Consequential Amendments to the District Plan

UFD – Urban Form and Development

Introduction

The National Policy Statement on Urban Development Capacity (NPS-UD) came into force in August 2020. It applies to all local authorities that have all or part of an urban environment wtihin their district or region and to all planning decisions by a local authority that affect an urban environment.

An 'urban environment' is defined in the NPS-UD as:

"*means any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:*

(a) is, or is intended to be, predominantly urban in character' and
(b) is, or is intended to be, part of a housing and labour market of at least 10,000 people."

The current populations of the three urban areas of Central Hawke's Bay District are well below 10,000 people and therefore do not fall wtihin the definition of 'urban environment'. As such, the NPS-UD does not apply to the District. However, if the population of any of the urban areas was to increase to at least 10,000 people in the future, the Council would become a 'Tier 3' local authority and the NPS-UD would apply.

Regardless of there being no requirement for the Council to apply the NPS-UD, the NPS-UD includes some objectives and policies that the Council can have regard to, particularly with regard to taking a long-term approach to planning for urban development in the District.

The Hawke's Bay Regional Council's 'Regional Policy Statement' incorporates objectives and policies in relation to urban development and the strategic integration of infrastructure within the Hawke's Bay Region. The Central Hawke's Bay District Plan must give effect to the Regional Policy Statement. The Regional Policy Statement places emphasis on:

1. Establishing compact, and strongly connected urban form throughout the Region, that achieves quality built environments that:
   a. provide for a range of housing choices and affordability;
   b. have a sense of character and identity;
   c. retain heritage values and values important to tangata whenua;
   d. are healthy, environmentally sustainable, functionally efficient, and economically and socially resilient; and
   e. demonstrate consideration of the principles of urban design .
2. Ensuring that the rate and location of development is integrated with the provision of strategic and other infrastructure, the provision of services, and associated funding mechanisms.
3. Ensuring that the planning and provision of transport infrastructure is integrated with development and settlement patterns.

The Regional Policy Statement also requires any rezoning for the development of urban activities to be accompanied by a structure plan for inclusion in the District Plan. Structure plans will therefore be required to realise any development of the indicative future urban growth areas (Note: this requirement does not apply to indicative future Rural Living growth areas).

Structure plans provide a mechanism for integrating new greenfield development with existing urban areas, ensuring urban growth is accommodated in a sustainable way, and that all constraints are investigated and addressed or protected at the time of initial zoning for urban purposes. They are used to ensure the best use of existing infrastructure, and the identification and provision for any additional infrastructure required to meet the needs of new residents.

Future Greenfield Direction of Growth

Council's Central Hawke's Bay Integrated Spatial Plan 2020-2050 (ISP) is a non-statutory document that sets out a 30-year blueprint of growth and development opportunities for the District's three towns of Otane, Waipawa and Waipukuarau.

Over the next 11 years (to 2031), the number of households in Waipukurau, Waipawa and Otane are projected to increase (under the high population projections scenario), as follows:

- Otane - 154 additional households
- Waipawa - 107 additional households
- Waipukurau — 455 additional households

This equates to a total increase of 716 households, representing 54% of the total number of additional households expected in the District (1,322 households) in the same period.

A high-level residential development capacity analysis undertaken to inform the ISP found that the towns of Waipukura and Waipawa, and the settlement of Otane, currently have combined capacity within the existing General Residential /Settlement Zones to accommodate all the projected household growth for the next 30 years[1].

The Waipukurau South Development Area is identified in the ISP as a priority area for new residential infill growth (Figure 3). A Structure Plan and Development Area Chapter was developed and introduced to the Plan through Plan Change 1.

The ISP also identifies the potential direction of future greenfield residential growth for Otane (Figure 1), Waipawa (Figure 2) and Waipukurau (Figure 3) — to provide for new residential development not anticipated as being required during the period of this District Plan, but which may be required in the medium term. Council will regularly review the uptake of land for infill development within the towns and settlement, which will identify if and when any future greenfield residential growth may need to be progressed outside the existing urban and settlement boundaries.

[1] 'Central Hawke's Bay Residential Development Capacity, High-Level Analysis to Inform Integrated Spatial Plan', Veros Limited, September 2020.



Figure 1 — Otane Growth Direction

Greenfield Growth Direction/Areas:

1. *Otane residential greenfield growth direction* (north of settlement boundary).

Figure 2 — Waipawa Growth Direction



Greenfield Growth Direction/Areas:

1. *Waipawa residential greenfield growth direction* (north and west of Waipawa urban boundary).

Figure 3 — Waipukurau Growth Direction



Greenfield / Infill Growth Direction / Areas:

1. *Waipukurau residential greenfield growth direction* (east of Waipukurau urban boundary)
2. *Waipukurau priority residential infill area* *- Waipukurau South Development Area* ~~(within the existing General Residential Zone of Waipukurau, near Tavistock Road)~~.
3. *Potential future greenfield industrial growth area* (west of Waipukurau urban boundary, between Takapau Road/State Highway 2 and the Tukituki River).

Issues

UFD-I1 Sufficient Development Capacity for Urban Growth

When supply of housing is not able to keep up with demand, this can lead to rapidly increasing property prices, as well as housing affordability challenges.

A lack of supply of land for new urban development constrains potential for economic growth.

Explanation
The District requires sufficient development capacity for future urban growth.

Demographic projections for Central Hawke's Bay District (informing the ISP), predict an increase in population and

General Approach

District Plan Framework

The District Plan is comprised of the following interrelated parts:

Part 1 — Introduction and General Provisions
These chapters explain the District Plan's context and how it works, and provide definitions that assist to interpret the District Plan. They also provide context and process-related information in relation to tangata whenua.

Part 2 — District-Wide Matters
These relate to:

a. Strategic Direction: The strategic direction part of the Plan sets out the key and/or significant matters for the District and provides District-wide considerations to guide decision making at a strategic level.
b. District-Wide Matters: These chapters relate to specific areas or activities that occur throughout the District. The rules in these chapters apply generally across the District and are not separately covered in Part 3 Area Specific Matters.

   Refer 'Hierarchy of Part 2 District-Wide Matters'.

