CENTRAL HAWKE'S BAY DISTRICT COUNCIL

Summary of Submissions

Plan Change 1 to the Central Hawke's Bay District Plan – Operative in part (2024)

April 2025

Waipukurau South Development Area

Submitter no/Submission point	Submitter	Plan provision	Position	Summary of submission	Decision requested
01.01	Natural Hazards Commission Toka Tū Ake	DEV-O2	Amend	Recommends critical infrastructure and residential buildings are avoided within Fault Avoidance Zones unless site specific investigation determines that the building platform is 20m from a faultline Acknowledges that the District Plan generally follows Ministry for the Environment advice from *Planning for Development of Land on or Close to Active Faults* (2003). Recommends focus be on retaining use of critical infrastructure and dwellings after earthquake rather than using life-safety baseline. Notes primary hazard is ground deformation, which is not easily mitigated by building design or engineering. Supports policy and assessment matter that requires subdivision design to accommodate faultlines, including minimising the amount of times road infrastructure crosses faultlines.	To include an additional subdivision outcome: "e. Residential dwellings are not located within 20m of an active fault."
01.02		DEV1-P8	Support	Supports policy to promote the location and design of roads to follow direction of fault lines. As this minimises the number of times a road crosses a fault, therefore providing more resilient roading infrastructure to help ensure emergency services can operate following an earthquake.	Supports policy DEV1-P8 as drafted
01.03		DEV-AM6	Support	Supports policy to promote the location and design of roads to follow direction of fault lines as this minimises the number of times a road crosses a faultline, therefore providing more resilient roading infrastructure to help ensure emergency services can operate following an earthquake.	Supports assessment matter DEV1-AM6 as drafted

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02.01	Lynn and Russell Daynes	DEV1-APP1 Waipukurau South Structure Plan	Amend	Concern raised that the Structure Plan proposes a potential future roading connection through dwelling at 143C Pōrangahau Road and the shared driveway entrance is marked as a future roading connection. Considers that the current roading layout creates an unfair and immediate planning blight on their retirement property. Requests an amendment to Plan Change 1 to reposition the proposed future road away from their home. Considers that realigning the road offers a practical compromise that still enables future development.	Requests that the Structure Plan is amended to show the indicative road location to be on the eastern boundary of 143C Pōrangahau Road.
03.01	Cancer Society Hawke's Bay	DEV1-O2(a) DEV1-P4	Amend	Generally supports proposal for integrated, well-planned residential growth in the Waipukurau South Development Area (DEV1). Considers that urban design and planning decisions directly influence long-term health outcomes. Emphasises links between: - built environment design and physical activity - access to open space and cancer prevention (e.g. UV exposure) - Neighbourhood design and social connection, safety, and wellbeing. Provides public health rationale of need to reduce chronic disease, supporting active lifestyles and creating safer, healthier and more resilient communities. Notes NZ high UV radiation levels	Requests DEV1-O2(a) and DEV1-P4 are amended to more clearly prioritise safe, accessible and connected walking and cycling infrastructure.

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03.02		DEV1-O2(b) and (c) and DEV1-P5	Amend	Incorporating shade into public spaces is a practical measure to support skin cancer prevention. Particularly, as UV radiation levels are high in Aotearoa.	Requests DEV1-O2(b)(c) and DEV1-P4 are amended to ensure that open space areas are designed to promote regular use and incorporate shade, particularly in areas frequented by children and whānau (parks and playgrounds).
03.03		DEV1-APP1 – Waipukurau South Structure Plan	Amend	Considers how the design of residential areas can influence long-term health outcomes. Including physical activity levels, social connection, and environmental exposures.	Requests strengthening recognition within the provisions that neighbourhood design influences physical activity, social connection, and safety, and should support walkability, accessibility, and overall community wellbeing.
04.01	Stradegy Planning Ltd for Mike and Tess Fitzgerald	DEV1-APP1 – Waipukurau South Structure Plan	Amend (overall in support)	Supports the Structure Plan in principle but seeks amendments to improve certainty, enforceability, and outcomes. Concerned with the Structure Plan connection to Holt Place, in particular: - The Holt Place properties are outside of the Structure Plan boundaries and greenfield development area so there is no obligation on landowners and Council cannot enforce delivery of this connection - A roading connection in this location would impact the quiet nature of these 'no through traffic' roads with these residents becoming affected parties to any consent - Suggests another option for creating an east-west roading connection from Pōrangahau Road to Tavistock Road	Suggests: - Altering the Development Area boundary to include 24 and 25 Holt Place (with the purpose that this may enable enforceable access) or - Shift the connection to Holt Place south via the Council owned land to link up with Redwood Drive - Amend the structure plan outline to include the council owned land within the structure plan boundary.
04.02		Appendix A – 3 Waters Servicing Report		Notes inconsistency between Appendix A – 3 Waters Servicing Report and the Structure Plan in terms of the location of the stormwater management pond.	Suggests: - Making it clear in the 3 Waters Servicing Report that the stormwater basin is located in the council owned land as specified on the Structure Plan.

