DEV1 – Waipukurau South Development Area

Introduction

The Waipukurau South Development Area and associated Structure Plan applies to approximately 50 hectares of land located one-kilometre south of Waipukurau's town centre. The Development Area will provide for residential growth in Central Hawke's Bay.

A key component of the Development Area is ensuring that infrastructure upgrades are integrated with development, including transport, wastewater, water supply, and stormwater management areas and that future residential development is well integrated across site boundaries. The Waipukurau South Structure Plan shows indicative road networks and these will be considered and their location confirmed as part future resource consent processes.

The Development Area applies in addition to the underlying General Residential Zone provisions and seeks to ensure that the key objectives of the Waipukurau South Structure Plan are achieved. These include:

- Ensuring efficient and co-ordinated provision of infrastructure;
- Transport connectivity across the site, including for walking and cycling;
- Wetland features are protected and incorporated into development design; and
- New areas of open space reserves are incorporated into stormwater management areas

The Waipukurau South Development Area includes DEV1-APP 1 - Waipukurau South Structure Plan that shows key features including indicative open space areas, key connector roads, cycleways and walkways

Objectives

The objectives of the General Residential Zone apply in addition to those below.

DEV1-O1: **Integration of development and infrastructure provision**

Urban development and provision of infrastructure for the Waipukurau South Development Area occur in an integrated and planned manner.

DEV1-O2 **Subdivision outcomes**

Development of the area contributes positively to urban growth in Waipukurau by ensuring that:

a. New east/west transport connections are made across the site, including for walking and cycling; and

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b. Wetlands within the site are protected and enhanced through the creation of reserves and development design;
c. Stormwater management is incorporated with public open spaces to promote biodiversity, safety and connectivity;
d. Cultural values are recognised and provided for.

Policies

The policies of the General Residential Zone apply in addition to those below.

DEV1-P1 **Structure Plan**

Require subdivision and development to be in general accordance with the structure plan.

DEV1-P2 **Integration of development and infrastructure provision**

Require development to demonstrate that:

a) it can be connected to publicly available water, wastewater and stromwater networks with sufficient capacity to service the proposed development or;
b) Can integrate with planned upgrades that are suitably advanced and capable of servicing the proposed subdivision and development;

DEV-P3 **Stormwater Management**

Manage the extent of impervious surfaces to;

a) mitigate effects on stormwater network;
b) in combination with building coverage, contribute to the amenity values of the development area.

DEV1-P4 **Transportation Upgrades**

Mitigate adverse effects of development on the safety and efficiency of the surrounding road network and promote upgrades to improve roading, cycling and walking connectivity.

DEV1-P5 **Open Space and Neighbourhood character**

Promote development that:

a) Provides a public road or public accessway along the reserve boundary and avoids rear lot boundaries backing onto reserves wherever practicable.
b) Maximises surveillance and outlook from dwellings towards reserves.
c) Integrates reserves with the local street network that enhance accessibility, safety, and visual amenity.

d) Achieves a coherent urban edge where residential development adjoins reserves and open spaces, through appropriate lot and building orientation, and by avoiding high fencing or blank walls.

DEV1-P6 **Duplexes**

Encourage clusters of higher density development in the form of duplexes in appropriate locations close to open spaces and connector roads where the effects on adjoining residential amenity and stormwater infrastructure can be appropraitely managed.

DEV1-P7 **Cultural Values**

Subdivision and development recognises the cultural or spiritual values of importance to mana whenua.

DEV1-P8 **Natural Hazards and Roading Infrastructure**

Promote the location and design of roads and transport infrastructure to follow the direction of fault lines, where practicable to reduce the risk of rupture related damage.

Rules

In addition to the Waipukurau South Development Area Rules below, the provisions of the General Residential Zone and Part 2: District-Wide Matters apply.