Part 3 — Area-Specific Matters

a. Zones: A zone spatially identifies and manages an area with common qualities and environmental characteristics or where particular environmental outcomes are sought.
   The entire district is zoned and all land is identified as part of a 'zone' on the Planning Maps, with rules which specifically address zone-based activities and effects. The zones seek to enable similar, compatible activities or effects to be located in appropriate areas together, while managing those that are incompatible.

b. Development Areas: A development area spatially identifies and manages areas where plans such as structure plans apply to determine future land use or development. When the associated development is complete, the development areas spatial layer is generally removed from the plan either through a trigger in the development area provisions or at a later plan change.

c. Designations: This part contains the designations that have been included in the District Plan under section 168, section 168A or clause 4 of Schedule 1 of the RMA.
   Designations authorise the use of land by requiring authorities for a particular project or public work. The District Plan rules do not apply to a public work, project or work undertaken by a requiring authority that is in accordance with the designation. However, if the designated land is used for a purpose other than the designated purpose, then the provisions of the District Plan do apply. Other people may not, without the prior written consent of the requiring authority, do anything in relation to the designated land that would impede the public work, project or work.

Part 4 — Appendices and Maps

a. Appendices: These contain technical information and data, such as schedules of identified sites, areas, items and features, where these have not been included in relevant chapters in Parts 2 and 3.
b. Maps: Planning maps spatially define zones, areas, items and features referred to within the District Plan chapters.

Application of Part 2 District-Wide Matters

Central Hawke's Bay District Plan has provisions contained in Part 2 District-Wide Matters, that apply across the District in different ways:

1. Strategic Direction chapters
   The following chapters provide a framework of objectives and policies that set the overarching direction for the District Plan:
   - RLR — Rural Land Resource
   - SSB — Sustainable Subdivision and Building
   - TW — Tangata Whenua
   - UFD — Urban Form and Development

   These objectives and policies may also be relevant when considering resource consent applications for Discretionary and Non-Complying Activities.

2. Overriding District-Wide chapters
   The following chapters contain provisions and rules relating to specific types of activities that take precedence over the Zone and Development Area provisions and rules (unless otherwise specified within the chapters):
   - NU — Network Utilities
   - RE — Renewable Energy
   - ASW — Activities on the Surface of Water
   - PKH — Papakāinga and Kaumātua Housing, and Associated Marae-based Development
   - TEMP — Temporary Activities (temporary buildings, temporary events, and temporary military training activities)

   Note: the provisions and rules in other Part 2 District-Wide chapters (refer below) may also apply.

3. All Other District-Wide chapters
   The following remaining chapters contain provisions and rules that may apply alongside/in addition to the Zone and Development Area provisions and rules (some of which respond directly to features and areas shown on the Planning Maps):

   - TRAN — Transport
   - CL — Contaminated Land
   - HAZS — Hazardous Substances
   - NH — Natural Hazards
   - HH — Historic Heritage
   - SASM — Sites and Areas of Significance to Māori
   - TREE — Notable Trees
   - ECO — Ecosystems and Indigenous Biodiversity
   - NFL — Natural Features and Landscapes
   - OSR — Open Space and Recreation
   - PA — Public Access
   - SUB — Subdivision
   - CE — Coastal Environment
   - EW — Earthworks (including mining, quarrying, and hydrocarbon extraction activities)
   - LIGHT — Light
   - NOISE — Noise
   - SIGNS — Signs

Format

Within Part 2 District-Wide Matters and Part 3 Area-Specific Matters of the Plan, each chapter generally follows the format and order of provisions as set out below:

Relationships Between Spatial Layers

The Central Hawke's Bay District Plan uses a range of spatial layers that are shown on Planning Maps. The spatial layers used are outlined below. The function of each spatial layer is set out in the National Planning Standards, November 2019.

Zones

A zone spatially identifies and manages an area with common environmental characteristics or where environmental outcomes are sought, by bundling compatible activities or effects together, and controlling those that are incompatible.

The zones used in the Central Hawke's Bay District Plan and shown on the Planning Maps are:

- LLRZ — Large Lot Residential Zone
- GRZ — General Residential Zone
- GRUZ — General Rural Zone
- RPROZ — Rural Production Zone
- RLZ — Rural Lifestyle Zone
- SEtZ — Settlement Zone
- TCZ — Town Centre Zone
- GIZ — General Industrial

Zone

Development Areas

A development area spatially identifies and manages areas where plans such as concept plans, structure plans, outline development plans, master plans or growth area plans apply to determine future land use or development. When the associated development is complete, the development areas spatial layer is generally removed from the plan either through a trigger in the development area provisions or at a later plan change.

The development areas used in the Central Hawke's Bay District Plan and shown on the Planning Maps are:

- DEV1 – Waipukurau South Development Area

Specific Controls

A specific control spatially identifies where a site or area has provisions that are different from other spatial layers or district-wide provisions that apply to that site or area.

Site-specific controls apply in addition to zone controls.

Site-specific controls used in the Central Hawke's Bay District Plan and shown on the Planning Maps are:

- NH — Natural Hazards:
  - Fault Avoidance Area
  - Flood Hazard Area
  - Tsunami Hazard Area
- HH — Historic Heritage:
  - Historic Heritage Items
- SASM — Sites and Areas of Significance to Maori:
  - Wahi Tapu, Wahi Taonga and Sites and Areas of Significant to Maori
- TREE — Notable Trees:

  - Notable Trees
- ECO — Ecosystems and Indigenous Biodiversity:
  - Significant Natural Areas
- NFL — Natural Features and Landscapes:
  - Outstanding Natural Landscape
  - Outstanding Natural Features
  - Significant Amenity Features
- PA — Public Access:
  - Priority Waterbodies for Esplanade Reserves, Esplanade Strips or Access Strips
- CE — Coastal Environment:
  - Coastal Environment
  - High Natural Character Areas
- TCZ — Town Centre Zone:
  - Commercial Frontage Area

Designations

Spatially identifies where a designation is included in a plan under section 168 or section 168A or clause 4 of Schedule 1 of the RMA.

Designation overrides all other spatial layers and associated site-specific and zone controls where the activity relates to a public work, project or work undertaken by a requiring authority that is in accordance with the designation.

The Central Hawke's Bay District Plan contains designations from various requiring authorities shown on the Planning Maps, including Central Hawke's Bay District Council, Hawke's Bay Regional Council, various Ministers of the Crown, and network utility providers.

Provisions to be removed from the Central Hawke's Bay District Plan - Operative in Part (2024) due to Plan Change 1 amendments

Note red boxes indicate sections to be deleted, with chapter GRZ-APP1 – Waipukurau South Precinct (WSP) Plan to be deleted in full.

n. SUB-AM8.
o. SUB-AM9.
p. SUB-AM10.
q. SUB-AM15.

