

**Before the Hearings Panel**

**At Central Hawke's Bay District Council**

**Under** Schedule 1 of the Resource Management Act 1991

**In the matter of** the Proposed Central Hawke's Bay District Plan

**Between** **Various**

**Submitters**

**And** **Central Hawke's Bay District Council**

**Respondent**

---

**Council Reply on the 'Mapping & Rezonings' – Hearing 6 – Rowena Macdonald and Janeen Kydd-Smith**

**On behalf of Central Hawke's Bay District Council**

**Date: 9 December 2022**

---

## Introduction

1. Our full names are Rowena Clare Macdonald and Janeen Anne Kydd-Smith. We are Principal Planners and Directors of Sage Planning (HB) Limited.
2. We prepared the Section 42A Report on Mapping & Rezonings for Hearing 6. We have read the evidence and statements provided by submitters, and the legal submissions, relevant to those reports. We also attended the hearing on Thursday 16 November 2022 when relevant matters were discussed.
3. We have prepared this reply statement on behalf of the Central Hawke's Bay District Council (**Council**) in respect of matters raised through Hearing 6 on this topic.
4. Specifically, this reply statement addresses matters raised in the Section 42A Reports for General Mapping & Rezonings, and in the evidence and statements by submitters for the hearing.
5. We are authorised to provide this evidence on behalf of the Council.

## Qualifications, Experience and Code of Conduct

6. Our qualifications and experience are as set out in Section 1.1 of the relevant Section 42A Reports.
7. We can confirm that we are continuing to abide by the Code of Conduct of Expert Witnesses set out in the Environment Court's Practice Note 2014.

## Scope of Reply

8. Section 42A report authors were asked to submit a written reply by close-of-business on Friday, 9 December 2022 (as requested in Minute 19).
9. If we have not addressed a matter in this Reply that was raised by a submitter throughout the hearings process, we have nothing further to add to what we have set out in the Section 42A Reports or evidence given at the Hearing.
10. **Appendix 1** of this Reply contains a list of materials provided by submitters including expert evidence, legal submissions, submitter statements etc. This information is all available on the Proposed District Plan (PDP) Hearings Portal on the Council website<sup>1</sup>.
11. **Appendix 2** contains recommended amendments to PDP chapter provisions (SUB – Subdivision chapter and GRZ – General Residential Zone), with updated recommendations differentiated from those made in Appendix A of the respective Section 42A Report.
12. **Appendix 3** has updated tables of recommended responses to submissions and further submissions for Hearing 6 Mapping & Rezonings topic and for Hearing 3 Rural Environment topic (revisited in light of the NPS-HPL), with updated recommendations differentiated from those made in the tables in Appendix B of the respective Section 42A Reports.
13. **Appendix 4** has a copy of the VCV Consulting Report 'Central Hawke's Bay Area-based Infrastructure Assessment' (June 2020); and a copy of the Sage Planning Report 'Central Hawke's Bay District Plan Review – Housing Growth Response' (November 2020).
14. **Appendix 5** has a copy of the existing subdivision consent for James Bridge (as varied) (RM180160/RM180160A).

---

<sup>1</sup> <https://www.chbdc.govt.nz/services/district-plan/proposed-district-plan/hearings/>

### **Application of NPS-HPL to a change in zoning from Rural Production to General Rural Zone**

15. The Panel requested (paragraph 4, second part of seventh bullet point of Minute 19) a response to *'the question raised by the Panel as to whether the NPS-HPL would be relevant to consideration of submissions seeking a change of zoning from Rural Production to General Rural Zone, given the different rules applying to subdivision between those zones'*.
16. This is relevant when considering S94.002 Surveying the Bay (Rezoning Request 1), S50.023 The Surveying Company (Rezoning Request 2), and S93.001 Robert Malcolm and S100.001 GR Smith Children's Trust & DG Smith Tournaham Trust (Rezoning Request 3), which are the submissions to the PDP that seek a change of zoning from Rural Production to General Rural Zone.
17. Clause 3.5(7) requires land zoned general rural or rural production, and is LUC 1, 2 and 3 land that is not identified for future urban development, to be considered 'Highly Productive Land' (until such time as the RPS contains maps of highly productive land in the Region). Therefore, the Objective and Policies 1, 4, 7, 8 and 9 of the NPS-HPL are applicable.
18. Therefore, the NPS-HPL is relevant to all of the above-mentioned rezoning requests, as they affect land zoned rural production, all contain LUC 1, 2 and/or 3 soils, and none are identified for future urban development.
19. The objective and policies of the NPS-HPL seek to protect highly productive land for use in land-based primary production. Policy 7 seeks to avoid subdivision of highly productive land, except as provided for in clause 3.8 of the NPS-HPL. Clause 3.8(1) states that territorial authorities must avoid the subdivision of highly productive land unless one of the following applies:

