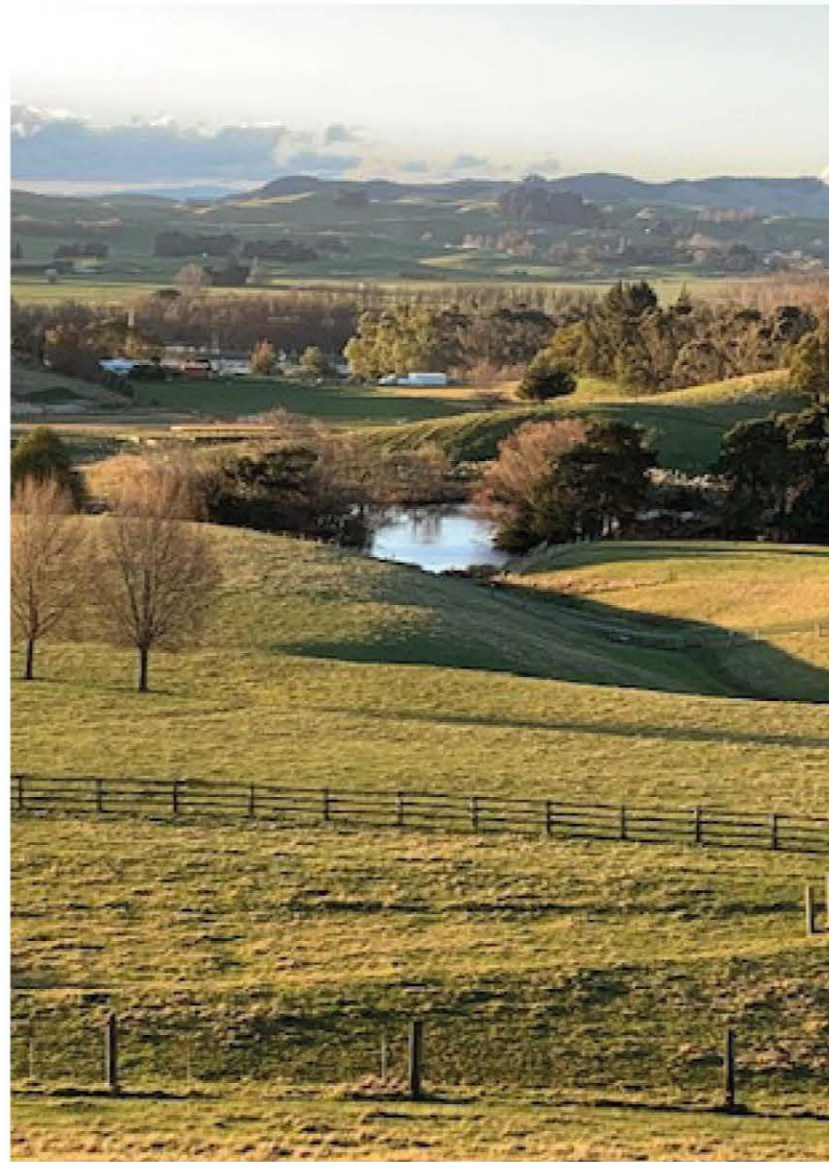


A decorative graphic consisting of a thin, wavy golden line with a small, stylized golden tree or plant icon on top, positioned above the main title.

Golden Hills

A Livingston Properties Development
96 Mt Herbert Road, Waipukurau

Proposed District Plan Submission
Landscape & Urban Design Slides
October 2022



Context Photographs

Golden Hills

114D Mt Herbert Road
Waipukurau



FOR SUBMISSION

25 October 2022

Revision 01
Drawn: L Burn Reviewed S Bray

Scale: NTS
Print at A3 **Sheet 1**

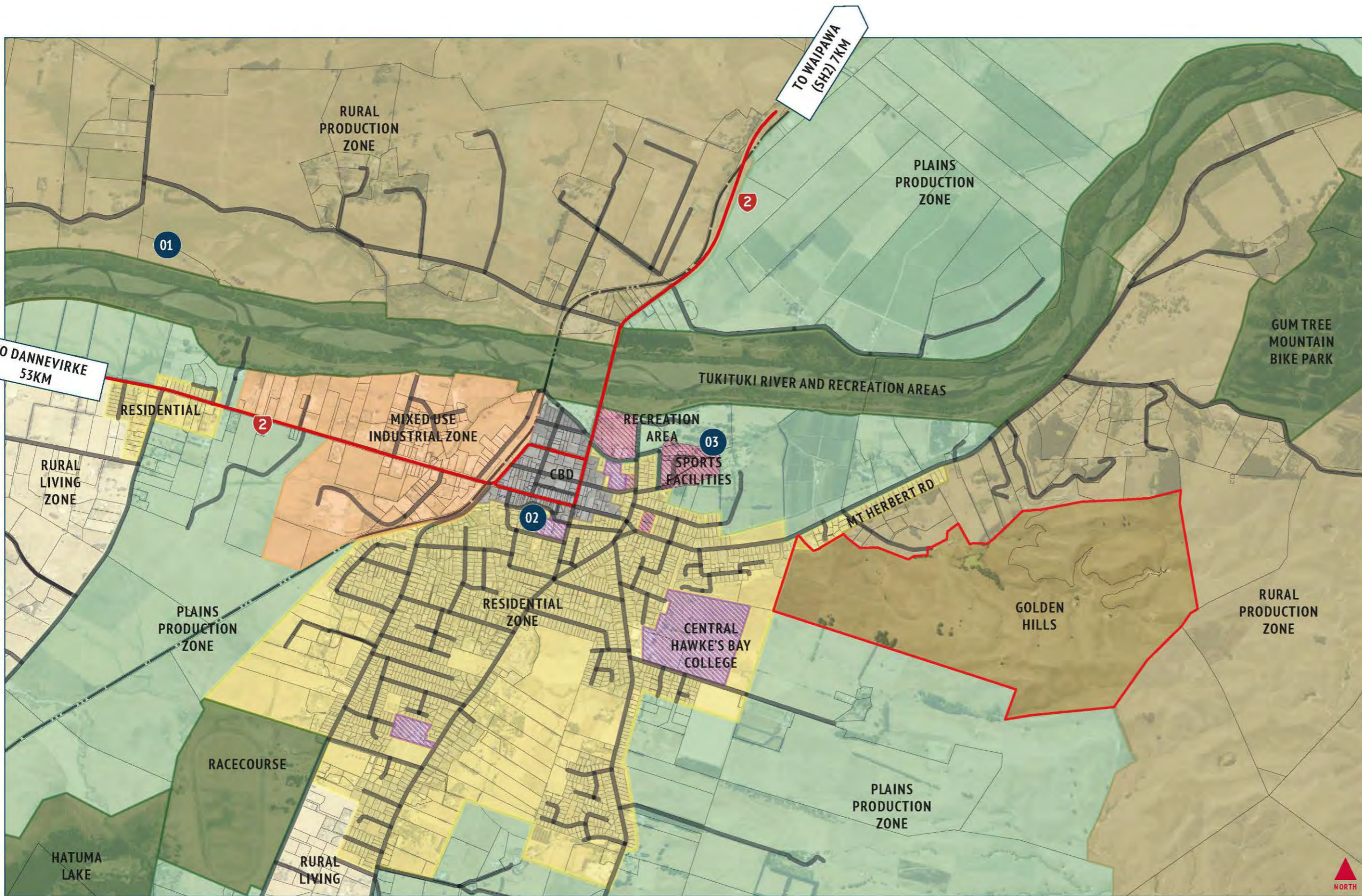
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LEGEND:

- CBD
- Residential Zone
- Mixed Use Industrial Zone
- Plains Production Zone
- Rural Production Zone
- Recreation Areas
- Schools
- Sports Facilities
- 01 Kaitoroa Pā
- 02 Pukekaihou Pā
- 03 Te Waipukurau Pā
- State Highway 2
- Railway
- Golden Hills



**Context Map
Operative District Plan**

Golden Hills

114D Mt Herbert Road
Waipukurau



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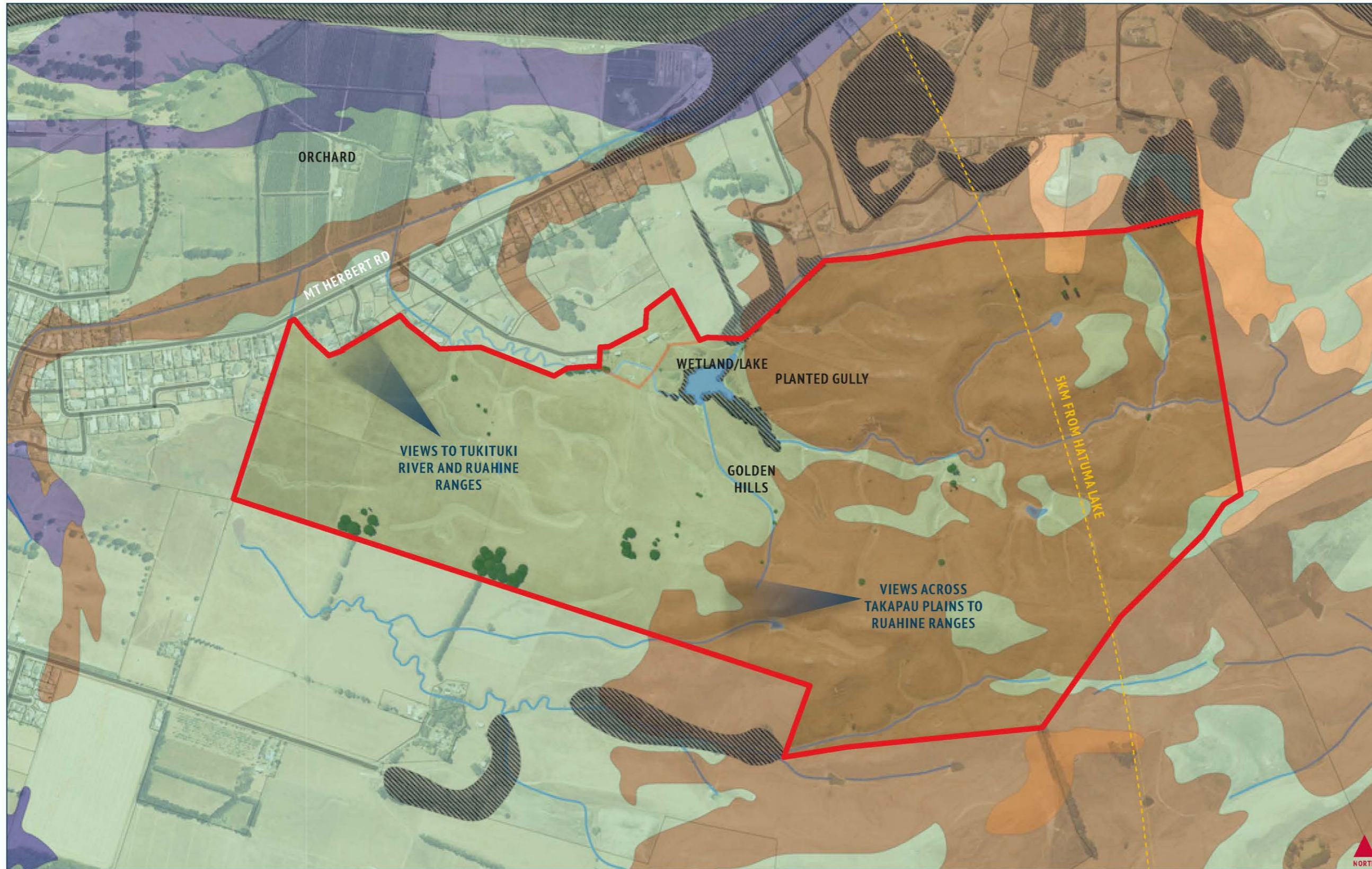
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Data: Central Hawke's Bay District Council
Operative District Plan



LEGEND:

- Soil Quality**
- High
 - Moderate-High
 - Moderate
 - Very-Low
- Other**
- Waterways
 - Vegetation
 - Golden Hills Site

