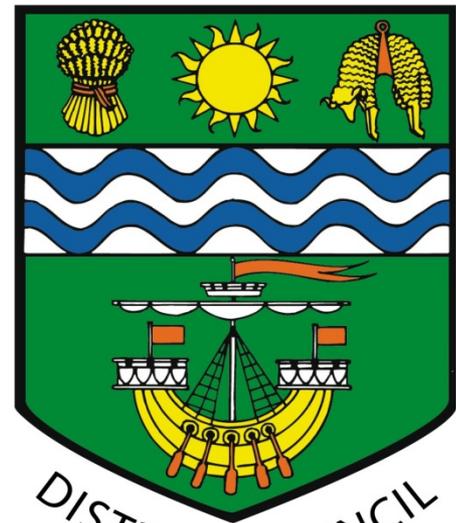


Central Hawke's Bay District Council

Proposed Draft Urban
Growth Strategy for
Public Consultation

CENTRAL HAWKE'S BAY



DISTRICT COUNCIL

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Introduction

The Council is continuing with the rolling review of the District Plan. The publication of the draft Urban Growth Strategy (UGS) marks the beginning of the Urban Centres Review in which Council will consider the issues relating to the growth and development of the two town centres of Waipawa and Waipukurau. The draft Urban Growth Strategy considers the demands facing Council in regard to likely future growth and development options and presents a range of options to address these issues.

The purpose of this document is to seek feedback on how you think Council should respond to the challenge of growth and development in the Districts two main urban centres; Waipawa and Waipukurau. We really want to hear from you about the growth of Waipawa and Waipukurau and what the appropriate growth options are for Council from the range of development options presented in the report. We also want to know if there are any additional issues that you think we may not have mentioned or that have been overlooked.

This document is a summarised version of the Urban Growth Strategy and has been prepared to enable members of the public to understand the main issues related to the Urban Growth Strategy. If you want to you can read a full copy of the Urban Growth Strategy on www.chbdc.govt.nz.

Councils are required to provide for the needs of communities through the sustainable management of natural and physical resources by the Resource Management Act and the Local Government Act (RMA and LGA). This document outlines Central Hawke's Bay District Council's consideration of possible areas for future residential, commercial and industrial growth within the urban centres of Waipawa and Waipukurau. The results of this strategy will be implemented via changes to the District Plan made under the Resource Management Act 1991. The District Plan review process provides the appropriate context in which to consider investment in infrastructure as part of growth options being considered by Council to accommodate projected residential, commercial and industrial expansion within the District.

Details about how you can make a submission on the Urban Growth Strategy are included at the end of this document. You are invited to complete the submission form on page 28 of this document to support or comment on any ideas proposed in the Urban Growth Strategy. Let us know if you agree or not with what we have proposed in this document.



This strategy will enable Council to assess the likely future demand and development in the urban centres and plan for and manage growth in the urban centres in a proactive manner rather than merely reacting to it. Planning for growth and associated infrastructure ultimately allows Council to direct how and where growth is accommodated and provided for. It also allows Council to manage the effects and associated costs of supporting infrastructure. This applies to the existing urban area as well as the creation or expansion of new urban areas.

Council is facing some significant decisions around the future of the district in relation to provision of infrastructure and increase in the area of land zoned for residential or commercial/industrial development. The outcomes of the UGS will provide a context for future council decisions related to managing residential and commercial/industrial growth for the next 30 year planning period and ensuring that council funded infrastructure is delivered in a timely manner based on these priorities.

Ongoing monitoring will need to be undertaken to ensure that if growth exceeds expectations there will be an opportunity for further review as required in accordance with sound resource management practice.

The strategy is based on ‘greenfield’ development for residential and rural/residential expansion. This is land in the rural zone that is largely undeveloped. The other ways that new development can be provided for include “infill”, which includes subdivision and development of sections within the existing urban area.

Council's Vision



The community outcomes contributing to the Council's vision have been formulated through public consultation and represent an expression of the level of amenity and standard of environmental controls that ratepayers in the district are seeking.

The Council's Vision Statement is;

“The Central Hawke's Bay District Council will be accountable to its citizens for the good management of the public assets of the district and provide open local government at minimum economic cost.”

Should Council consider changing the Vision Statement as part of the UGS?

Could the Vision be changed to better reflect the aspirations of the Central Hawke's Bay District?