Standards

SUB-S1 Minimum Net Site Area (excluding Lifestyle Sites and Conservation Lots)	
General Residential Zone	1. Where public sewerage reticulation is available: a. 350m^2 (except within the Waipukurau South Precinct). b. 500m^2 within the Waipukurau South Precinct. 2. Where public sewerage reticulation is not available — 1000m^2.
Town Centre Zone **General Industrial Zone**	3. No minimum net site area applies.
Settlement Zone	4. Where public sewerage reticulation is available — 600m^2. 5. Where public sewerage reticulation is not available — 1000m^2.
Large Lot Residential Zone	6. Where public sewerage reticulation is available — 800m^2. 7. Where public sewerage reticulation is not available: a. Mangakuri — 1500m^2. b. Other coastal settlements — 1000m^2.
Rural Lifestyle Zone	8. 2500m^2, with a minimum 4000m^2 average.
General Rural Zone	9. 20 hectares *Note: standards for subdivisions involving the creation of Lifestyle Sites in the General Rural Zone are in found in SUB-S2 below.*
Rural Production Zone	10. 12 hectares *Note: standards for subdivisions involving the creation of Lifestyle Sites in the Rural Production Zone are in found in SUB-S2 below.*
Conservation Lot (All Zones)	11. No minimum net site area applies.
Special Purpose Lot (All Zones)	12. No minimum net site area applies.
Increasing the area of existing non-complying sites	13. No minimum net site area applies, provided no existing complying site is rendered non-complying by the subdivision.
SUB-S2 Minimum Net Site Area for Lifestyles Sites in General Rural Zone and Rural Production Zone (not in association with the creation of a Conservation Lot)	
General Rural Zone	1. Minimum net site area for Lifestyle Lot — 2500m^2. 2. Maximum net site area for Lifestyle Lot — 2.5 hectares.
Rural Production Zone	3. Minimum net site area for Lifestyle Lot — 2500m^2. 4. Maximum net site area for Lifestyle Lot — 1 hectare.
All Other Zones	5. N/A
SUB-S3 Minimum Net Site Area for Lifestyle Sites in association with the creation of a Conservation	

SUB-S6 Wastewater Disposal	
All Zones	1. All new lots for any activity that will create wastewater must be connected to a public reticulated wastewater disposal system, where one is available. 2. Where the new lots will not be connected to a public reticulated wastewater disposal system, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the subdivider must demonstrate how an alternative and satisfactory method of wastewater disposal can be provided for each site. *Note: The above does not replace regional rules which control the collection, treatment and disposal of wastewater to land or water. These rules must be complied with prior to the activity proceeding.*
SUB-S7 Stormwater Disposal	
All Zones	1. All new lots for any activity that will create stormwater must be connected to a public reticulated stormwater disposal system, where one is available. 2. Where the new lots will not be connected to a public reticulated stormwater disposal system, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the subdivider must demonstrate how an alternative and satisfactory method of stormwater disposal can be provided for each site. 3. For new lots within the Waipukurau South Precinct (WSP): a. Any land within the subdivision site that is within the 'Proposed Stormwater Detention Pond' area identified in Figure 10 of Appendix GRZ-APP1 - Waipukurau South Precinct (WSP) Plan, and/or any other contiguous stormwater detention pond area of a similar size and extent provided in lieu, shall be vested in the Central Hawke's Bay District Council; and b. All stormwater peak flows up to and including a 1 in 5 year Annual Recurrent Interval (ARI) rainfall event shall be contained within a reticulated network; and c. Overland flow paths for flows up to a 1 in 50 year Annual Recurrent Interval (ARI) rainfall (or greater) event shall be provided; and d. Stormwater discharges from the site shall achieve hydraulic neutrality at the WSP boundary for critical storm durations up to and including the 1 in 100 year Annual Recurrent Interval (ARI) peak flow; and e. All public stormwater management infrastructure and facilities, including but not limited to, pipes, wetlands, drains, streams and/or access lots/areas shall be vested in the Central Hawke's Bay District Council and/or all necessary easements created. *Notes:* 1. *Clause 2. of this standard does not replace regional rules which control the collection, treatment, and disposal of stormwater to land or water. These rules must be complied with prior to the activity proceeding.* 2. *In relation to clause 3(b) of this standard:* i. *hydraulic neutrality should be achieved through a range of measures, including a mix of individual onsite controls and community-based, larger communal attenuation devices, having regard to the principles of low impact design and supported by hydraulic modelling.* ii. *It is anticipated that critical storm durations would be 2 and 6 hours, however, this will need to be confirmed by an appropriate engineering assessment.*
SUB-S8 Property Access	
All Zones	1. All new lots for any activity must have vehicular access to an existing, legal road that complies with the relevant provisions of the TRAN — Transport chapter.
SUB-S9 Road Widening	
All Zones	1. Where the existing road frontage is subject to a road widening designation,

10. The extent to which the subdivision design and consequential development are consistent with the objectives and policies of the NU — Network Utilities chapter.

SUB-AM18 Subdivisions with building platforms and/or vehicle access within proximity of the Gas Transmission Network

1. Any effects on the safe, effective, and efficient operation, maintenance, and upgrade of the Gas Transmission Network.
2. Any effects on the ability for vehicles to access the Gas Transmission Network.
3. Risks relating to health or public safety and the risk of property damage.
4. Reverse sensitivity effects.
5. Technical advice provided by First Gas Ltd.

SUB-AM19 Subdivision of Land within the Waipukurau South Precinct (WSP)

1. The degree to which the subdivision may impact on the ability to service other existing or future sites in the WSP area that are compliant with SUB-S1.
2. Where the subdivision is located within or partly within the WSP area, the cumulative effects of the subdivision on the environment, taking into account:
   a. Any subdivision consents already granted; and
   b. The extent of development that could occur as a controlled activity under SUB-R1.
3. The extent to which the design and construction of the subdivision achieves the Precinct Plan Outcomes in Appendix GRZ-APP1 - Waipukurau South Precinct (WSP) Plan.

SUB-AM20 Subdivision of Land subject to an approved land use consent in the General Residential Zone, Town Centre Zone, General Industrial Zone and/or Large Lot Residential Zone

1. The effect of the design and layout of the proposed sites created;
2. Whether the design and layout of the proposed site will result in new or increased non-compliance with District-wide and zone rules;
3. Whether there is appropriate provision made for infrastructure; and
4. Whether there is appropriate creation of common areas over parts of the parent site that require access by more than one site within the subdivision.

SUB-AM21 Subdivision within building platforms and/or vehilce access wihtin proximity of Hatuma Lime Maharakeke Road quarry.

1. Any acutal and potential reverse sensitiviy effects on the effective, and efficient operations of the Hatuma Lime quarry.