#### **3.8 Avoiding subdivision of highly productive land**

- (1) Territorial authorities must avoid the subdivision of highly productive land unless one of the following applies to the subdivision, and the measures in subclause (2) are applied:
    - (a) the applicant demonstrates that the proposed lots will retain the overall productive capacity of the subject land over the long term:
    - (b) the subdivision is on specified Māori land:
    - (c) the subdivision is for specified infrastructure, or for defence facilities operated by the New Zealand Defence Force to meet its obligations under the Defence Act 1990, and there is a functional or operational need for the subdivision.
  - (2) Territorial authorities must take measures to ensure that any subdivision of highly productive land:
    - (a) avoids if possible, or otherwise mitigates, any potential cumulative loss of the availability and productive capacity of highly productive land in their district; and
    - (b) avoids if possible, or otherwise mitigates, any actual or potential reverse sensitivity effects on surrounding land-based primary production activities.
20. We note that, in all these cases, Policy 7 and clause 3.8 of the NPS-HPL will apply regardless of whether the zone changes from Rural Production to General Rural Zone, or not.
  21. The section 42A assessment of each of the above rezoning requests outlines the implications of rezoning in terms of development potential (both in terms of subdivision and provision for non land-based primary production activities), and for the Surveying the Bay and The Surveying Company requests, the ability to subdivide and develop is considerably greater if rezoned as requested. Therefore, in our view, this further supports our recommendations to **reject** these submissions. In relation to Rezoning Request 3 (being the submissions of Robert Malcolm and the Smith trusts), the relevance of the NPS-HPL is addressed in greater detail below.

**S93.001 Robert Malcolm and S100.001 GR Smith Children's Trust & DG Smith Tournaham Trust**

22. The s42A report concluded that extending the General Rural Zone boundary to the railway line in this location, as sought by Mr Malcolm and the Smith Trusts, could be considered a more effective and efficient method of achieving the strategic objectives of the PDP as notified, which focus on protecting the large and geographically cohesive area identified as 'Highly Productive Land' in Central Hawke's Bay (being the Rural Production Zone). However, the submitters were encouraged to seek the support of the other affected landowners, and in the meantime, the recommendation was to reject both submissions.
23. Mr Malcolm did not attend the hearing or table any evidence.
24. Mr Smith presented at the hearing and advised that he had spoken to some of the other affected landowners. He advised that those neighbours were happy with the notified zoning (Rural Production Zone) as it stands. However, Mr Smith still supports and seeks rezoning of the land to General Rural Zone on the basis that the land was more akin to the land to the west (on the opposite side of the State Highway), than the flat productive land to the east (on the opposite side of the railway line).
25. As already outlined, the NPS-HPL is relevant to the subject land, as it contains LUC 3 soils, and Policy 7 and clause 3.8 will apply to any subdivision or development on this land from now on, regardless of whether the land is rezoned or not. These provisions in the NPS-HPL seek to avoid subdivision of highly productive land, except where the applicant can demonstrate that the proposed lots will retain the overall productive capacity of the subject land over the long term.
26. Within the requested rezoning area, there are 10-15 parcels of land and possibly 10+ different landowners. Only one parcel of land could be further subdivided under either the General Rural Zone or Rural Production Zone minimum lot size standards in the PDP as a Controlled Activity. That parcel belongs to the Smith trusts. Of the remaining parcels, one is approximately 15ha (but part of a 52ha parcel), and the rest are around 4ha or much less.
27. Rezoning from Rural Production Zone to General Rural Zone will have the following implications, in terms of subdivision potential:  
  
Rural Production Zone (RPROZ):  
  
Under the Rural Production Zone, the Smith trusts' land (comprising 67.97ha) could be subdivided into five complying rural lots of 12+ha each. There would be no provision for the creation of any Lifestyle Sites as a Controlled Activity and no further subdivision could occur thereafter as a Controlled Activity.  
  
