

## Brookvale East PPC – Consequential changes

*Add the following provisions:*

### **Part A Introduction (1.1 - 4.1) 2.4 Urban Strategy**

#### **2.4.4 METHODS**

Deferred Residential Zones: The District Plan includes three Deferred Residential Zones. The first of these is the second stage of the Lyndhurst development at Frimley. The second development area is at Te Awanga, incorporating the latter stages of the Te Awanga Downs urban development area and the later stages of the East Road development area Haumoana to provide for future coastal residential development. The third Deferred Residential Zone is located at Brookvale on the north-eastern side of Havelock North. All of these areas require specific criteria to be met before the deferred zoning is uplifted and the new residential zones can take effect. Notation in the District Plan does not necessarily indicate that development of these areas will occur ahead of other areas.

A Structure Plan has been developed for the Te Awanga Downs urban development area (Appendix 15A). This structure plan includes provisions for the staged uplifting of the Deferred Residential zoning of the Te Awanga Downs urban development area upon the satisfaction of specified triggers outlined in the Haumoana Te Awanga Residential Zone section of the District Plan.

A Structure Plan is in place for the Brookvale urban development area (Appendix 13B). The Deferred Zoning for Area E of the Brookvale structure plan will remain until a plan change to rezone to Havelock North General Residential Zone or revert to Plains Production zone is completed.

#### **8.2.3 OBJECTIVES AND POLICIES**

##### **HAVELOCK NORTH DEFERRED RESIDENTIAL ZONE**

##### **POLICY HNRP1**

*Add to the end of this policy:*

##### **Havelock North Deferred Residential Zone**

The Deferred Residential Zone is applied to land which has been identified as appropriate for future residential use through the Future Development Strategy and where a structure plan has been prepared for residential development of the area, but which is not live zoned due to current unavailability of necessary infrastructure. Areas zoned Deferred Residential will require a plan change to be completed to be rezoned to Havelock North General Residential Zone.

## **OBJECTIVE HNRO10**

*To identify the opportunity for the expansion of the residential development in planned locations in accordance with a structure plan*

## **POLICY HNRP11**

*Identify land intended to be developed for residential purposes within the 10 year life of the District Plan by including a Havelock North Deferred Residential Zone in accordance with the Napier-Hastings Future Development Strategy 2025-2054*

## **POLICY HNR12**

*To ensure that any development that occurs in the Havelock North Deferred Residential Zone does not compromise the future residential growth in accordance with an approved structure plan and that in the meantime this land resource remains available for land based primary production.*

### **Explanation**

Areas zoned Havelock North Deferred Residential Zone may be rezoned to a full Residential Zone as demand for residential land occurs, or as initiated by a Private Plan Change request. Amongst other environmental and economic assessments, further investigation and servicing of areas will be required, which may include investigations into natural hazard susceptibility, land use compatibility and impacts on landscape quality. Measures to ensure that new development will respect and be compatible with the existing character of the community will need to be incorporated.

The Deferred Residential Zone is located in accordance with the Brookvale Structure Plan. This structure plan has been prepared in accordance with the requirements of the Hawke's Bay Regional Policy Statement in order to ensure the orderly and efficient development of the growth node and to identify, where necessary, key structure roads and utilities, public open spaces and reserves and how new infrastructure and resources may interrelate or connect into the existing network and/or environment. In the meantime the deferred status provides for the continued use of the site for a wide range of rural activities.

## **8.2.6G STRUCTURE PLANS**

### **Outcome**

*Development will occur in a manner that enables the efficient and effective servicing and protection of reserves of the URBAN DEVELOPMENT AREAS subject to Structure Plan.*

1. Activities shall be carried out in a manner that ensures that the infrastructure and reserves shown on the following Structure Plans can be implemented and are not restricted:

- Arataki Urban Development Area (Shown in Appendix 13); and

- Brookvale Romanes Urban Development Area (portion as shown in Appendix 13B 'Brookvale Structure Plan').

2. No additional residential buildings may be occupied on a site in Area D of the Brookvale Structure Plan (shown in Appendix 13B) until a wastewater pump station becomes available to service the site. The wastewater pump station must be future proofed to enable development in Area E following uplift of the deferred residential status.

*Add the following provisions:*

**8.2.4.3 Havelock North Deferred Residential Zone**

The Havelock North Deferred Residential Zone will cease to have effect when it is either rezoned to a full Residential Zone as a result of a Plan Change, or rezoned back to Plains Production Zone as a result of a Plan Change.

<b>RULE TABLE 8.2.4.3 DEFERRED RESIDENTIAL ZONE ACTIVITY STATUS</b>		
<b>RULE</b>	<b>LAND USE ACTIVITIES</b>	<b>ACTIVITY STATUS</b>
<b>HNDRR1</b>	The activities that are Permitted in the Havelock North Deferred Residential Zone shall be those provided as Permitted Activities in the Plains Production Zone (Section 6.2), provided they comply with the General Performance Standards and Terms in Section 6.2.6 and the relevant Specific Performance Standards and Terms in Section 6.2.7 and Specific Performance Standard 8.2.6G.	<u>P</u>
<b>HNDRR 2</b>	The activities that are controlled in Havelock North Deferred Residential Zone shall be those provided for in the Plains Production Zone (Section 6.2), provided they comply with the General Performance Standards and Terms in Section 6.2.6 and the relevant Specific Performance Standard(s) and Terms in Section 6.2.7 and Specific Performance Standard 8.2.6G.	<u>C</u>
<b>HNDRR 3</b>	Any activity which is not provided for as a Permitted or Controlled Activity. (for the avoidance of doubt, this includes activities which do not comply with Specific Performance Standard 8.2.6G).	<u>NC</u>

*Amend the following provisions:*

**8.2.9B COMPREHENSIVE RESIDENTIAL DEVELOPMENTS WITHIN APPENDIX 13B, FIGURE 1**

As well as considering the CRD assessment criteria in 8.2.9 above, the following specific matters need to be considered:

Consider how the proposed development integrates to the overall suburban development of the relevant stage or area shown on the Brookvale Structure Plan (areas A, B, C or D) within which the proposal is to be located.