SUB-AM22 Subdivision of land partly or wholly containing an identified heritage item (identified in HH-SCHED2), notable tree (identified in TREE-SCHED4), Significant Natural Area (identified in ECO-SCHED5), archaeological site, or wāhi tapu, wāhi taonga, and site or area of significance to Māori (identified in SASM-SCHED3)

1. Whether subdivision will enable the establishment of land use activities likely to result in adverse effects on the heritage item, notable tree, significant natural area, archaeological sites, wāhi tapu, wāhi taonga or site of significance to Māori that would not otherwise be enabled without subdivision
2. Any potential adverse effects on each item, tree, area, or site, including but not limited to:
   a. Whether sufficient land is provided around the item, tree, area or site to retain and protect its values;
   b. Whether the subdivision will fragment the item, area, or site; and
   c. whether the subdivision will involve land disturbance that may have adverse effects on the item, tree, area, or site, including building platforms and vehicle accessways.

Council, including via the Hawke's Bay Hazard Information Portal (http://www.hbemergency.govt.nz/hazards/portal).

SUB-M6 Covenants and Consent Notices

Covenants and Consent Notices issued under section 221 of the RMA and registered on Certificates of Title.

SUB-M7 s222 RMA Completion Certificates

Completion Certificates issued under section 222 of the RMA for the completion of works (e.g. works to provide or upgrade service facilities).

SUB-M8 Heritage New Zealand *Pouhere Taonga* Act

The Heritage New Zealand *Pouhere Taonga* Act makes it an offence to destroy or modify an archaeological site without first obtaining an 'archaeological authority' (applies to both recorded and unrecorded archaeological sites). Contact with Heritage New Zealand *Pouhere Taonga* is advised if the subdivision involves any activity may modify, damage or destroy any archaeological site (e.g. such as earthworks, fencing or landscaping).

Principal Reasons

The principal reasons for adopting the policies and methods:

It is important that subdivision is undertaken in a way that achieves the objectives and policies of the various zones and district-wide activity provisions of the District Plan.

The District Plan includes minimum lot size standards that provide landowners with sufficient flexibility and certainty to create sites which are of an appropriate size to achieve the scale, density and type of development provided for by the objectives, policies and methods for each zone and district-wide activity.

Consistent with the objectives and policies of the ECO — Ecosystems and Indigenous Biodiversity chapter, the HH — Historic Heritage chapter, and SASM — Sites of Significance to Māori chapter in the District Plan, includes subdivision rules that allow the creation of a separate in-situ Lifestyle Site (and an associated house site) in return for legally and physically protecting in perpetuity: nominated areas of significant indigenous vegetation and/or significant habitats of indigenous fauna (including Significant Natural Areas identified in ECO-SCHED5 of the District Plan), Heritage Items identified in HH-SCHED2, or Wāhi Tapu, Wāhi Taonga and Sites of Significance identified in SASM-SCHED3 of the District Plan located on the land being subdivided.

Given the highly variable nature of circumstances and public needs associated with the creation of sites for special purposes (including public works, network utility operations and renewable electricity generation activities), it is impractical to specify what size or dimension these sites should be. The subdivision rules therefore provide flexibility to allow the creation of sites of various sizes and dimensions for special purposes.

Subdivision is often followed by intensification or changes in land use that increase the demand for reticulated water supply, wastewater disposal and stormwater disposal services. However, unless the provision of such services is proposed and identified as works in the Council's Long Term Plan or Annual Plan, and are necessary to protect the environment, the Council will not provide services. Subdividers will be required to ensure that independent provision can be made for an on-site water supply, and for the disposal of wastewater and stormwater on the site, sufficient to meet the likely needs of subsequent development.

Where a method, other than connection to a public reticulated system will be used to provide new lots with a water supply or means of disposing of wastewater or stormwater from lots, subdividers will be required to

demonstrate how the method can achieve the protection of the health and safety of residents and avoid any significant adverse effects on the environment.

Vehicular and pedestrian access to lots created must be practicable, safe, and convenient for users, and should avoid adverse effects on the environment, including adjoining activities. Where new roads are required to connect a subdivision to the District road network, it is important that they are designed and constructed to be compatible with the roads they are connecting to.

It will be the subdividers, or subsequent lot owners', responsibility to ensure that telecommunication or electricity reticulation is available, where needed. Electricity requires the provision of power lines and associated structures. New underground reticulation is considered more visually appropriate.

The Council uses the Land Development and Subdivision Infrastructure (NZS 4404: 2010) and the Hastings District Council Engineering Code of Practice (and any future amendments) as methods to assess detailed engineering requirements for subdivision consent applications. These Codes of Practice are therefore referred to in the Methods but are not part of the District Plan.

There are areas within the District which, because of risk from natural hazards, are unsuitable for development, or require specific measures to be undertaken to overcome these hazards (refer to the NH — Natural Hazards chapter of the District Plan).

The Council has the ability under section 106 of the RMA to decline consent to any subdivision in areas where there is a significant risk from natural hazards. It is also necessary to consider the effects of the mitigation measures (as part of a risk management approach) which may also create adverse environmental effects.

Earthworks associated with construction of access, building platforms or services on land being subdivided may potentially have an adverse impact on the amenity of the area, including dust and visual amenity, and may result in the modification, damage or destruction of historic heritage and sites and places of significance to tangata whenua; or accelerate or worsen the risk and effects of natural hazards in the area. The Council may impose conditions on subdivision consents regarding the design, location, construction, and extent of earthworks associated with the subdivision or development of the land.

Inappropriately designed or located subdivision has potential to create reverse sensitivity effects, particularly when it provides for the establishment of sensitive activities (e.g. residential and lifestyle development) close to existing primary production activities, rural industry, industrial activities, public works, network utility operations and renewable electricity generation sites. Such effects can significantly affect the ability of the existing activities to continue to legally operate, upgrade or expand (e.g. through complaints about noise and odour). Therefore, recognising and avoiding reverse sensitivity effects when planning for subdivision and land use development will provide for the continued efficient and effective operation of existing activities.