What are your thoughts on a new vision for Council – let us know by sending us a submission on this document.

What is the Urban Growth Strategy?



The Strategy provides an assessment of potential growth options for the district by identifying two potential development scenarios with related population projections and assesses these options.

The first scenario for growth is based on a continuation of current trends, without any allowance for the proposed demand created by the Ruataniwha Water Storage Scheme (RWSS).

The second scenario takes into account demands likely to be created by the construction of the RWSS and the related intensification of land on the Ruataniwha Plains and Papanui Basin.

Detailed assessment in this report concludes with a number of recommendations to address the issues identified to manage growth in a proactive manner.

The expansion or intensification of land uses has the potential to create or increase a demand for provision of services including water, storm water, waste water and land transport. This demand could occur in both existing and rezoned areas.

To assist Council with evaluation of growth options within the district a report on the economic assessment of the district was commissioned in 2014/2015. This report (*Central Hawke's Bay District Long Term Growth 'Environment' and Outlook 2014 -2046*, by Economic Solutions Ltd (ESL)) provides an analysis of the anticipated longer term growth in relation to the demographic, economic and industrial outlook for the District in relation to two identified growth scenarios. The full ESL Report is available on the Council's website;

www.chbdc.govt.nz.

This strategy is a non-statutory document that will be used to inform and guide the Councils decision making for the Long Term Plan and the planning period to 2046 beyond. Any issues identified and recommendations made in this document for future growth will also be taken into consideration when preparing the Asset Management Plans (AMPs) and the Infrastructure Strategy Plan (ISP).

Section 4 of the UGS provides a summary of the implications of district wide population and household growth projections as a basis for identifying potential areas of growth and expansion of the urban centres.

The work undertaken by ESL provides projections for both population and household growth in relation to the two scenarios assessed in the report. This helps understand the need for provision of infrastructure and rezoning of land to accommodate and provide for likely development demands associated with changes of land use.

Tables 3 and 4 in this section illustrate the anticipated changes in projected household growth related to the growth Scenarios based on updated data from the 2014 Department of Statistics.

The projected increase for household growth is a district wide increase. The estimated increase applying to the urban centres of Waipawa and Waipukurau (at 55% of district growth) equates to an increase of 1,054 households. This level of increased household growth equates to 35 new dwellings per year for the 2015 – 2046 period over the combined Waipawa and Waipukurau urban centres.

Even though population projections are declining an increase in the number of households is likely, due to the trend for a smaller number of occupants occupying each residential dwelling. Reduced levels of household occupation counter the declining levels of population in terms of numbers of households.

This is particularly relevant to long term planning by Council as a projected increase in household growth, as opposed to a projected increase in population projections, creates demand for new building and the required servicing of new buildings. The implications for Council include considering development of 'green field' sites (i.e. in new zoned residential areas), and infilling of existing residential zones which may involve the provision of infrastructure.

Projected Household Growth

Table 3 Scenario 1

Year	Projected Medium Household Growth	
	2006 Census	2013 Census
2013	5,333	5,333
2015	5,457	5,421
2025	5,727	5,915
2031	5,845	6,101
2046	6,010	6,524

Table 4 Scenario 2

Year	Projected Medium Household Growth	
	2006 Census	2013 Census
2013	5,333	5,333
2015	5,457	5,421
2025	5,960	5,915
2031	6,160	6,408
2046	6,820	7,250

Section 8 of the UGS document provides further detail on population and household growth projections in relation to the two ESL scenarios.

Growth & Development – Possible Areas For Expansion in Waipawa

A number of areas were assessed for suitability for expansion of the urban areas.

This includes infill as well as green field sites.

Areas identified for expansion in and surrounding the urban centre of Waipawa includes the land to be used for the following activities;

- Land that could be rezoned for industrial use,

- Land that could be rezoned for Residential use,

- Existing residential zoned land that could be rezoned for lower density residential use,

- Rural Residential land use,

- Residential Infill

A full glossary of these and other terms used in this document is included at Appendix One.

Two Possible Growth Scenarios

Scenario One

- Reflects a continuation of the general long term historical indicator trends (population, household, economic growth, employment) experienced in the District over the last 12 year period. This scenario includes continued reliance on the primary production sector for generation of revenue and employment prospects.