DEV1-R1 Activities within the Waipukurau South Development Area (excluding subdivision)		
General Residential Zone	**1. Activity Status:** as per the underlying zone or chapter. **Where the following conditions are met:** a. The activity is in general accordance with the Waipukurau South Structure Plan b. Compliance with: i. DEV1-S3 ii. DEV-S4 c. Compliance with: i. DEV1-S2	**2. Activity status where compliance with conditions DEV-R1(1)(a) and (b) is not met:** Restricted Discretionary **Matters over which discretion is restricted:** a. DEV1-AM1 b. DEV1-AM2 c. DEV1-AM4 d. DEV1-AM5 e. DEV1-AM6 f. DEV1-AM7 g. DEV1-AM8 h. DEV1-AM9

	ii. DEV1-S7	**Activity status where compliance with conditions DEV-R1(1)(c) is not met:** Non-Complying
DEV1-R2 Subdivision within the Waipukurau South Development Area		
General Residential Zone	**1. Activity Status: Restricted Discretionary** **Where the following conditions are met:** a. The subdivision is in general accordance with the Waipukurau South Structure Plan. b. Compliance with: i. SUB-S5 ii. SUB-S6 iii. SUB-S8 iv. DEV1-S1 v. DEV1-S3 vi. DEV1-S4 c. Compliance with: i. DEV1-S2 ii. SUB-S7 **Matters over which discretion is restricted:** a. SUB-AM1 b. SUB-AM2	**Activity Status where compliance with conditions DEV2-R2(1)(a) and (b) is not achieved: DIS** **4. Activity status where compliance with condition DEV1-R2.1(c) is not achieved: NC**

	c. SUB-AM3 d. SUB-AM4 e. SUB-AM5 f. SUB-AM6 g. SUB-AM8 h. SUB-AM10 i. DEV1-AM1 j. DEV1-AM2 k. DEV1-AM3 l. DEV1-AM4 m. DEV1-AM5 n. DEV1-AM6 o. DEV1-AM7 p. DEV1-AM8 q. DEV1-AM9	

Standards

The following standards apply in addition to any in the relevant zone and District Wide chapters.

All activities in the underlying zone must comply with the DEV1 Standards.

DEV1-S1 Residential Density
1. The minimum net site area of any site is 500m^2.
DEV1-S2 Water Supply and Wastewater Disposal Infrastructure Capacity Availability
1. Subdivision or development must: (a) Be able to be connected to publicly available bulk water and wastewater infrastructure that is completed and commissioned with sufficient capacity to service the subdivision or development; or (b) Be supported by written confirmation from the infrastructure services provider that planned capital works required to provide bulk water and wastewater infrastructure connections are suitably advanced and will have sufficient capacity to service the proposed subdivision or development by the time any dwellings are occupied. 2. A resource consent application for development must be accompanied by a proposed condition of consent which requires:

(a) In the case of a subdivision consent application, bulk water and wastewater infrastructure that is completed and commissioned before a certificate pursuant to section 224(c) of the RMA is issued.

(b) In the case of a land use consent application:

(i) dwellings may not be occupied unless the bulk water and wastewater infrastructure required to service the development is completed and commissioned; and

(ii) prior to construction commencing, a covenant must be registered on each title recording that, before any dwelling is occupied, the bulk water and wastewater infrastructure required to service the development must be completed

DEV1-S3 Impervious Surfaces

1. Impervious surfaces, such as (but not restricted to) buildings and/or driveways, must not exceed 65% of the site.

DEV1 – S4 Fences and/or walls on boundaries with Streets and Reserves

1. Fences or walls within a front yard must not exceed 1.2m in height or 1.5m in height, where visually permeable above 1.2m.

Assessment Criteria

The following assessment criteria apply in addition to those in the relevant underlying zone, and district wide chapters.

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

DEV1-AM1 Structure Plan

1. Where development or subdivision is not in general accordance with the Waipukurau South structure plan, whether:

a) The proposed development maintains or achieves the key outcomes and objectives of the structure plan, including those relating to infrastructure provision, open space, transport and connectivity.

b) Any deviation from the structure plan compromises the coordinated and efficient development of the wider area including infrastructure delivery and access.

c) The proposal adversely affects the implementation of planned infrastructure or the ability of adjacent sites to develop in general accordance with the structure plan.

DEV1-AM2 Residential Density

1. Whether Duplex typologies with a density greater than 1 per 500m^2 are located along key movement corridors, being the proposed collector route in Area A, as well as the potential future recreation paths.