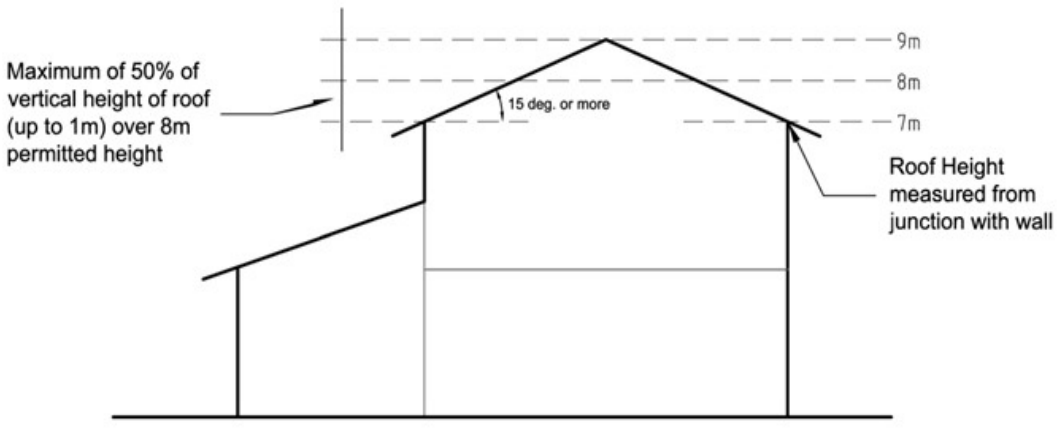
While the Waipukurau South Precinct (WSP) area has been residentially zoned for a number of years, the ability to develop the land within it has been significantly hindered by servicing constraints, particularly in relation to 3-waters infrastructure (most notably stormwater and wastewater) and through land parcels being held in multiple ownership. Active faultlines also exist within the area. Subdivision proposals within the WSP will be assessed with respect to their ability to achieve the Structure Plan Outcomes in Appendix GRZ-APP1 — Waipukurau South Precinct (WSP) Structure Plan.

Anticipated Environmental Results

The environmental results anticipated from the policies and methods:

SUB-AER1 **Achievement of the objectives and policies of the various zones and district-wide activity provisions.**

Standards

GRZ-S1 Residential Density	
All	1. There must be no more than two residential units (including minor residential units) on any site. 2. Minimum net site area for any site (except within the Waipukurau South Precinct) connected to a reticulated sewerage system is: a. 350m^2 for each residential unit contained within the site, except that: b. for each residential unit with a gross floor area less than 60m^2, the minimum net site area for any site is 150m^2. 3. Minimum net site area for any site within the Waipukurau South Precinct connected to a reticulated sewerage system is: a. 500m^2 for each residential unit contained within the site. 4. Minimum net site area for any site is 1000m^2 for each residential unit where it is not connected to a reticulated sewerage system.
GRZ-S2 Height of Buildings	
All	1. Maximum height of any building(s) is 8m except that 50 percent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as follows: **Figure 9 – Partial Height Exemption**  *Note: in all instances, height is measured from the natural ground level.*
GRZ-S3 Height in Relation to Boundary	
All	1. No part of a building must exceed a height of 3 metres plus the shortest horizontal distance between that part of the building and the nearest side and rear site boundary, except for the following: a. chimneys, ventilation shafts, lift and stair shafts and spires, poles and masts that meet the maximum height standard for the relevant zone, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m; b. domestic water storage tanks, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m; c. solar panels or solar hot water systems (and associated hardware), provided that the panels do not protrude more than 500mm from the surface of the roof. 2. Where an internal boundary of a site immediately adjoins an access or part of an access which is owned or partly owned with that site, or has a registered right-of-way over it in favour of that site, the height in relation to boundary is measured from the far side of the access.

All	1. Activities must comply with the provisions of the NOISE — Noise chapter.
GRZ-S15 Relocated Buildings	
All	1. Any relocated building intended for use as a dwelling or for visitor accommodation must have previously been designed, built and used as a dwelling or for visitor accommodation. 2. The relocated building must comply with all other relevant performance standards for the zone. 3. A Building Pre-Inspection Report must be submitted to the Council with each application to relocate a building. The report must: a. state whether the building is structurally sound; b. describe the condition of the building and identify all reinstatement works needed to bring the exterior of the building up to an external visual appearance that is tidy, workmanlike and compatible with other buildings in the vicinity; c. state the proposed timetable to complete the external reinstatement works (including connections to all infrastructure services and closing in and ventilation to the foundations) within 12 months from the date the building is moved to the site; d. provide clear photographs of the building in its current state; and e. provide such plans and elevations of the building as are necessary to illustrate the new site location and likely external design and appearance of the building as a result of the reinstatement work. 4. The Building Pre-Inspection Report must be prepared by: a. A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural and Civil); or b. A member of the New Zealand Institute of Building Surveyors; or c. An independent person, persons or company as approved by Central Hawke's Bay District Council Building Control Authority; or d. A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District; or e. A Licensed Building Practitioner. 5. The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date. 6. The building must be placed on permanent foundations no later than four weeks from the date the building is moved to the site. 7. All external reinstatement works identified in the Building Pre-Inspection Report, including connections to all infrastructure services and closing in and ventilation to the foundations, must be completed within 12 months from the date the building is moved to the site. 8. The owner of the site on which the relocated building is placed must certify to the Council that the reinstatement work identified in the Building Pre-Inspection Report will be completed within the 12-month period. The site owner will be responsible for ensuring this work is completed. *Note: All necessary building consents under the Building Act 2004 (including consent to place the building on permanent foundations) must be obtained prior to the relocated building being placed on the destination site, unless otherwise agreed in writing by the Council.*
GRZ-S16 Impervious Surfaces	
All	1. Within the Waipukurau South Precinct, there must be no more than 65% of the site occupied by impervious surfaces, such as (but not restricted to) buildings and/or driveways.

Assessment Matters

For Discretionary Activities, Council's assessment is not restricted to these matters, but it may consider them (among other factors).

GRZ-AM1 **Residential Density, Height of Buildings, Height in Relation to Boundary, Setback from Roads and Rail Network, Setback from Neighbours**

1. The degree to which the proposed buildings may:
   a. be compatible with the character and amenity of the zone, including the nature and scale of other

2. Any adverse effects from the proposed activity in terms of:
   a. loss of privacy to neighbours, including being over-looked by buildings;
   b. loss of openness and attractiveness of the street scene;
   c. noise, vibration, and glare; and
   d. admission of sunlight and daylight to adjoining sites.
3. The volume and type of traffic which may be generated by the activity and the ability to avoid or mitigate any adverse effects on the function of the road network and/or the safety of pedestrians, cyclists and vehicles using the road network (including cumulative effects) through the provision of appropriate on-site parking, vehicle queuing, loading, manoeuvring and access design, as well as any necessary landscaping.

GRZ-AM11 Development within the Waipukurau South Precinct

1. The degree to which the activity or development will achieve the relevant Precinct Plan Outcomes in Appendix GRZ-APP1 - Waipukurau South Precinct (WSP) Plan .