Scenario Two

- Includes the full level and range of potential regional and local economic impacts based on the construction of the Ruataniwha Water Storage Scheme. This scenario assumes approximately 12 years from construction of the dam for the district to begin to experience economic benefits
- The number of households under this scenario increases from 5,333 to 7,250 over the planning period. This is an increase of 1,917 or 22.3%.



Where Will Growth Occur?

This section of the Strategy identifies potential areas within and surrounding the existing urban centres that have been assessed in terms of the suitability of the land to provide some options for residential, commercial and industrial growth in response to projected growth figures related to the RWSS. This growth option is based on Scenario 2 (full implementation of the RWSS) as identified and discussed in earlier sections of this document.

As preparation for drafting the Urban Growth Strategy staff at CHBDC undertook a general review of the currently zoned residential and industrial land within the urban boundaries of Waipawa and Waipukurau (this was an internal review in 2015) and concluded that some areas within the urban boundaries could present difficulties resulting in additional costs impacting on potential development.

It is not entirely clear why some areas of land zoned for residential and industrial development within the existing urban boundaries remains vacant and undeveloped when rural land beyond the urban boundaries has been subject to subdivision and development for both rural and industrial activity.

Given that population growth in Scenario 2 is predicted to increase the District population to 14,500 and to increase District households to 7,250 there will be some need, created in the future and related to the construction and operation of the RWSS, for additional land to be made available for a range and diversity of residential and commercial development.

**Growth and
development options
broadly include the
following options:**

- Providing for residential infill within the existing urban boundaries;
- Providing for business infill within the existing urban boundaries;
- Re-zoning land within the current urban centre boundaries to provide for lower density residential activity;
- Rationalisation of the existing business zone into areas of industrial, commercial and retail activity;
- Development of greenfield sites adjacent to or in proximity to the existing urban boundaries to provide for Rural Residential land use;
- Natural progression of industrial activities from town centres to land on the periphery of towns zoned for industrial activities

Growth Projections

Assessment Matters

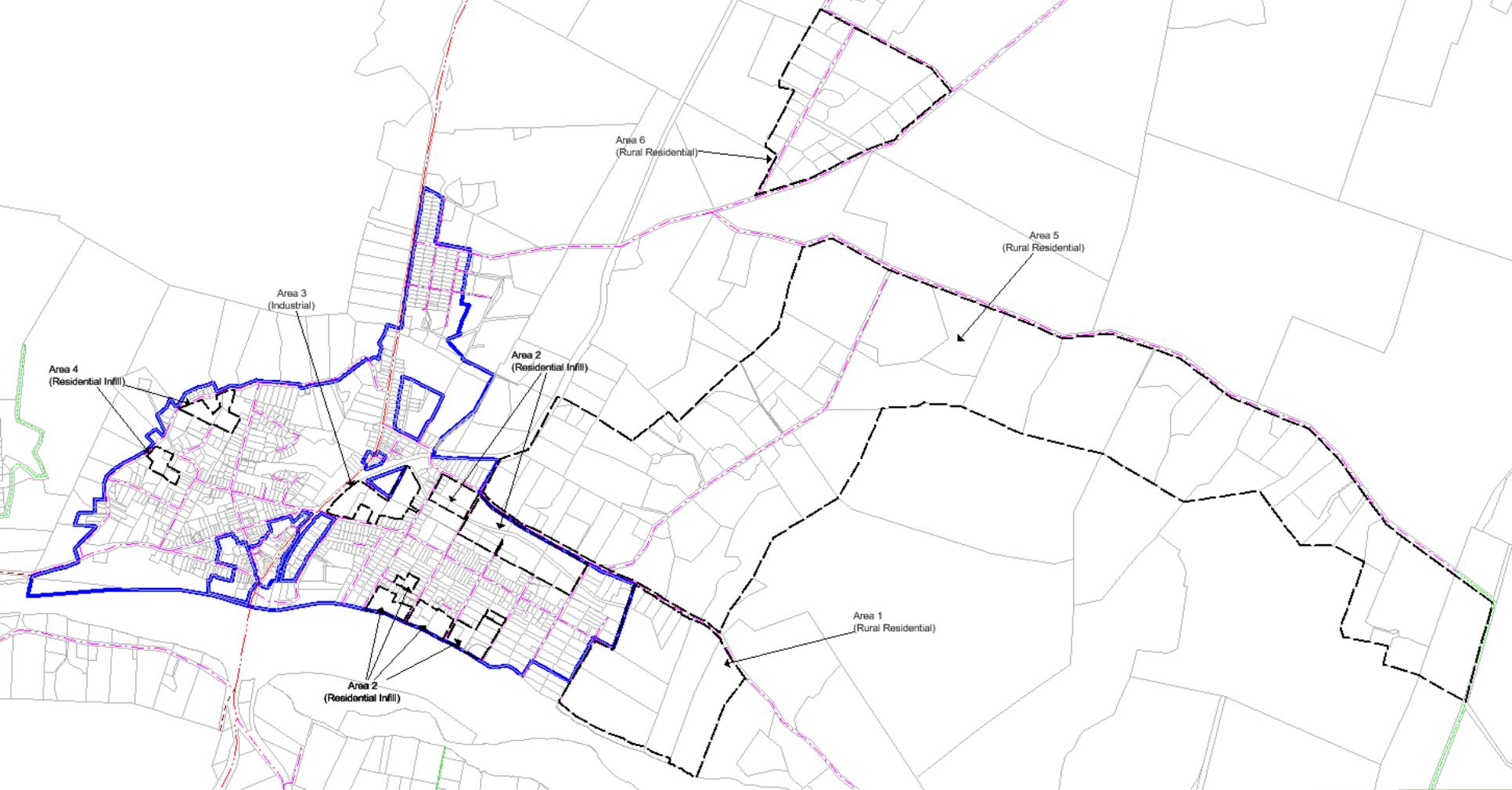
The following criteria were applied to all areas of land considered for growth and development of the urban centres to help identify the preferred locations for urban expansion. The following list includes the matters that were considered:

- Land ownership (multiple ownership could be difficult to negotiate with property owners).
- Geology and topography
- Soil types/land contamination
- Natural hazards
- Cultural heritage
- Areas of landscape significance
- Social and land use compatibility
- Services (water, waste water and storm water)
- Transport

The following section identifies and assesses the criteria listed above against potential areas for growth and development within the urban centres of Waipawa and Waipukurau.



Growth Options Waipawa



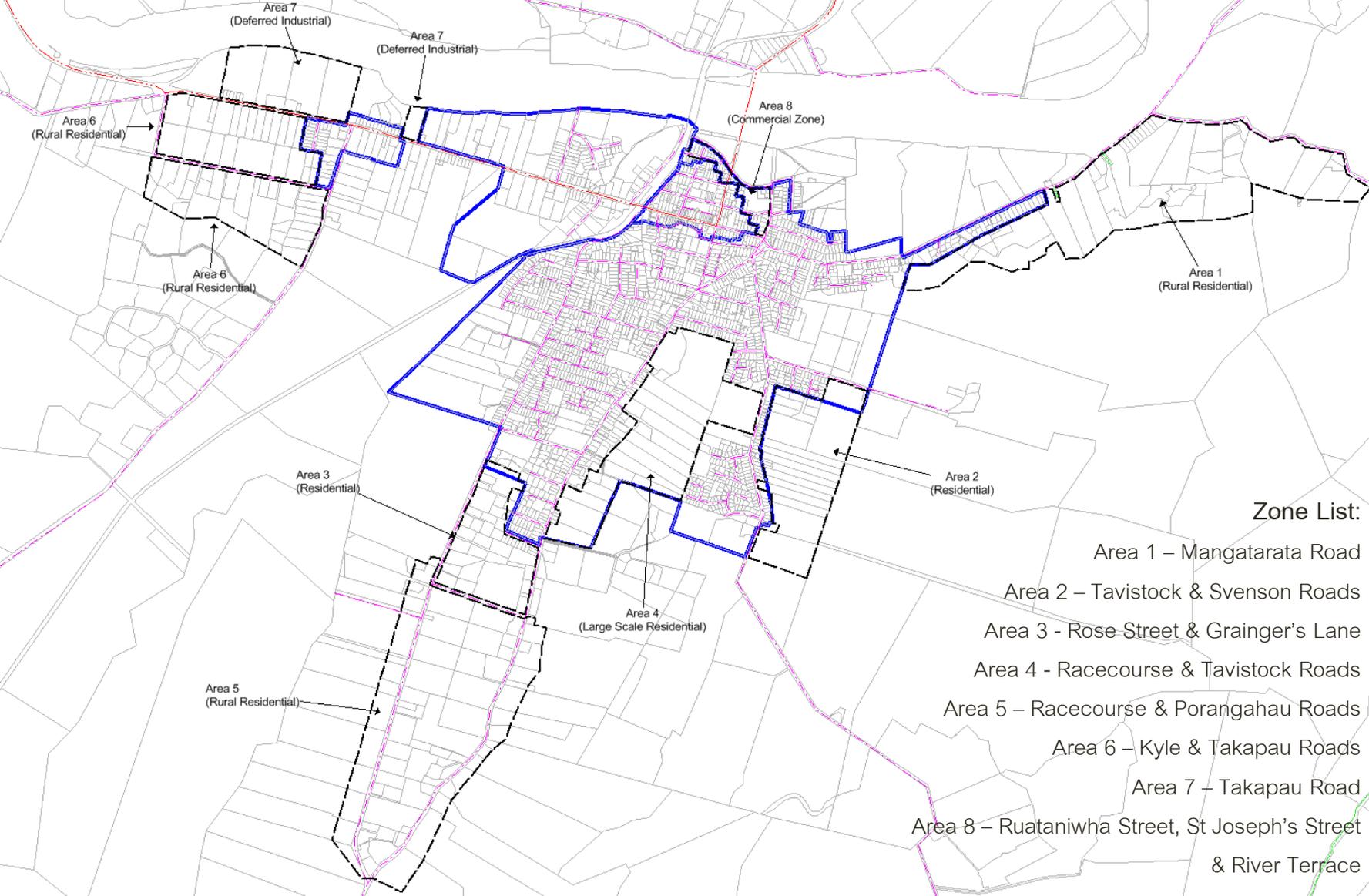
See full information on each Zone in the Urban Growth Strategy document at www.chbdc.govt.nz, keyword 'Urban Growth'