General Rural Zone (GRUZ):  
  
Under the General Rural Zone, the Smith trusts' land could be subdivided into three complying rural lots of 20+ha each. A Lifestyle Site could be carved off each of those three lots as a Controlled Activity. No further subdivision could occur thereafter as a Controlled Activity.
28. Therefore, the difference between the two zones across the rezoning area is a maximum of five RPROZ lots versus a maximum of six GRUZ lots, and the fact that three of the six GRUZ lots could be non-productive Lifestyle Sites. As the land is predominantly LUC 4, such Lifestyle Sites could be easily positioned outside the LUC 3 /'Highly Productive Land' areas. Any other proposed lifestyle/small lot subdivision consent application under either Rural zoning would be a Discretionary or Non-Complying Activity, and therefore comprehensively assessed against the full set of objectives and policies in the NPS-HPL (amongst other things).

29. Given this, we consider rezoning the land to General Rural Zone would have a minimal adverse effect on the protection of highly productive land in the District for land-based primary production, and is therefore not inconsistent with the NPS-HPL. We do not have a strong preference for retaining the current Rural Production Zone or rezoning to General Rural Zone in this instance, and therefore consider rezoning the land as requested is reasonable and appropriate. Accordingly, we have changed our recommendation to instead recommend the submissions of Mr Malcolm and the Smith trusts to rezone the subject land to General Rural Zone **be accepted**.
30. If the Panel was of a mind to rezone the land, we recommend that the boundary of the General Rural Zone be extended from the State Highway to the western edge of the designated railway corridor (to the east), between the river (to the north) and where the rail corridor meets SH2 (to the south), incorporating all the land between and across to Maulder Road (to the west), as a logical and defensible boundary (refer to the area identified on the map below). We consider Mr Malcolm’s submission provides sufficient scope for this boundary as his submission seeks rezoning of *‘the land located north of Waipukurau township and south of Waipawa township, between State Highway 2 and the rail corridor, starting at Kaimotu Road and extending to Tapairu Road (or thereabouts)’* [our emphasis].



***Scope to Rezone Existing Small Rural Lots to Rural Lifestyle under the NPS-HPL – S50.020, S50.021, S50.022, S50.018, S50.019, S50.025 & S50.026 The Surveying Company***

31. The areas that The Surveying Company seeks to have rezoned to Rural Lifestyle comprise small rural lots of at least 4000m<sup>2</sup> that were created under the Controlled Activity provisions of the Operative District Plan (ODP). The ODP does not have a specific Lifestyle Zone and does not differentiate lifestyle lots from other rural landholdings (albeit their smaller size has likely meant that they have been predominantly used for rural residential/lifestyle purposes).
32. While it is not impossible to rezone Highly Productive Land for Rural Lifestyle under the NPS-HPL, the requirements in clause 3.10 of the NPS-HPL to establish an exemption are cumulative, and would require Council to be satisfied that: there are permanent and long-term constraints on economic viability (clause 3.10(1)); there are no reasonably practicable options that would retain productive capacity of the highly productive land (clause 3.10(2)); and the land's future productive potential is not limited by its past or present uses (clause 3.10(3)(c)). In addition, the size of a land holding within which the highly productive land occurs is not deemed to be of itself a determinant of a permanent or long-term constraint (clause 3.10(4)).
33. Given this, in our opinion, while there is some ability to make a case for rezoning Highly Productive Land to Rural Lifestyle under the NPS-HPL, there is a very high bar to overcome to achieve that, including the need to provide robust evidence to support that it should be exempt. That evidence has not been provided in this case. We remain of the view that the rezoning requests of The Surveying Company in this regard should be **rejected**.

***S127.002 Livingston Properties – Mt Herbert Road Development, Waipukurau***

34. There is consensus that the Livingston Properties' land contains LUC 3 land and is subject to the NPS-HPL (refer Mr McKay's planning evidence for Livingston Properties, para 76), unless it is accepted as being excluded from the interim definition of 'Highly Productive Land'. Mr McKay considers that the land identified in the ISP as 'Proposed Rural Residential Growth Area' is exempt as an area 'identified for future urban development'.
35. We disagree. As discussed in the legal submissions of Ms Davidson, the exemption is only for future 'urban' development, and in our view 'rural residential' is not 'urban'. We note that there is no 'rural residential zone' in Table 13 of the Zone Framework Standard in section 8 of the National Planning Standards, and clause 1.3(4) of the NPS-HPL states that a reference to a zone in the NPS-HPL is a reference to a zone as described in Standard 8 (Zone Framework Standard) of the National Planning Standards or for local authorities that have not yet implemented the Zone Framework Standard of the National Planning Standards, to the nearest equivalent zone. In this case, 'rural residential', in our view, is most akin to 'rural lifestyle'. Therefore, we consider the identification of part of the property as 'Proposed Rural Residential' does not exempt the land from the definition of 'Highly Productive Land'.
36. We note that following the Hearing, the submitter provided additional evidence offering an alternative to that requested in the original submission, namely, that the middle development node sought for a 'Rural Lifestyle' zoning instead be rezoned as 'General Residential' and identified as a 'Precinct' with a 'Large Lot Area' overlay applying to the middle development node. The submitter has provided a revised Structure/Precinct Plan and accompanying set of PDP provisions to implement the revised Structure/Precinct Plan. The submitter considers this approach reflects the intent of their submission which they consider was to implement the conceptual plan within the Golden Hills concept booklet appended to their submission, on the basis that the conceptual plan within that booklet identified the middle of the three development areas as being for 'large lot residential'.