2. The degree to which the duplex typologies:

    a) Provide an active frontage to streets, reserves, or stormwater areas, supporting safe, legible, and attractive public spaces;

    b) Contribute to a coherent and legible urban structure, avoiding ad hoc or isolated duplex developments;

    c) Integrate with the street and pedestrian network to promote walkability and connectivity to open space, schools and other local amenities;

    d) Demonstrate high-quality design outcomes, including articulation of building facades, landscaping, and site layout, to ensure positive visual and amenity outcomes for the public realm;

    e) Demonstrate that effects on neighbouring sites in terms of visual dominance, privacy, shading and amenity values can be appropriately mitigated, including through compliance with building standards, building location and orientation, and the use of landscaping.

DEV-AM3 Subdivision

1. Whether lots adjoining reserves or public open space shown on the Waipukurau South Precinct Structure Plan provide road frontage between the residential development and the reserve, except where topography or other physical constraints make this impractical.

2. Where a direct road frontage is not achievable, a public pedestrian or cycle accessway of not less than 10m in width should be provided between the lots and the reserve.

3. Where required, subdivision layouts should provide for future roading connections to service adjacent land and set aside land for such purposes.

DEV1-AM4 Cultural Values

1. The degree to which the subdivision or development:

    a) Recognises and provides for cultural and spiritual values or associations of significance to mana whenua;

    b) Incorporates mātauranga Māori and whānau ora principles into the design and development of open spaces and reserves; and

    c) Responds to cultural values in the management and design of stormwater infrastructure.

DEV1-AM5 Transport Infrastructure

1. The extent to which any of the following transport infrastructure are necessary to mitigate the effects on the safety and efficiency of the transport network and whether they are coordinated with land use.

    a) Cycle lanes along Tavistock Road, Wellington Road and St Joseph Street (between Redwood Drive and Russell Park);

    b) A shared path along Pōrangahau Road (Ruataniwha Street to Gaisford Terrace);

    c) A 3.5m wide shared path along Pōrangahau Road (from Gaisford Terrace) to Lake View Road), connecting to the Terrace School.

    d) Pedestrian crossing facilities along Pōrangahau Road, near the Petersen Place intersection.

    e) Improvements to the Tavistock Road/Jellicoe Street intersection, or the variable speed school zones. Where this occurs consideration should be given to consolidating the two pram crossings along Tavistock Road (outside Central Hawke's Bay College) to a single pedestrian crossing.

2. Whether intersections within the development avoid a cross-road arrangement (four or more approaches).

3. Whether a 3.5m wide shared path has been included on one side of the internal roads shown in the Waipukurau South Structure Plan.

DEV1-AM6 Natural Hazards and Infrastructure

1. Whether the location and design of roads and transport infrastructure:

    a) Minimises the need for road crossings over active faults and where no feasible alternative exists, the mitigation measures that are proposed to manage associated risks.

    b) Contributes to the resilience of the transport network, including consideration of emergency access routes;

DEV1-AM7 Connectivity

1. The degree to which an application for subdivision provides for roading and pathway connections to adjoining land parcels to ensure connectivity across the Waipukurau South Development Area, particularly in an east to west direction to link Pōrangahau Road with Tavistock Road.