Natural Environment

Golden Hills
 114D Mt Herbert Road
 Waipukurau



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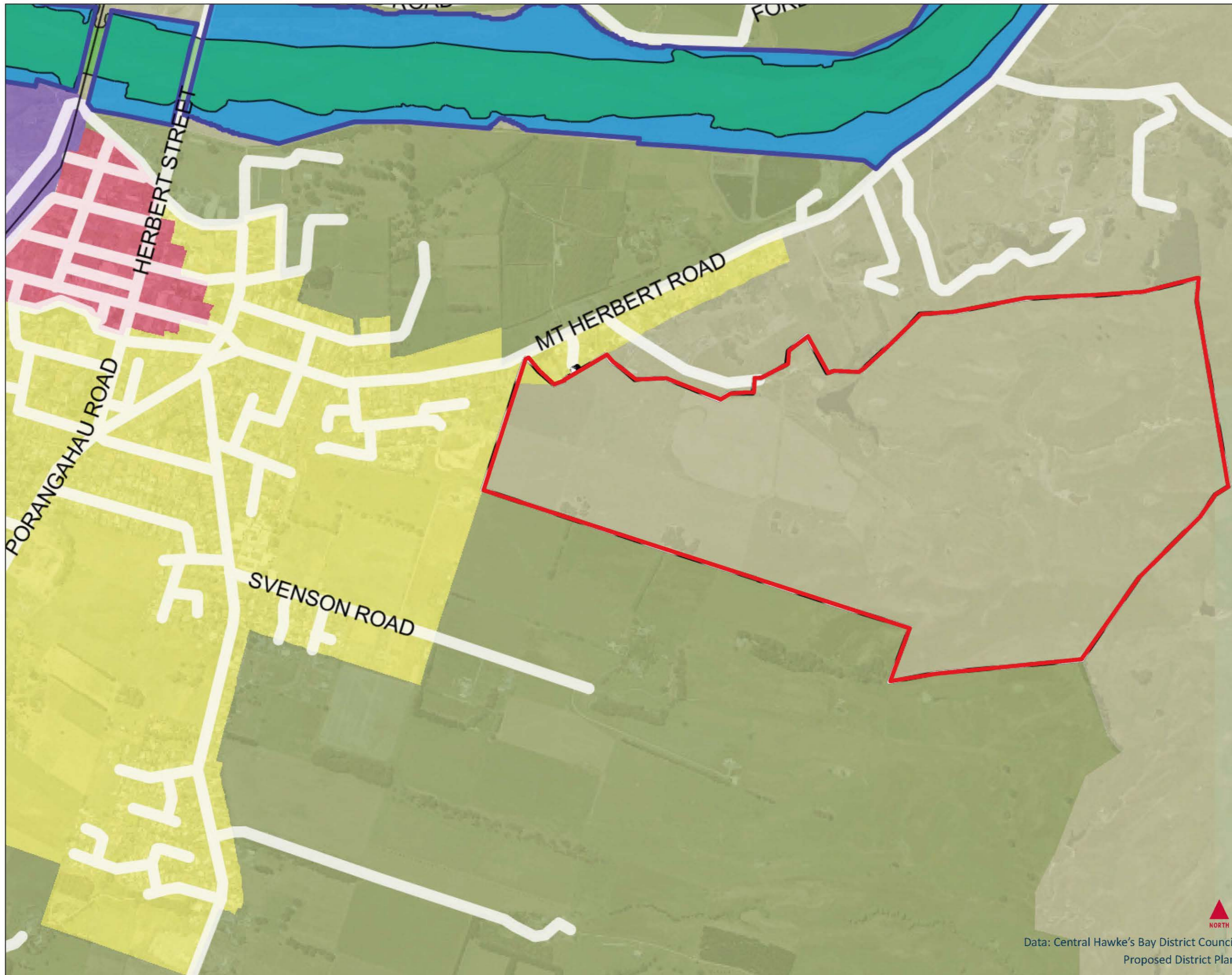
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Data: LINZ & Landcare Research NZ Soil Maps



LEGEND:

- Commercial Zone
- General Residential Zone
- General Industrial Zone
- Rural Production Zone
- General Rural Zone
- Waterbodies
- Significant Natural Chr
- Golden Hills Site

**Notified Zoning
Proposed District Plan**

Golden Hills

114D Mt Herbert Road
Waipukurau



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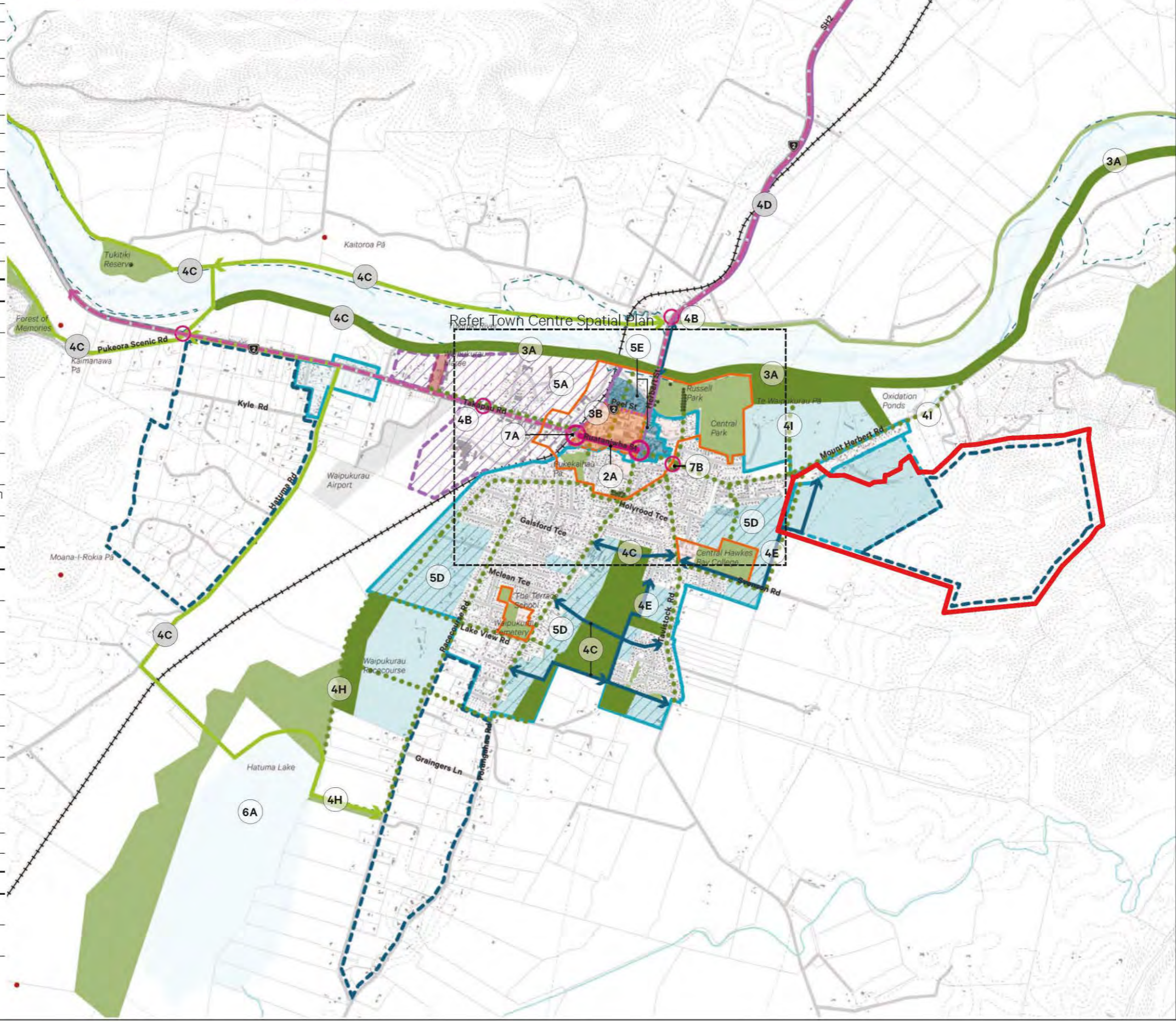
Data: Central Hawke's Bay District Council
Proposed District Plan