Methods

Methods, other than the above rules, for implementing the policies:

GRZ-M1 Other Provisions in the District Plan

Other sections of the District Plan contain additional rules and standards applying to activities in the General Residential Zone:

1. NU — Network Utilities — includes rules and standards relating to network utility operations.
2. TRAN — Transport — includes rules and standards relating to access, parking, and loading.
3. HAZS — Hazardous Substances — includes rules relating to the storage, handling and use of hazardous substances, and rules applying to major hazardous facilities.
4. NH — Natural Hazards — includes rules applying in areas specifically identified as subject to natural hazards.
5. HH — Historic Heritage — includes rules applying specifically to identified heritage buildings.
6. TREE — Notable Trees — includes rules applying specifically to identified notable trees.
7. SASM — Sites and Areas of Significance to Māori — includes rules applying specifically to identified sites of significance.
8. SUB — Subdivision — includes rules and standards applying to subdivision.
9. EW — Earthworks — includes rules and standards relating to earthworks and land disturbance, mining, quarrying and mineral prospecting and exploration.
10. NOISE — Noise — includes rules and standards relating to the emission of noise.
11. LIGHT — Light — includes rules and standards relating to light and glare.
12. PKH — Papakainga and Kaumatua Housing, and associated Marae-based Development — includes rules and standards relating to papakainga and kaumatua housing and marae-based developments on Māori land.
13. SIGN — Signs — includes rules and standards relating to the design and installation of signs.
14. TEMP — Temporary Activities — includes rules and standards relating to temporary activities, temporary buildings, and temporary events.

Principal Reasons

The principal reasons for adopting the policies and methods:

Housing needs and lifestyle preferences of people in the District differ according to age and income. Family homes constitute the predominant form of residential dwellings in Waipukurau and Waipawa but are not necessarily representative of the needs of the community, particularly the elderly, retired, disabled, or single. The Plan recognises and provides for diversity in living environments.

These objectives and policies are designed to allow activities appropriate to a residential environment. Residential activities are the predominant land use permitted as of right, and certain non-residential activities, such as home businesses and primary production activities, are also provided for, recognising their contribution to the social, economic, and cultural well-being of the District. The Council does not want to unnecessarily constrain individual building design and architecture but will enforce some development standards in order to maintain and enhance the character and amenity values of residential areas.

The Residential Zone performance standards cover such matters as building setback, height and coverage, residential density, outdoor living and service spaces, parking, and access, and noxious or nuisance elements, including noise, glare, traffic generation. They have been set at a level that reflects the existing residential amenity. Persons undertaking activities that do not meet these standards will need to obtain a resource consent

from the Council, at which time the merits and consequences of such use in a residential neighbourhood will be assessed.

Within the Waipukurau South Precinct, there are existing constraints on the ability to service development in the area, particularly with regard to stormwater. The performance standards impose limitations on the density of development and the extent of impervious surfaces that can be developed on each site, to optimise the development potential of the residentially zoned land and ensure there is access to infrastructure to service all sites within the Precinct.

Anticipated Environmental Results

The environmental results anticipated from the policies and methods:

GRZ-AER1	**A variety of housing options to meet the diversity of needs of Waipukurau and Waipawa residents.**
GRZ-AER2	**Retention of the predominant character and scale of development within the District's residential settlements of Waipukurau and Waipawa, that is one to two storeys high in a variety of form and sizes.**
GRZ-AER3	**Compact and coherent residential areas which achieve:** **1. residential accommodation close to employment and social services; and** **2. diversity in housing and lifestyle types, to meet a range of community needs.**
GRZ-AER4	**A high degree of residential amenity expressed by way of:** **1. The use of open space and planting to contribute to amenity values;** **2. dominance of medium density housing;** **3. limited high density housing; and** **4. compatibility between activities, with residential use the predominant activity.**
GRZ-AER5	**Diversity in building architecture, providing for individual and community expression.**
GRZ-AER6	**Appropriately serviced, well-integrated and efficient development within the Waipukurau South Precinct.**

GRZ-APP1 — Waipukurau South Precinct (WSP) Plan

Purpose

This Precinct Plan relates to the Waipukurau South Precinct (WSP) identified on the Planning Maps and in Figure 10 below. The Precinct overlies land that is within the General Residential Zone.

Figure 10 — Waipukurau South Precinct Plan



While the WSP area has been residentially zoned for a number of years, the ability to develop the land within it has been significantly hindered by servicing constraints, particularly in relation to 3-waters infrastructure (most notably stormwater and wastewater) and through land parcels being held in multiple ownership. There are also a number of active faults within the area.

The purpose of the Precinct Plan is to identify outcomes to be achieved for the subdivision and development of the WSP area in relation to infrastructure for 3-waters, roading and open spaces. These are intended to provide for appropriately serviced and well-integrated, lower density residential subdivision and development within the WSP area with a high standard of urban amenity that optimises the development potential of the residentially zoned land, and is able to accommodate much of the household growth in Waipukurau township over the next 30 years. It is intended that the Precinct Plan provide direction and certainty for landowners and Central Hawke's Bay District Council while retaining flexibility for individual subdivision development to address specific on-site opportunities and

constraints in innovative and sustainable ways.

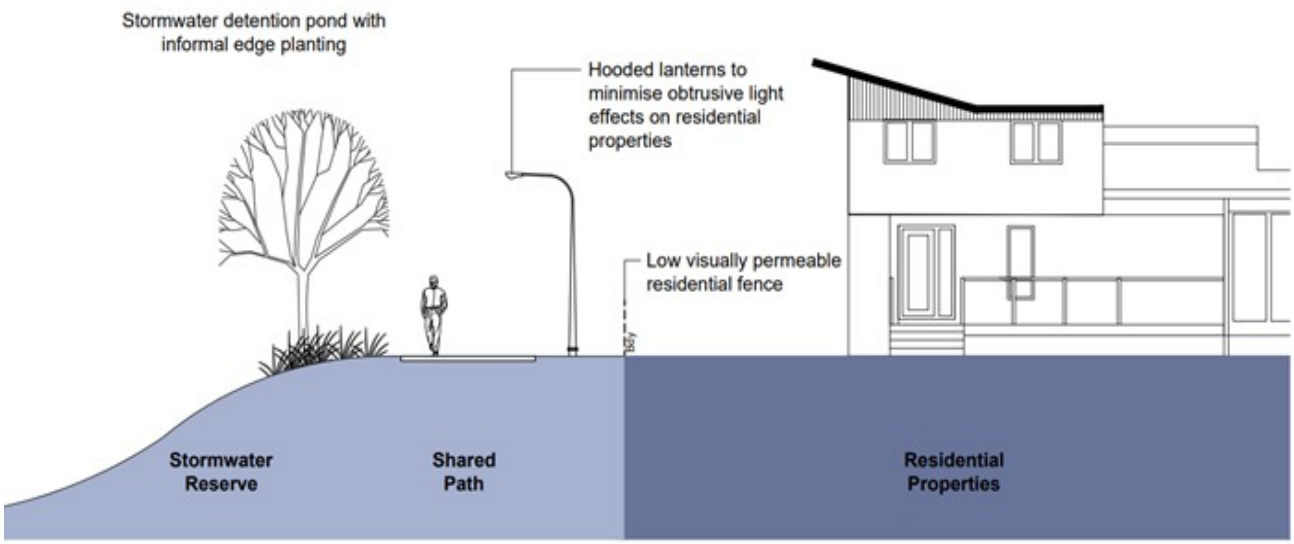
Precinct Plan Outcomes

The following outcomes are to be achieved for subdivision and/or development within the WSP.