DEV1-AM8 Fences

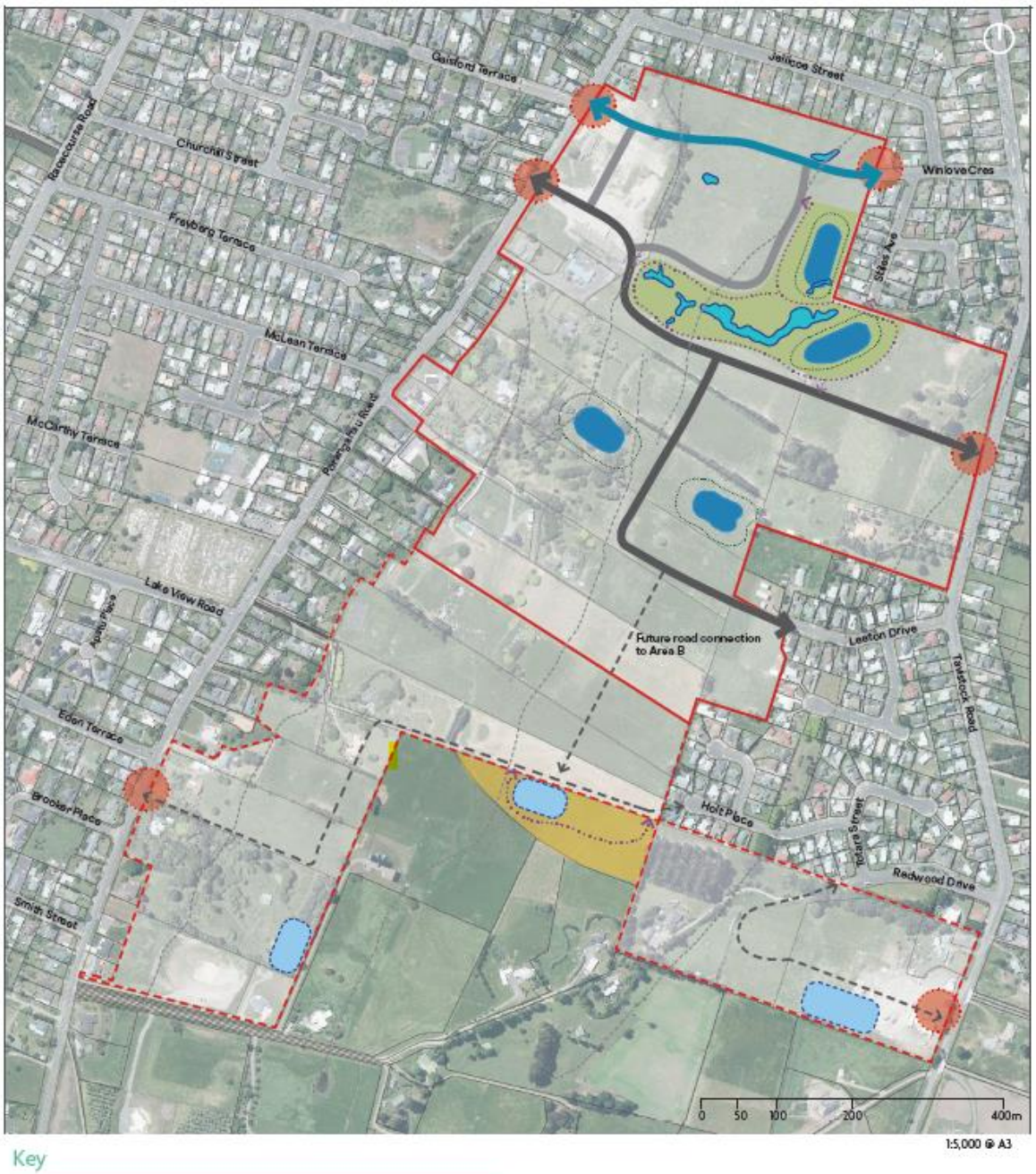
1. Whether there is a functional need for the height and design of the fence and whether it will result in:

    a) Adverse visual effects on the streetscape or character or the area
    b) Adverse effects on safety and surveillance
    c) Whether the design, material, or landscaping mitigate the additional height

DEV11-AM9 Impervious Surfaces

1. Whether the extent of impervious surface proposed will:
    a. Adversely affect the capacity or performance of the existing or planned stormwater network;
    b. Avoid, remedy, or mitigate adverse effects on receiving environment

DEV1-APP1 – Structure Plan - Waipukurau South Development Area



Key

- Waipukurau South Precinct Growth Area - Area A Boundary
- Waipukurau South Development Area - Area B Boundary
- Council-owned land
- Potential future roading connections - 15m Collector with shared path
- Potential future roading connections - 15m local road
- Potential future road / cycle / walking connection
- Potential future roading connection Area B
- Potential future recreation path
- Fault lines (as per Proposed District Plan)
- Future intersection or upgrades required
- Open Space reserve
- Stormwater basin
- Wetland
- Area B Stormwater management areas

Waipukurau Structure Plan (Draft)
Central Hawkes Bay District Council

CENTRAL HAWKE'S BAY DISTRICT COUNCIL
The Property Group