Landscape Planning & Strategy

Legend	
Existing	
	Lake/River
	Existing Park/Reserve
	Existing School
	Māori Land
	Airport
	Existing Buildings
	Existing Cycle Trails
	Floodline
	Drains
	5m Contours
	Railway Line
	Roads
	State Highway
	Heavy Vehicle Bypass
	Archaeology Sites
	Heritage/Notable Trees
Future Growth	
	Consolidate - with in existing residential areas
	Unlock New Areas of Residential Infill Growth - with in existing residential areas
	Mixed Use Medium Density Infill - with in the existing commercial zone
	Potential growth area for focused investigation - Medium Term
	Potential growth area for focused investigation - Medium Term
	Proposed Rural Residential Growth Area
	Proposed Mixed Use Industrial Infill Area
Key Moves	
	Potential Commuter Cycle /Shared Path
	Potential Recreational Walking/Cycle Trails
	New Reserves/Parks - Potential green network growth
	'Green Links' - Safe walking/cycling streets
	Key Connections - Connecting communities
	Walkable 'Heart' - Connected community facilities
	Tighten the Town Centre - Vibrant connected town centre
	Traffic Interventions - Upgrades, signage, safety improvements, crossing upgrades
	Vibrant Active 'Main Street'
	Designate Bypass as SH2
Actions	
	Physical 'On the ground' Actions
	Cluster Scale Actions

Waipukurau Township Spatial Plan



LEGEND:

Golden Hills Site

Note: Site boundary has been enlarged to allow visibility of the map layers

Waipukurau Spatial Plan

Golden Hills
 114D Mt Herbert Road
 Waipukurau



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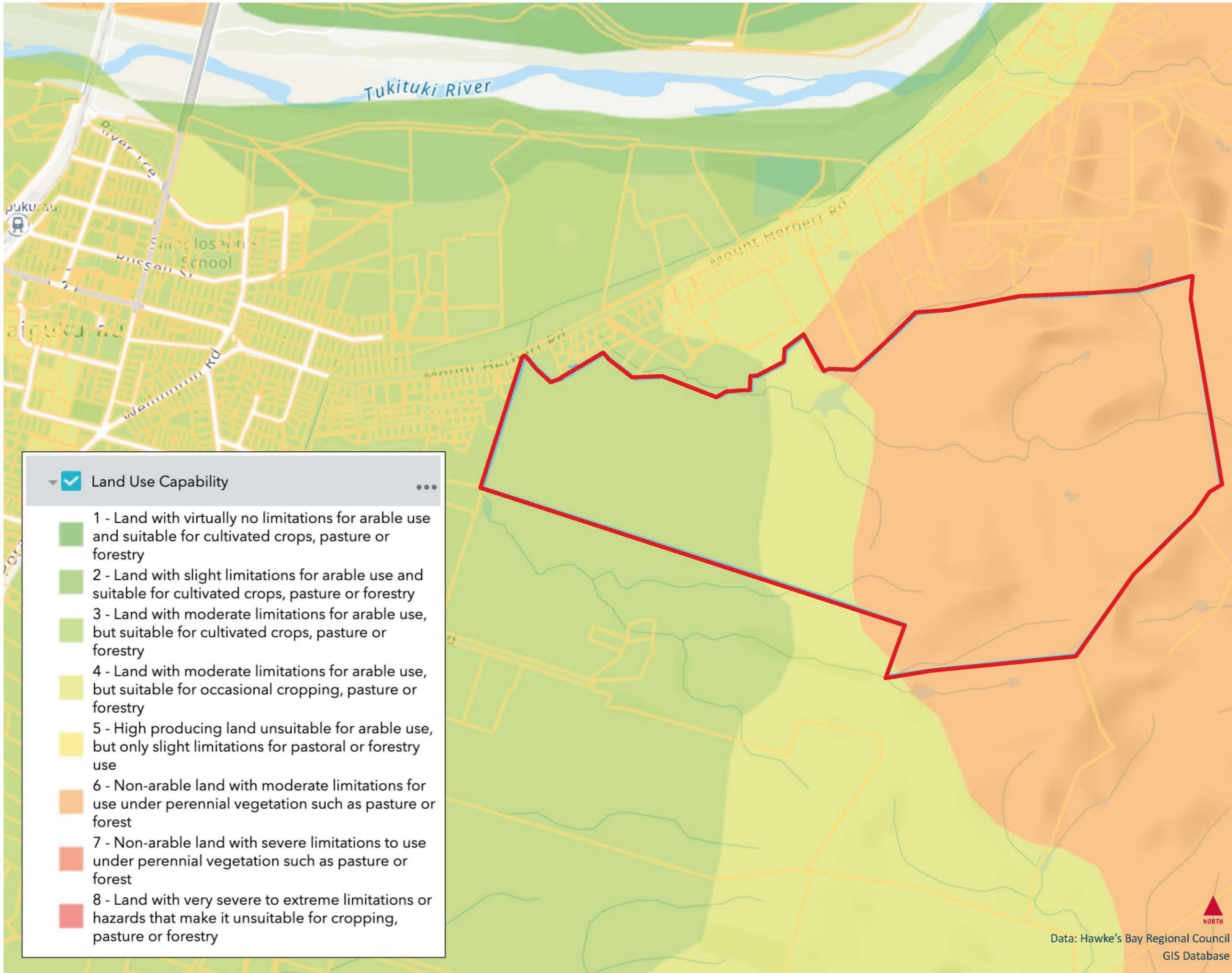
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Landscape Planning & Strategy