Zone List:

- Area 1 – Rathbone Street to Pourerere Road
- Area 2 – Waipawa East
- Area 3 – Victoria St & SH2
- Area 4 – Waipawa Hill
- Area 5 – Ireland & Homewood Roads
- Area 6 – White Road Extension



Growth Options Waipukurau



Zone List:

- Area 1 – Mangatarata Road
- Area 2 – Tavistock & Svenson Roads
- Area 3 - Rose-Street & Grainger’s Lane
- Area 4 - Racecourse & Tavistock Roads
- Area 5 – Racecourse & Porangahau Roads
- Area 6 – Kyle & Takapau Roads
- Area 7 – Takapau Road
- Area 8 – Rutaniwha Street, St Joseph’s Street & River Terrace

See full information on each Zone in the Urban Growth Strategy document at www.chbdc.govt.nz, keyword ‘Urban Growth’



Implementation of the Strategy

Introduction:

The following actions have been identified to be undertaken to ensure that the recommendations from this strategy are implemented.

Transport:

It will be necessary to update traffic modelling to determine what impacts the projected population and household growth has on the roading infrastructure of Central Hawke's Bay. The effects of traffic generated through the creation of new zones will also need to be considered

Commercial:

Consideration and investigation of the proposed rezoning of land to commercial/retail business to service the urban centres should be undertaken. It is suggested that this process be undertaken through the following mechanisms;

- Through the District Plan Review consider encouraging the concentration of commercial activity in Waipawa and Waipukurau.
- Introduce design guidelines to ensure form and functions of new commercial areas are considered and provide attractive and functioning areas for the wider community.
- Through the District Plan Review consider the demands for industrial land growth and the need for specific retail and commercial zones to be considered

Industrial:

Through the District Plan Review consider and respond to the demands of increased population growth for expanded industrial activity within the two main urban centres.

Investigate rezoning land to industrial as part of the district plan review to enable response to the demands for industrially zoned land created by the RWSS, Scenario Two.

Monitor actual and potential demand for industrial activity within the urban centres of Waipawa and Waipukurau.