GRZ-APP1-OT1 Stormwater Infrastructure Design

1. Stormwater will be appropriately managed, both within the subdivision site and in relation to the balance of the WSP area.
   A 'Stormwater Management Plan' (SMP) is to be provided at the time of any subdivision of land within the WSP and will identify how this will be achieved, The SMP will specify the mix of measures to be employed to achieve the outcomes in GRZ-APP1-OT1, including but not necessarily limited to:
   a. Any individual onsite measures, including calculations for storage/detention and release of stormwater, and how these are to be implemented and enforced.
   b. Any communal measures and their capacity, design, management and ownership.
   c. Land and/or wetlands (including but not restricted to that within the proposed stormwater detention pond area shown on the Precinct Plan in Figure 10) not required for stormwater management purposes and other purposes in GRZ-APP1-OT1 (such as access for maintenance, public safety, amenity landscaping, wetland enhancement, and recreation).
2. Stormwater infrastructure within any development is to be designed to take into account the nature, extent and the requirements of stormwater infrastructure within the WSP in its entirety.
3. It is anticipated that the stormwater discharge at the WSP boundary will achieve hydraulic neutrality for a range of return periods and storm durations up to and including the 100 year Annual Recurrent Interval (ARI) peak flow, with modelling provided to support the subdivision stormwater design. Stormwater neutrality is to be achieved through a range of measures and may incorporate a mix of individual onsite controls and community-based larger communal attenuation devices, having regard to the principles of low impact design.
4. Consideration is to be given for control of overland flow in a 1 in 50 year ARI rainfall (or greater) event.
5. Any proposals that include adjustments to the location and/or extent of the stormwater detention pond shown in Figure 10, or any other aspects of stormwater management are supported by a stormwater assessment and design prepared by a suitably qualified and experienced person.
6. Where possible, low impact stormwater features, such as ponds/wetlands are to be integrated into the on-site stormwater management system to improve stormwater outcomes or as part of a comprehensive development to enable variations in density of development.
7. The exact location and size of the ponds/streams/drains/wetlands constructed and/or utilised within the indicative stormwater management areas shown in Figure 10, or any other area or areas utilised in lieu of part or all of the detention area, are to be confirmed during subdivision. Remaining land in these areas that is not required for stormwater management purposes (including access for maintenance and for public safety) can be utilised in accordance with the underlying zoning.
8. The above-ground stormwater management features are to be, wherever possible, integrated into an accessible open space network that integrates with roads to optimise available benefits associated with amenity and local sense of 'place'. An indication of how this could be achieved around the stormwater detention pond (and wetlands) is shown in Figure 11 (below).

Figure 11 — Open space treatment of stormwater detention ponds and related infrastructure shown in Figure 10.



9. The stormwater system is to meet any and all relevant stormwater attenuation and treatment guidelines adopted by the Hawke's Bay Regional Council and is to achieve best practice from source through to discharge at the boundary so as to mitigate the effects of urban development on stormwater quality and quantity.
10. The stormwater system (communal and/or individual onsite system) is to generally comply with any applicable Central Hawke's Bay District Council Bylaws, including the relevant provisions of the Stormwater Bylaw 2021 and the Water Supply Bylaw 2021, or their successors insofar as they respectively relate to stormwater or rain water.
11. All common stormwater management infrastructure (e.g. pipes) and facilities (including but not limited to all detention ponds/wetlands/drains/streams and access lots/areas) are to be vested in Central Hawke's Bay District Council and/or all necessary easements created upon subdivision.
12. Any proposals for use of individual onsite water or stormwater storage devices, including but not restricted to rain water tanks, are to contribute to the on-site management of stormwater on the site and any stormwater discharges from any allotment. How this is to be achieved is to be demonstrated at the time of subdivision or development. Any rain water tanks are to be buried underground.
13. Unless otherwise specified as part of the SMP (refer to Outcome GRZ-APP1-OT1(1)) any proposed individual onsite stormwater measures are to comply with the Hastings District Council Engineering Code of Practice and, where practicable, promote voluntary measures for low impact design solution and/or onsite stormwater disposal.

GRZ-APP1-OT2 Water Supply

1. A water supply for the WSP is to be provided via connection to the existing watermains at the boundary of the WSP area. The existing watermains will need to be extended and upgraded by Central Hawke's Bay District Council prior to connection to the WSP (Note: the timing of this work will be dependent on the relevant programme of works in the Central Hawke's Bay District Council Long Term Plan).
2. Watermains within the WSP may be positioned within the development area to suit road layouts and meet firefighting requirements.
3. New watermain connections are to be constructed by the developer through the development and connecting to adjacent development land parcels within the WSP.
4. The water supply network within the WSP is to be constructed by the subdivider/developer in accordance with the Hastings District Council Engineering Code of Practice.
5. All necessary easements or other arrangements to provide for conveyance of water supply services within the WSP are to be demonstrated at the time of any application for subdivision. This includes consideration of existing easements over land within the WSP area and ensuring that connections to water services for these properties are maintained through appropriate mechanisms as part of any subdivision consent approval.