LEGEND:

Golden Hills Site

Land Use Capability

- 1 - Land with virtually no limitations for arable use and suitable for cultivated crops, pasture or forestry
- 2 - Land with slight limitations for arable use and suitable for cultivated crops, pasture or forestry
- 3 - Land with moderate limitations for arable use, but suitable for cultivated crops, pasture or forestry
- 4 - Land with moderate limitations for arable use, but suitable for occasional cropping, pasture or forestry
- 5 - High producing land unsuitable for arable use, but only slight limitations for pastoral or forestry use
- 6 - Non-arable land with moderate limitations for use under perennial vegetation such as pasture or forest
- 7 - Non-arable land with severe limitations to use under perennial vegetation such as pasture or forest
- 8 - Land with very severe to extreme limitations or hazards that make it unsuitable for cropping, pasture or forestry

**HBRC
Land Use Capability**

Golden Hills
114D Mt Herbert Road
Waipukurau



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Data: Hawke's Bay Regional Council
GIS Database



Landscape Planning & Strategy

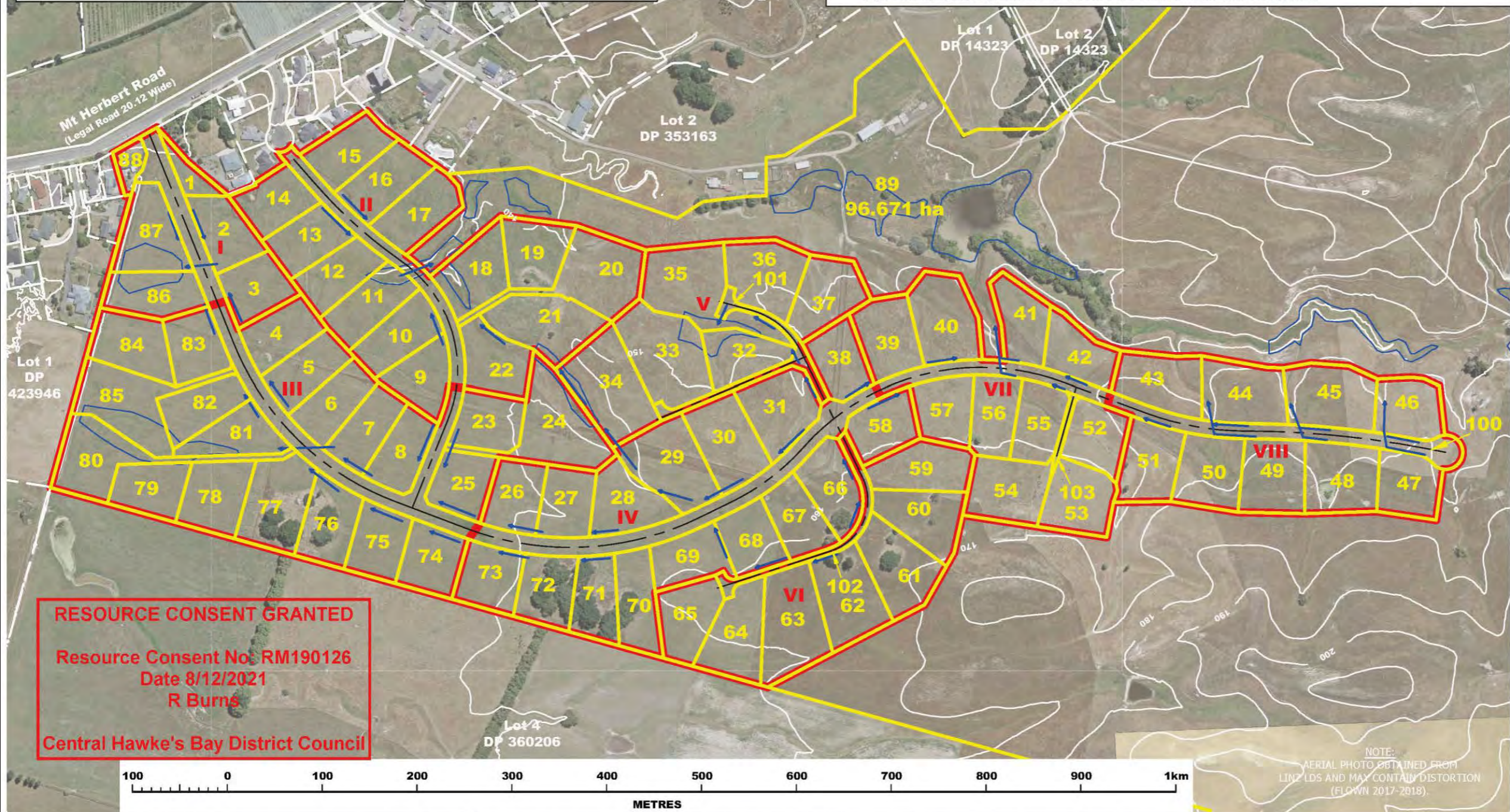
LOCAL AUTHORITY : CENTRAL HAWKES BAY DISTRICT
 ZONING : RURAL/ RESIDENTIAL
 TOTAL AREA : 142.9026 ha
 COMPRISED IN : RT 228245 (142.7800 ha)
 COMPRISED IN : RT HBB3/1487 (1226m²)
 REGISTERED OWNERS : LIVINGSTON PROPERTIES LTD

INDICATIVE EARTHWORKS VOLUMES	
ROAD CUT	35,000 m ³
ROAD FILL	15,000 m ³
DAM FILL	25,000 m ³

PROPOSED AMALGAMATIONS:

1. That Lot 101 hereon (Legal Access) be held as to six undivided one-sixth shares by the owners of Lots 32 to 37 hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith.
2. That Lot 102 hereon (Legal Access) be held as to seven undivided one-seventh shares by the owners of Lots 59 to 65 hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith.
3. That Lot 103 hereon (Legal Access) be held as to four undivided one-quarter shares by the owners of Lots 52 to 55 hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith.

Rights of Way will be required over the access lots to establish maintenance obligations.



