

6. Brownfields Development

Scope

- The report shall comprehensively define what is meant by the term Brownfield Development.
- Establish and justify the boundaries within the existing built environment where Brownfield Development should be considered.
- Assess whether Brownfield Development should occur in satellite settlements such as Clive or Bayview. Identify sites that are currently or potentially available for Brownfield development within these boundaries.
- Consider and make recommendations on the relationship between Council's current Reserves Policies and Compact Residential Development.
- Identify any infrastructure limitations that may accompany future development of the site.
- Consider the suitability of the identified sites for achieving different forms of residential development including compact urban development.
- Identify the design elements including physical location that will be required to achieve high levels of amenity relative to the Hawke's Bay environment.
- Identifying how emerging issues such as increased transport costs may influence demand in the various sectors.
- Prior to commencing the consultation the Core Technical Advisory Group shall be provided with the list of those parties to be consulted for the demand study and will provide feedback.

Deliverables

Brownfields Report and supporting Site/Area Maps / Plans

- A Brownfields Report that clearly identifies what sites are available or potentially available for comprehensive residential development. It shall include for potential sites, the factors that would need to be addressed to achieve the development potential including infrastructure limitations.
- The identified sites shall be mapped and at such a scale that the boundaries of the sites are able to be readily identified.
- The report shall include a section on the Design Principles that would be required for comprehensive compact developments to achieve a high level of residential amenity that reflects the character and amenity of Hawke's Bay. This assessment of design principles should refer to the principles identified in the New Zealand Urban Design Protocol. It need only identify broad density and design parameters, but any constraints to implementing any of the design principles on particular sites should be noted.
- The report should also outline the locational attributes necessary for a successful compact brownfields site with reference to Councils Reserves Strategies.
- A summary of those consulted how they were identified and the role they have in urban development should also form part of the report.