularly in Chapters 3.1B and 3.12. For example, Objective 31 and Policy UD10.4. Policy UD10.4 requires supporting documentation for structure plans to address how any natural hazards will be avoided or mitigated. We submit that decisions on PC1 must consider (and give effect to) policies in the RPS to the extent those are relevant. Those are in addition to, and separate from, provisions in the 2025 National Policy Statement for Natural Hazards (NPS-NH) that came into effect in January 2026.

Decision-makers (i.e. district council as the consent authority) will also need to apply NPS-NH to applications for subdivision consents and land use consents within the WSDA (assuming PC1 confirms the WSDA, structure plan etc). We note that the s32 report (at page 6) mentions that *"[n]atural hazard risk is also appropriately managed through assessment at the time of subdivision and development, which now includes consideration of the NPS-NH. It is also noted that s 106A RMA now applies in addition to s 106 to allow conditions to be imposed, or consent declined, where natural hazard risk of a land use consents, as well as a subdivision consent, cannot be appropriately managed."*

Nevertheless, in the meantime, decisions on PC1 also must consider (give effect to) the NPS-NH to the extent it is relevant to natural hazards in the subject area. That is at least flooding and geological hazards such as faultlines and active faults in the WSDA area.

We note that Appendix 4 in PC1's supporting documentation is a report on natural hazards within the WSDA. WSP (authors of that Appendix 4 report) comment on an 'avoidance' approach to faultlines. They also comment on a 'mitigation approach' too. PC1 does not appear to be proposing an "avoidance approach" so we assume PC1 is intended to apply a "mitigation approach" to faults and associated risks in the WSDA. However, PC1 as proposed does not appear to fully incorporate WSP's recommendations in relation to the 'mitigation approach.'

We believe PC1 needs to add additional provisions into the district plan to ensure the 'mitigation approach' fully reflects WSP's recommendations insofar as further detailed assessment of the fault rupture hazard, geotechnical investigations, paleoseismic studies, and *"additional geotechnical investigations to assess if there are settlement prone, or liquefaction susceptible materials in the proposed development area."* WSP noted that geotechnical investigations on the site *"will need to be more extensive than would normally be undertaken for a subdivision because fault movement may have caused greater variability in ground conditions."* Given WSP's recommendations, it seems that the district plan's existing district wide provisions would fail to prompt a need for "more extensive" geotechnical investigations for a subdivision in the WSDA. So PC1 ought to add something bespoke for the WSDA.

The district plan maps already feature 'fault avoidance zones,' yet those are not identified in the PC1's proposed structure plan for the WSDA. Only fault lines are currently represented in the Structure Plan diagram. For greater clarity for plan users, we think the Structure Plan should be amended to also include the 'fault avoidance zones' which already appear elsewhere in the district planning maps.

Relief sought: **2. Amend PC1 and structure plan to add known 'fault avoidance zones' to the maps and structure plan figures.**

Submission point 07.02

3. Amend PC1 to ensure that it:

a. gives effect to the NPS for Natural Hazards (and other NPSs as relevant) and

b. gives effect to the RPS, particularly the relevant provisions in Chapters 3.1B and 3.12.

4. Apply the risk assessment matrix in the 2025 NPS for Natural Hazards (and other relevant provisions) to ensure that PC1 applies controls and standards that are proportionate to the risks of land use activities, including residential activities and dwellings in known 'Fault Avoidance Zones' within the WSDA.

Thank you again for the opportunity to make a submission on proposed PC1. We do wish to be heard in support of this submission. Should you have any queries with regards to the content of this submission please contact me in the first instance.

Ngā mihi,

Nichola Nicholson
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Policy & Regulation Group
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