RESOURCE CONSENT GRANTED
 Resource Consent No: RM190126
 Date 8/12/2021
 R Burns
 Central Hawke's Bay District Council

Consented Subdivision
Golden Hills
 114D Mt Herbert Road
 Waipukurau
LIVINGSTON PROPERTIES

FOR SUBMISSION
 25 October 2022

SURVEYING THE BAY
 HAWKES BAY | NEW ZEALAND
 PO Box 611, Hastings, NZ
 Phone: +64 6 870 4048 or 0800 787 842
 Fax: +64 6 870 4042
 info@surveyingthebay.co.nz
 www.surveyingthebay.co.nz

This plan has been prepared for the purpose of obtaining a Resource Consent pursuant to the provisions of the Resource Management Act 1991. Unauthorised copying or use of this plan for any other purpose is not permitted without the prior consent of Surveying The Bay Ltd. Areas and dimensions shown on this plan are approximate only and are subject to confirmation by survey.

CLIENT:
LIVINGSTON PROPERTIES LTD

PROJECT:
**PROPOSED SUBDIVISION OF LOT 12 DP 11282 & LOT 12 DP 355962
 94 & 96 MT HERBERT ROAD, WAIPUKURAU**

TITLE:
 SUBDIVISION CONSENT PLAN

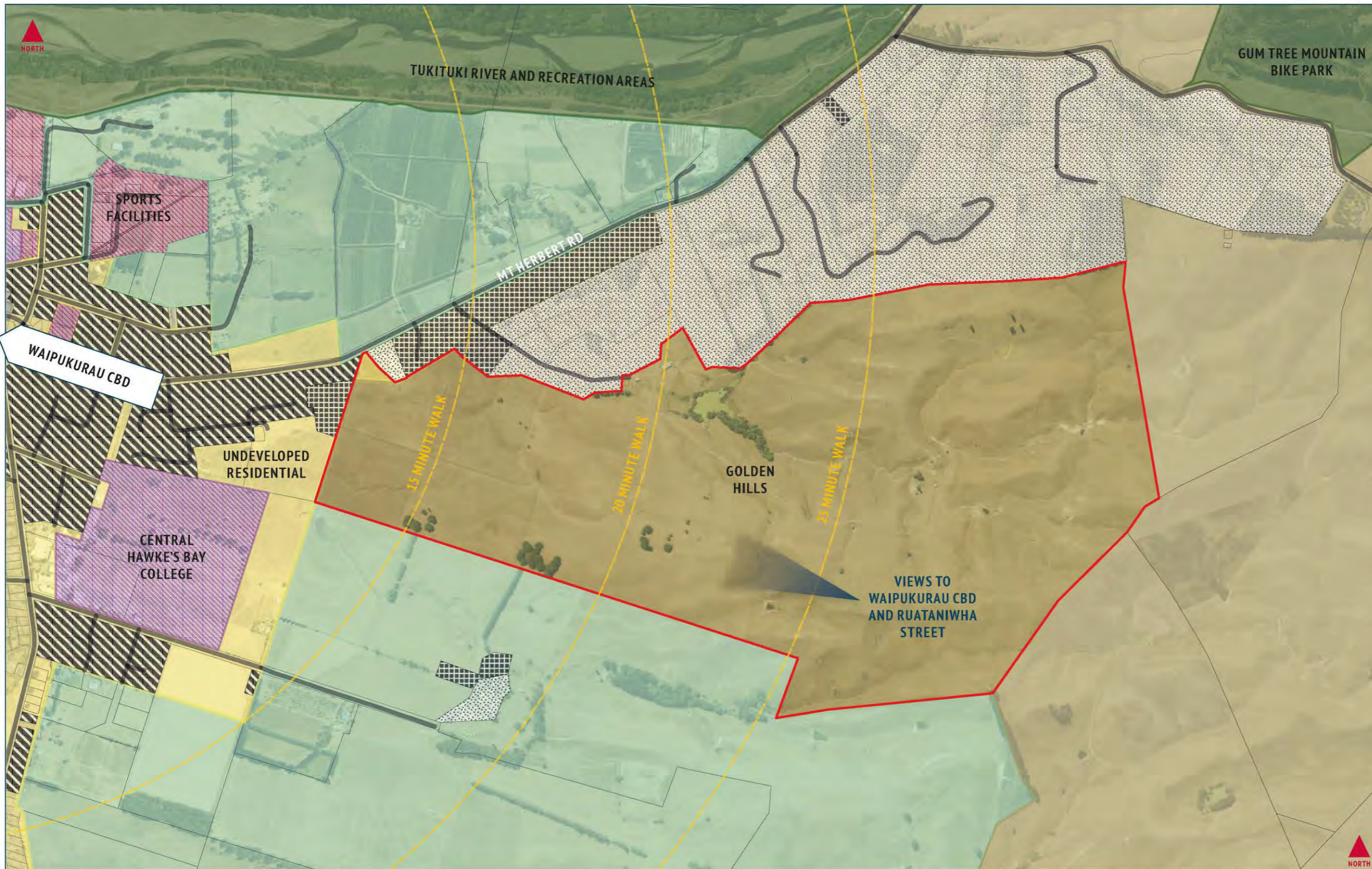
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DATE: OCTOBER 2021 **DRAWN BY:** PT & AM

DRAWING NO: 4703-25 **REVISION:** - **SHEET:** 1/4

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LEGEND:

- Schools
- Recreation
- Small Lot Resi >800m²
- Large Lot Resi 800-4000m²
- Rural Resi <4000m²
- Approx Walking Times
- Golden Hills Site