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					- Alter the boundary of the Structure Plan so that the council owned land is within the Development Area.
05	Kathryn Bayliss	Not specified	Support	Does not wish to make a submission on this chapter and requests longer to time to read the information	N/A – no decision requested
06.01	Centralines Limited	DEV1-P2	Amend	Generally supports Plan Change 1 for the Waipukurau South Development Area Considers that electricity infrastructure is a key component to successful residential expansion and growth and is currently under-represented in the chapter provisions compared with roading and 3 waters infrastructure Considers that early corridor planning is preferred over ad hoc management via individual consents Further aligns the Plan Change with the newly released National Policy Statement for Infrastructure and the National Policy Statement for Electricity Networks.	Amend DEV1-P2: "a) it can be connected to publicly available water, wastewater, and stormwater and electricity networks with sufficient capacity to service the proposed development" Alternatively add a new policy with wording to the effect to "promote integration of the electricity network".
06.02		DEV1 Assessment Criteria		Notes that new policy statements recognise electricity as essential infrastructure for our communities, economic growth and development in submission planning, and encourages early consultation between Council and utility providers	Suggests options for incorporating consideration of corridor level infrastructure in the assessment criteria. For example, by including: - Clear inclusion of electricity networks under DEV1-O1 and DEV1-AM1 - Being clear that references to 'infrastructure' includes electricity. - A potential electricity corridor illustrated on the Structure Plan. - Any other method Council consider appropriate that would ensure the wider electricity network and serviceably is addressed in decision-making on future development

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07.01	Hawke's Bay Regional Council	DEV1 General	Amend	Stormwater management Notes that: - stormwater modelling shows residual increases in downstream flood depths during long-duration 1% AEP events unless downstream infrastructure upgrades are implemented. - Technical advice recommends no development occur until downstream stormwater basins are in place, but it is unclear how PC1 gives effect to this. Concerned that PC1 lacks clear staging and sequencing provisions to ensure stormwater infrastructure is delivered before or alongside development.	Requests the DEV1 chapter is amended 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.
07.02		DEV1 General DEV1-APP1 – Waipukurau South Structure Plan	Amend	Natural Hazards Asserts that the District Plan needs to give effect to the Hawke's Bay Regional Policy Statement and the National Policy Statement for Natural Hazards, particularly the risk matrix for assessing natural hazard risks. Considers Plan Change 1 needs additional provisions to ensure the 'mitigation approach' to natural hazards reflects WSP's recommendations in Appendix D – Natural Hazards. In particular, noting that district wide provisions may not be extensive enough for the development area.	Requests the Structure Plan is amended to include 'fault avoidance zones' Requests DEV1 chapter is amended to ensure it 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.
08.01	David Bishop	DEV1 Introduction	Amend	Overall in support of DEV1 Structure Plan and its intentions but notes error in calculating the overall hectares of Area A and Area B	Requests amending reference to 50 hectares to the actual size of area A and B, likely to be closer to 70 hectares.
08.02		DEV1-General	Amend	Concern with future road passes through a neighbours dwelling but recognises that a future roading connection will be required to link to future intersections.	Within Area B delete the black dotted line indicating a future road and replace with a

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					general comment that future roading connections be required
09	Angela Payne	Not specified	Support	Not specified	Not specified
10.01	Daniel McIntyre - DMAK Electrical	DEV1-APP1-Waipukurau South Structure Plan	Support	Supports Area A of the new subdivision area.	Not specified
11.01	Graham and Fiona Hunt	DEV1-APP1-Waipukurau South Structure Plan	Amend	Notes privacy and safety concerns for 16 Stiles Ave due to location of recreation path shown on Structure Plan. Notes support for the recreation paths in general.	Requests the Structure Plan is amended so this section of the path is removed or repositioned.
12.01	Heatha Edwards - Harcourts	General	Oppose	Opposes key aspects of the proposed changes related to large-scale residential development and associated infrastructure funding. Concerned that ratepayer or central government funds are being used to subsidise private land development, while other developers are required to pay. Concerned the development area is a financial and physical risk given known infrastructure and geotechnical issues. Argues that the $10.9 million of central government funding should instead be spent on fixing existing, failing infrastructure across CHB. Notes that the community is already facing significant rates increases, with many households struggling. Calls for greater transparency from Council on land ownership, agreements, and intentions in relation to what additional items Council intend to fund.	That Council pauses on this work Requests that fault lines affecting the proposed development area be clearly overlaid and publicly visible
13.01	Alvin Aliathos	Not specified	Support	Not specified	Not specified