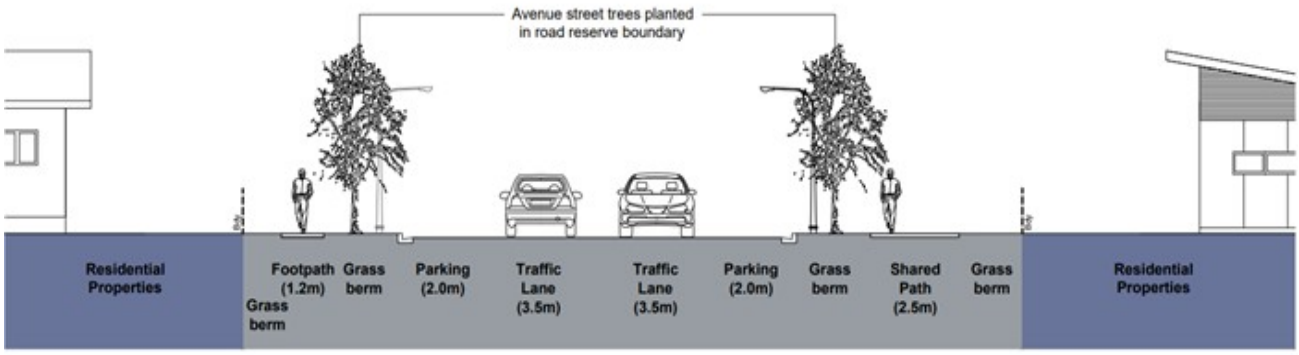
GRZ-APP1-OT3 Wastewater

1. Wastewater services for the WSP are to be provided via connection to the existing wastewater services network at the boundary of the WSP area. The existing wastewater services network will need to be extended and upgraded through the WSP area and along adjacent or nearby roads by Central Hawke's Bay District Council prior to connection to subdivision/development within the WSP (Note: the timing of this work will be dependent on the relevant programme of works in the Central Hawke's Bay District Council Long Term Plan).
2. The wastewater services network within the WSP is to be constructed by the subdivider/developer in accordance with the Hastings District Council Engineering Code of Practice.
3. A new wastewater pump station is to be constructed and located within the WSP area or as otherwise agreed with Central Hawke's Bay District Council, and a new gravity or rising main is to be provided in the vicinity of Central Hawke's Bay College. The pump station is to have all equipment located below ground level except for an equipment box which is to be screened by landscaping on all sides except road frontage (in order to retain access for maintenance purposes). A generator must not be located with the pump station on this site.
4. All necessary easements or other arrangements to provide for conveyance of wastewater services within the WSP are to be demonstrated at the time of any application for subdivision. All necessary easements to enable the Central Hawke's Bay District Council to access wastewater infrastructure (for maintenance, upgrading and replacement purposes) within the WSP are to be created unless the infrastructure is located within road reserve vested with the Council. It is encouraged that wastewater infrastructure in the WSP be contained within vested public road.

GRZ-APP1-OT4 Roading

1. Several road intersections and on-road or roadside walkway-cycleway (pathways) will need to be upgraded by Central Hawke's Bay District Council prior to the WSP development commencing to ensure traffic safety and levels of service of the roading network are maintained. The timing of this work will need to be aligned with other proposed transport or walkway and cycleway initiatives along Porangahau and Tavistock Roads.
2. The main connector roads and associated pathways within the WSP, between Porangahau Tavistock Roads, are to be aligned in general accordance with the 'Proposed Roads' shown on the WSP Precinct Plan in Figure 10. The main connector road alignments will determine the general layout of individual neighbourhood areas within the WSP and are important for the appropriate siting of key infrastructure, particularly where the benefits of co-location can be realised. The alignments indicated on the WSP Precinct Plan in Figure 10 have been determined as the best option as they:
    a. assist to unlock land parcels in differing ownerships across the WSP by connecting streets and providing corridors for other infrastructure such as 3-waters, power, gas and telecommunications;
    b. retain considerable flexibility for differing street patterns and layouts within individual land parcels while ensuring key connections are protected and logical;
    c. enable suitable falls for gravity infrastructure servicing;
    d. contribute to improved urban connectivity and pathways;
    e. can be easily integrated with stormwater infrastructure and open space around that infrastructure, including optimising open space road frontage for improved amenity and access; and
    f. optimise the value of higher amenity of longer-views to the hills east of the WSP.
3. The main connector roads within the WSP should be designed to be well integrated into the sections of Porangahau and Tavistock Roads that they connect to, including any existing or proposed pathway infrastructure, so they include the following characteristics:
    a. a larger berm to accommodate any swales or stormwater conveyance devices, street trees and pathway;
    b. continue any existing shoulder strips along Porangahau or Tavistock Roads;
    c. incorporate any proposed and/or continue any existing footpath/pathway on the eastern side of Porangahau Road or western side of Tavistock Road, including any landscaping or buffer strips;
        i. urban standard street lighting; and
        ii. gateway/threshold landscaping for the purposes of amenity and traffic calming at any new intersection with Porangahau Road or Tavistock Road.
4. The main connector roads within the WSP are to be designed to optimise the extent of road frontage available to the 'Proposed Stormwater Catchment' area shown on the WSP Precinct Plan in Figure 10.
5. Local streets within the WSP connecting neighbourhood areas to the main connector roads within the WSP should be designed to incorporate pathways and contribute to urban character and connected green spaces by adopting a standard street character indicated in Figure 12 (below).

Figure 12 — Character of local street connecting 'Proposed Roads' shown on the WSP Precinct Plan in Figure 10.



GRZ-APP1-OT5 Open Space Linkages and Neighborhood Character

1. The main connector roads are to be designed to include green linkages to open green spaces as part of stormwater infrastructure provided alongside the roads.
2. The extent of road frontage available to stormwater detention pond(s) or low impact stormwater infrastructure is to be optimised for enhanced access and visual connection, to the extent appropriate and having regard to ecological values of natural wetlands.
3. The minimum lot size of 500m^2 in combination with the roading connectors, stormwater infrastructure and open space is likely to deliver a relatively low-density pattern of residential development with connected areas of open space that integrate well with surrounding residential areas of Waipukurau. Where clusters of higher density development are able to be accommodated by infrastructure, these should be located in close proximity to areas of open space and connector roads.

GRZ-APP1-OT6 Other Infrastructure Services

1. New residential development within the WSP is to be serviced for power, gas and telecommunications utilities.

GRZ-APP1-OT7 Density of Development and Minimum Lot Size

1. Developments in the WSP proposing a mixture of lot sizes, including lots with a minimum net site area less than 500m^2, are to demonstrate that:
   a. the average level of density across the development remains the same as for the development achieving Standard SUB-S1(1)(b) which requires a minimum net site area of 500m^2 for all lots within the WSP; and
   b. all proposed lots can be serviced so there is no greater impact on stormwater infrastructure beyond the development site when compared to a development that achieves Standard SUB-S1(1)(b) which requires a minimum net site area of 500m^2 for all lots within the WSP; and
   c. the ability of other land in the WSP to be developed to its 500m^2 minimum net site area potential is not negatively impacted by the proposed development; and
   d. the development achieves all other WSP Precinct Plan Outcomes and any other relevant provisions of the District Plan.

GRZ-APP1-OT8 NZS 4404:2010 "Land Development and Subdivision Infrastructure

1. For clarity, unless specifically identified, all subdivision development should demonstrate compliance or consistency, as relevant, with the applicable provisions of NZS 4404:2010 "Land Development and Subdivision Infrastructure".