Urban Form and Connectivity

Golden Hills
 114D Mt Herbert Road
 Waipukurau



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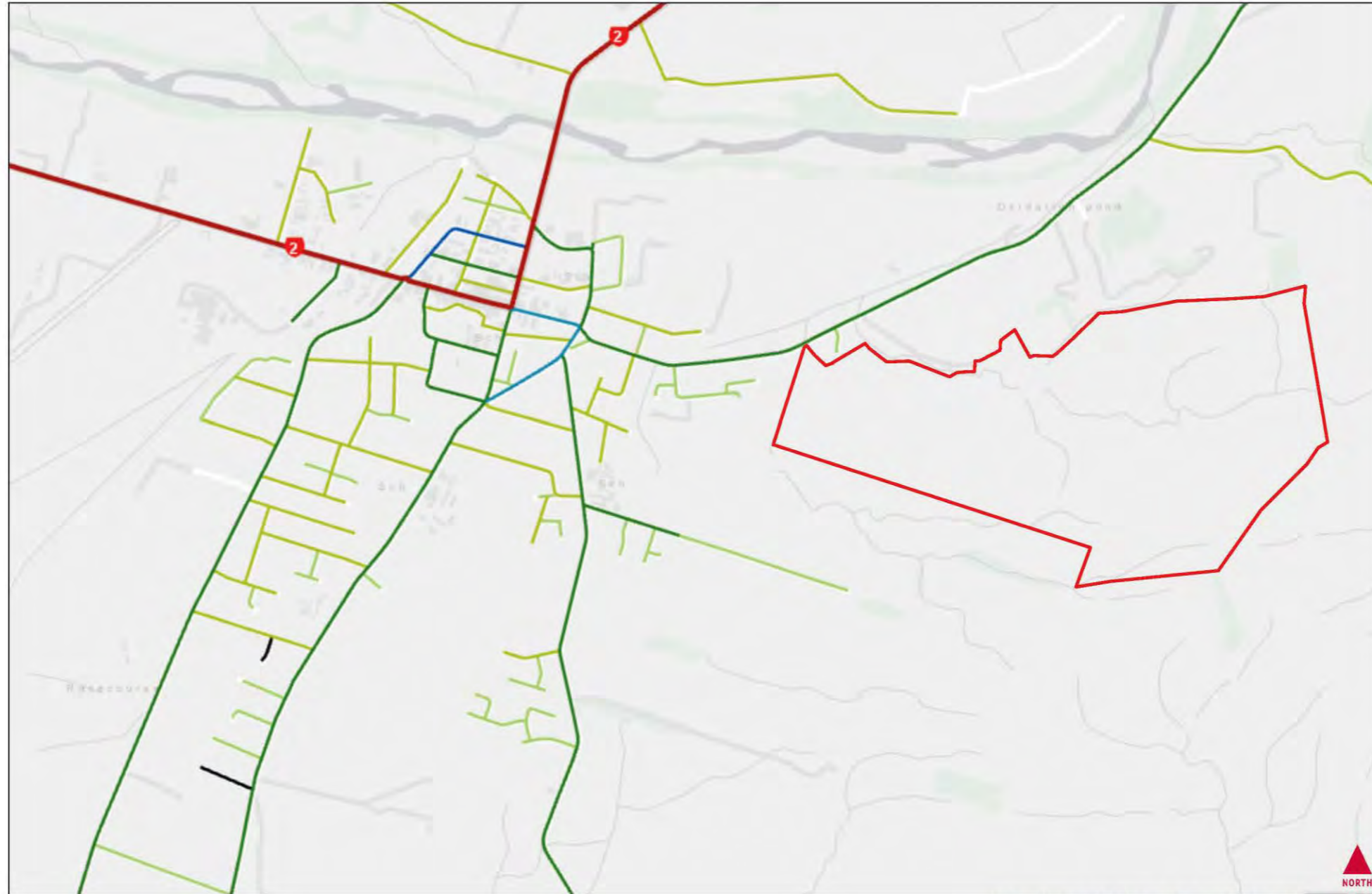
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Base Plan: Central Hawke's Bay District Council
 Operative District Plan

LEGEND:

- National State Highway
- Secondary Collector
- Low Volume Local
- Local Access
- Golden Hills Site



Data: Waka Kotahi One Network Road Classification

Road Hierarchy

Golden Hills

114D Mt Herbert Road
Waipukurau



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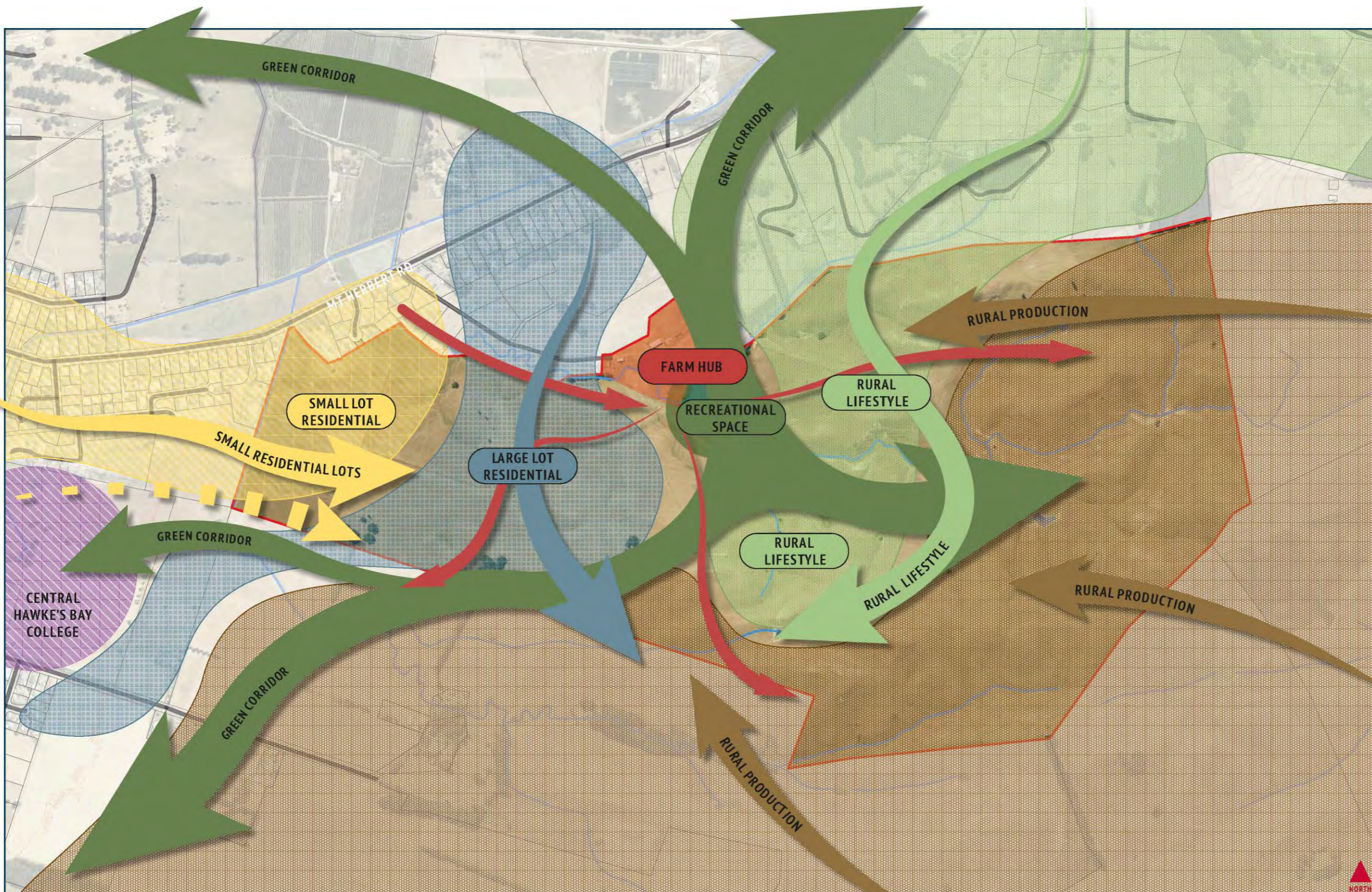
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LEGEND:

- Small Lot Residential
- Large Lot Residential
- Rural Lifestyle
- Rural Production
- Farm Operation
- Recreational/Ecological
- CHB College
- Golden Hills Site

Preliminary Framework

Golden Hills
 114D Mt Herbert Road
 Waipukurau



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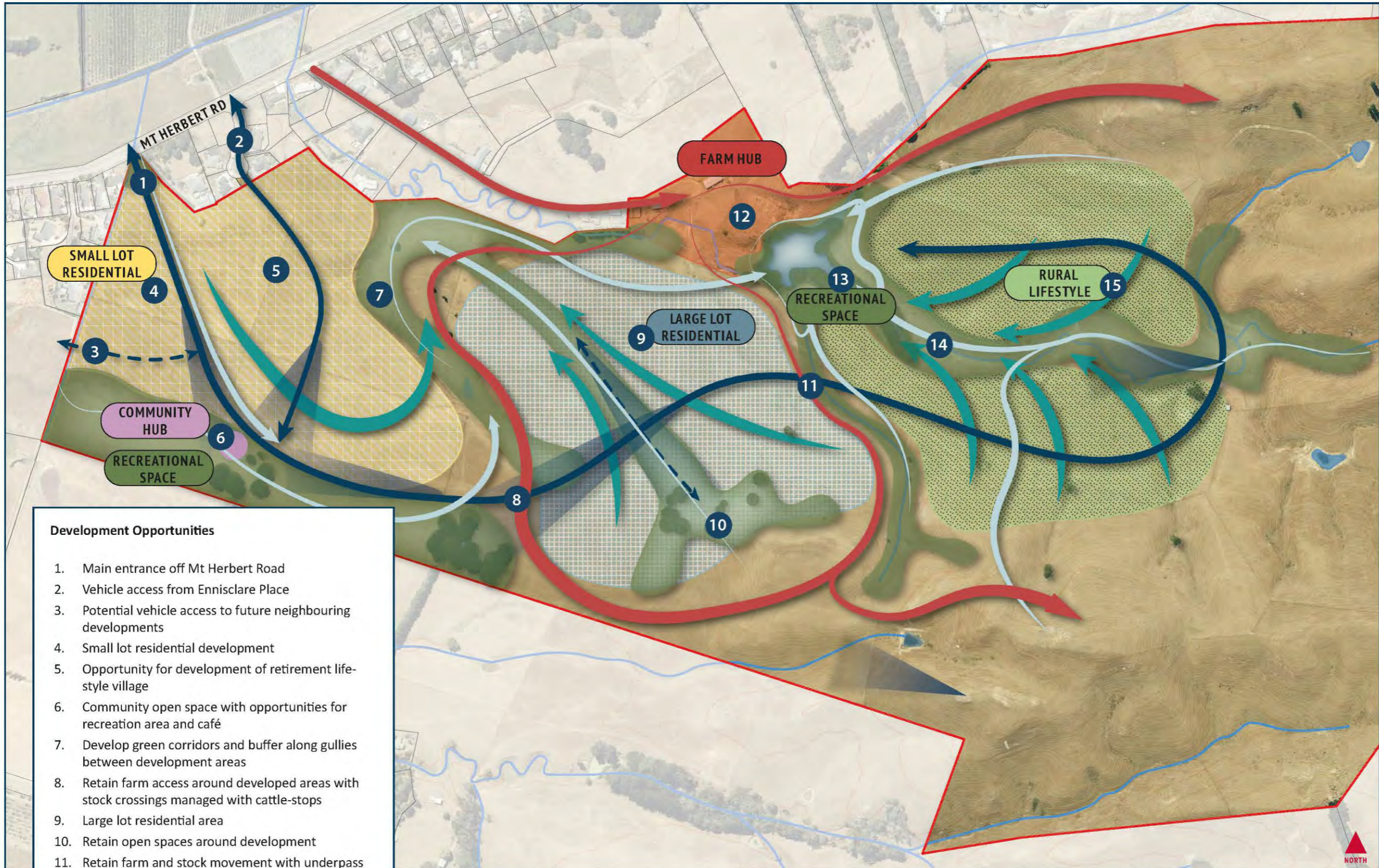
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LEGEND:

- Small Lot Residential
- Large Lot Residential
- Rural Lifestyle
- Green Corridors
- Farm Operation
- Farm Connections
- Vehicle Connections
- Walking Networks
- Stormwater Mgmt
- Viewshafts
- Golden Hills Site

Development Opportunities

1. Main entrance off Mt Herbert Road
2. Vehicle access from Ennisclare Place
3. Potential vehicle access to future neighbouring developments
4. Small lot residential development
5. Opportunity for development of retirement life-style village
6. Community open space with opportunities for recreation area and café
7. Develop green corridors and buffer along gullies between development areas
8. Retain farm access around developed areas with stock crossings managed with cattle-stops
9. Large lot residential area
10. Retain open spaces around development
11. Retain farm and stock movement with underpass
12. Retain farm hub accessed from Mt Herbert Road with sheds and stockyards
13. Develop recreational space and path network around lake
14. Develop green corridor and buffer along gully between development areas
15. Rural lifestyle lots

Detailed Framework

Golden Hills
 114D Mt Herbert Road
 Waipukurau



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LEGEND:

- Small Lot Residential
- Retirement Village
- Large Lot Residential
- Rural Lifestyle
- Rural Production
- Farm Operation
- Recreational/Ecological
- Roads
- Typical House
- Fences
- Golden Hills Site

Preliminary Concept

Golden Hills
 114D Mt Herbert Road
 Waipukurau



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