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14.01	William and Pamela Nicholson	DEV1-General	Amend	Concern raised on the proposed reliance on a private, unmaintained open drain at 17 Willow Grove as part of the stormwater solution for DEV 1. Notes the drain is not part of the Council's stormwater network and its hydraulic capacity, condition, and resilience are uncertain. Only the headwall connection to the Council pipe has an easement. While noting intention for stormwater neutrality, concern is that development can still result in increased runoff volumes, longer flow duration and more frequent flow events Changes in stormwater behaviour may increase property risk including erosion of the open earth drain, sediment build-up and blockages, bank instability and flooding risks The submitters request confirmation modelling to demonstrate that the development will not increase the burden on the drain or their land.	Requests that Council consider: - whether it is appropriate for a private unmaintained drain to form part of the stormwater system for the development - whether formal access rights or easements are required - how the drain will be maintained and managed in the future - whether the modelling adequately demonstrates that the development will not increase the hydraulic burden on the drain.
15.01	Dean Hemi Hokianga	DEV1 - General -	Support	Supports the outlined objective for storm water management and resilient design. Supports climate resilience and future proofing the new subdivision	Consider setting aside a majority of the houses as social houses, for the reasons of affordability and first home buyers. Would like to see bike paths considered for this development.

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03.04	Cancer Society Hawke's Bay	General	Support	Renewable energy plays an important role in reducing greenhouse gas emission which improves air quality and reduces long-term health risks associated with climate change.	Not specified
05.01	Kathryn Bayliss	RE-R1, RE-R2, and RE-R5	Amend	Considers the waterways should flow freely and should not be dammed. Requests the need to protect te mauri o te wai.	Add an additional rule to make hydro renewable energy a prohibited activity.
06.03	Centralines Limited	RE-Policies	Amend	Considers that renewable energy activities are appropriate activities to occur on highly productive land (see clause 3.9 of the National Policy Statement for Highly Productive Land).	Requests an amendment to policy framework so that the productivity of the soil resource is not a factor in assessing renewable energy proposals to remove uncertainty during consent process.
06.04		General	Support	Considers that provisions that enable renewable energy electricity generation are beneficial for the district and the wider community Change in rules and activity status supports objectives and policies already within District Plan.	Supportive of: - Permitted rule status for on-site use, where conditions are met - Restricted discretionary status for community scale, with conditions - Matters of discretion referred to under RE-AM1. - The change to RE-P4 and the definitions for small scale REG and community scale REG
07	Hawke's Bay Regional Council	Not specified	Amend	Not specified	Not specified
08	David Bishop	Not specified	Support	Not specified	Not specified
09.01	Angela Payne (Agri-Lab)	RE-P1, RE-P3, RE-P4	Support	Supports for the following reasons: - expects business expenses related to power will reduce by half - Savings estimated will allow business to grow supporting business resilience	None (in support).

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				- Quotes the cost of electricity for a high electricity use small business Discusses location of solar panels with respected to environmental effects. Supports permitting ground mounted solar systems of up to 200kW for on site use.	
10.02	Daniel McIntyre DMAK Electrical	Definition	Support	Supports increasing unconsented PV systems to 200kW. Concerned consenting process is delaying larger systems from reducing load on the grid during the day. Notes that many rural connections can already take this size system without upgrading transformers or fuse size.	None (in support).
11	Graham and Fiona Hunt	Not specified	Support	Not specified	Not specified
12.02	Heatha Edwards Harcourts	General	Support	Benefits to private homeowners, queries why the same option is not available for businesses and farms.	Ensure visual impacts are managed in a common-sense way to maintain character of CHB.
13.02	Alvin Aliathos	General	Support	Not specified	Not specified
15.02	Dean Hemi Hokianga	General	Support	Supports making it easier for all to implement energy resilience systems on our properties. Reasons being energy security and resilience in severe weather events.	Would like to see solar made easier to install. Would like to see these provisions extended to home batteries and local level battery systems.