37. Firstly, we consider this introduces substantial new material that was not provided with the submission nor presented in evidence in advance of, or tabled at, the Hearing, and also note there is no section 32AA assessment accompanying these new proposed provisions. We therefore question whether the proposed provisions are within the scope of relief sought in the original submission.
38. However, on the basis that the Panel may consider this within the scope of relief sought, we have considered this supplementary evidence in the short amount of time available, and make the following observations:
- The original submission states:
    - *‘This submission seeks to rezone the Livingston Properties Mt Herbert Road land so that it is available for subdivision and development in accordance with the concept development plan attached as Appendix A’* (Background, pg 1),
    - *‘This map is in turn based on the concept development plan in the Golden Hills Concept Booklet’* (section 2, pg 2), and
    - *‘The rezoning request is based on utilising the most appropriate zones in the Proposed District Plan to implement the concept plan in Appendix A and articulated in the Golden Hills Concept Booklet’*, and
    - *‘As explained in that document a similar variation of section sizes is proposed in the area requested to be zoned Rural Lifestyle and as such part 3 of this submission seeks a greater flexibility in the minimum subdivision site size for that zone. A 2,500m<sup>2</sup> minimum lot size where a 4,000m<sup>2</sup> average is achieved is requested as part of this submission’* (part 2, Table 2, pg 5).
  - In our view, the submission clearly requested and anticipated a ‘Rural Lifestyle’ zoning of both the middle and eastern development nodes as being the ‘most appropriate zones’ to implement. This is further emphasised in their request to apply a 2,500m<sup>2</sup> minimum/ 4,000m<sup>2</sup> average lot size for the Rural Lifestyle Zone, which the Reporting Officer recommended be accepted (addressed in the section 42A Rural Environment Report as part of Hearing 3).
  - Therefore, in our view, the submitter sought a ‘Rural Lifestyle’ zoning over the middle development node with the understanding that such a zoning would be in accordance with their ‘Preliminary Concept’ and, by inference, the ‘Conceptual Plan’ in their ‘Concept Booklet’. The proposed alternative is an acknowledged attempt to provide a workaround, as a way to enable the application of clause 3.6 (restricting urban rezoning) of the NPS-HPL to that development node, rather than the more restrictive clause 3.7 (avoiding rezoning for rural lifestyle) in the NPS-HPL.
  - We also consider that including a ‘Precinct’ overlay within the General Residential Zone in order to apply a large lot density requirement, would be inconsistent with the objectives and policies of the General Residential Zone in the PDP, in particular Policy GRZ-P4 which is *‘To promote medium density development as the predominant residential character’*, and is also inconsistent with Policy GRZ-P5 *‘To confine the General Residential Zone within Waipukurau and Waipawa to those areas of the towns which are, or are likely to be, provided with infrastructural services of formed and sealed roading, footpaths, reticulated water supply, stormwater and sewage treatment and disposal’*. The likelihood of extension of reticulated infrastructure to the middle development node has not been considered by the submitter nor by Council (only part of this node falling within the area noted in the ISP as being ‘for focused investigation’ in the medium term (3-10 year timeframe), and the

remainder noted in the ISP as proposed for 'future rural residential'). Therefore, there are complications arising from the proposed alternative rezoning option that have not been fully able to be considered.