Appendix One

Glossary of terms used in Urban Growth Strategy

- **Asset Management Plan** – means an inventory of the service networks provided and maintained by the Council.
- **Commercial Activity** – means the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment or services and includes shops, markets, showrooms, restaurants, takeaway food bars, professional commercial and administrative offices, service stations, motor vehicle sales, the sale of liquor and associated parking areas but excludes recreational, community and service activities, home occupations or visitor accommodation.
- **Contaminated site** – means a site within which hazardous substances or organic waste are present in the soil at concentrations above background levels and where assessment indicates it poses, or is likely to pose, an immediate or long term hazard to human health or the environment.
- **Council** – means the Central Hawke's Bay District Council or any Committee, Sub-Committee, Commissioner or person to whom any of the council's powers, duties or discretion under this Plan have been lawfully delegated pursuant to the provisions of the Act. District Council shall have the same meaning.
- **Deferred Industrial Zone** – means the proposed Industrial zone of approximately 16.5 hectares adjacent to Takapau Road and identified on page 36 of the Full Draft Urban Growth Strategy. The deferment will be uplifted when the uptake of land for industrial activities in the adjacent zone currently known as Business II is at 70% occupation.
- **Density** – a term that describes the intensity of buildings of a particular size or in a particular zone, as defined within the District Plan. For example in the Residential Zone, the density of development is primarily controlled through the minimum lot size rule.
- **Fragmentation** – means the breaking up of continuous rural land into disconnected or discontinuous parcels. Fragmentation can be caused by land subdivision and subsequent development including housing and roading.
- **Greenfield development** – means the use of land previously zoned and used for agricultural purposes for development for urban purposes.
- **Household** – defined as one person usually living alone, or two or more people usually living together and sharing facilities in a private dwelling (e.g., cooking facilities, bathroom and toilet facilities).
- **Infill development** – means the further subdivision and/or development of an existing site
- **Industrial Activity** – means the use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing, or associated storage of goods.
- **Large Scale Residential** – discrete zones located within the general residential areas of Waipawa and Waipukurau which are unserviced or semi serviced. Residential activity is a permitted activity based on a minimum lot size of 1000 m² although minimum site sizes vary depending on the location and provision of services of the zoned area. Lots are generally larger than the residential zone with specific performance standards.

- **Minimum lot size** - means the total area of the lot allowable, less the area used for access, where the lot concerned is linked to a public road via a single or shared access strip.
- **Natural Hazard** – has the same meaning as in the Resource Management Act 1991 and any subsequent amendments.
- **Residential** – living accommodation in the majority of the urban centres, residential activities are permitted at a density of one dwelling per 350 m² where connection to a reticulated sewerage system is provided.
- **Residential Activity** – means the use of land and buildings by people for the purpose of permanent living accommodation, and includes residential buildings, residential unit buildings, supplementary residential buildings and associated accessory buildings.
- **Residential Infill** – means the splitting of an existing section within an established residential zone into two or more lots usually for the purpose of building another dwelling.
- **Resource Consent** – has the meaning set out in section 87 of the Resource Management Act 1991. Consent can generally be described as a permission required from a regional, territorial or local authority to carry out an activity under the Resource Management Act and includes all conditions to which the consent is subject.
- **Retail Shops** – means the use of land or premises for the retail sale of goods to the public.
- **Rural Residential Zone** – means a zone provided for those who wish to live in a semi-rural environment while remaining within close commuting distance to urban areas for employment, education, shopping and recreation activities. The Rural Residential zone covers large areas of land on the periphery of Waipawa and Waipukurau and clearly identifies where the opportunity for subdivision down to 1 hectare lots is allowed. Lots in the Rural Residential zone are generally not connected to Council infrastructure for provision of services. The Rural Residential zone is based on land that is already fragmented and/or is of lower productivity than the Ruataniwha Plains within easy commuting distances of Waipawa and Waipukurau.
- **Private infrastructure systems** – means those systems that include private water bores, domestic water and wastewater (grey water) or storm water systems designed to serve rural households in rural areas.
- **Reticulated services** – means publically or privately owned network utility infrastructure and generally includes water supplies, pump stations, wastewater sewers and storm water reticulation services to service residential households and new residential areas.
- **Reverse sensitivity** – arises where a new incompatible activity is introduced into an environment which has the potential to limit the operation of the existing activities.
- **Subdivision** – as defined in section 281(1) of the Resource Management Act to mean the division of an allotment by various means including cross-lease, unit titles and for leases which are for 20 years or longer (including renewals).
- **Zoning** – a system of land use regulation whereby land is mapped into zones which separate one site of permitted land uses from another