- In addition, providing for a 'large lot' area within the General Residential Zone also has implications for the interpretation of the PDP in essentially creating two separate zones largely providing for the same type and density of development ('General Residential Zone – Large Lot Area' and 'Rural Lifestyle Zone'), and essentially creating an overlapping zoning framework. In our view, this is not an efficient or effective method in achieving the objectives of the PDP.
  - Further, the new material provided includes the introduction of a new 'Precinct' overlay and 'Structure Plan' with accompanying set of outcomes to include in the PDP as a new 'appendix' to the General Residential Zone chapter. There is no section 32AA RMA assessment supplied with these new proposed provisions and, in our view, the proposed Precinct Plan provisions respond to a 'concept' that has not been thoroughly investigated, peer reviewed, and confirmed.
39. Therefore, we consider that the requested rural lifestyle rezoning component of the original submission (both the middle and eastern development nodes) is fully subject to Policy 6, and clause 3.7 of the NPS-HPL, and such rezoning must be avoided except as provided for in clause 3.10.
40. With respect to the requested residential rezoning area (the western development node), Mr McKay (in para 77 of his evidence) concurs that clause 3.6(4) & (5) of the NPS-HPL applies.
41. Clause 3.6(4) provides that urban rezoning of highly productive land may occur only if (a) the urban zoning is required to provide sufficient development capacity to meet expected demand for housing or business land in the district; (b) there are no other reasonably practicable or feasible options for providing the required development capacity; and (c) the environmental, social, cultural and economic benefits of rezoning outweigh the costs associated with the loss of highly productive land for land-based primary production. Clause 3.6(5) also requires that the spatial extent of any urban zone covering highly productive land is the minimum necessary to provide the required development capacity while achieving a well-functioning urban environment. As outlined in Ms Davidson's legal submissions for Council, these criteria are cumulative, and therefore must all be achieved for such urban rezoning to be allowed.
42. Mr McKay (in para 78 of his evidence) concedes that *'it is not currently possible to conclusively demonstrate that the land is 'required' for this purpose'* and concurs that *'there is sufficient supply of rural lifestyle sites across the District and infill subdivision potential within the existing residential zones of Waipukurau available to meet housing growth needs'*. We agree, and therefore consider this aspect of the rezoning request fails to meet clause 3.6(4)(a) and clause 3.6(5), and therefore does not meet the tests for urban rezoning of highly productive land.
43. Further, with regard to the question of whether the Council's Integrated Spatial Plan (ISP) is a 'non-statutory growth plan or strategy', we concur with Mr Williams (Counsel for Livingston Properties) and Mr McKay that it is.
44. The ISP identified the Livingston Properties' land to the west of Waipukurau as a "Potential growth area for focussed investigation – Medium Term" (i.e., over a 3-10 year timeframe). In that regard, Mr Williams referred (in para 62 of his legal submissions) to clause 3.4(2) of the NPS-HPL, which specifies that a Regional Council must not map (as highly productive land) any land which at the commencement date is *"identified for future development"*. On the basis of the identification of the



submitter's land in the ISP, Mr Williams' opinion (in paras 71-73 of his legal submissions) was that the submitter's land would be captured by this clause of the NPS-HPL.

45. One of the purposes of the ISP was to inform the preparation of the PDP. Following the adoption of the ISP on 24 September 2020, a 'Household Growth Response' report (dated November 2020) was prepared by Sage Planning HB Limited, which revised the Draft District Plan's response to accommodating household growth in light of public feedback the Council received on the Draft District Plan and more recent and relevant higher-level statutory planning documents, and with regard to recommended actions and planned direction of growth for Ōtāne, Waipawa and Waipukurau in the ISP. This included consideration of updated household growth projections (by Squillions Ltd), an infrastructure assessment (by VCV Consulting Ltd) and a high-level residential development capacity assessment for Ōtāne, Waipawa and Waipukurau (by Veros Ltd) prepared as part of the ISP. A copy of the report and associated assessments are provided in **Appendix 4** accompanying this Reply.
46. The Household Growth Report (which was referenced in the Section 32 Urban Environment Report accompanying notification of the PDP) stated the following, in relation to potential areas of urban growth on the periphery of each of the three towns for the medium and long term, subject to further investigation, including the Livingston Properties' land to the east of Waipukurau:<sup>2</sup>

Policy POL UD11 in the RPS states that any rezoning for the development of urban activities should be accompanied by a structure plan for inclusion in the district plan, in accordance with the matters in RPS policies POL UD10.3, POL UD10.4 and POL UD12. Therefore, prior to initiating any change to the District Plan to rezone land within any of the potential growth areas for residential subdivision, use and development, further investigations and work is required to be undertaken by the Council.

Given Veros' assessment that there will be sufficient capacity within the existing towns to accommodate projected household growth over the next 30 years (which satisfies Policy 2 of the NPS-UD), albeit there may be infrastructure upgrades required, it appears that there is currently no need to rezone any land within the identified potential urban growth areas. However, should household growth over the short to medium term exceed the projections, new residential development could be directed to the medium-term potential urban growth areas identified in the ISP in the first instance by way of a change to the District Plan, or as part of the next District Plan review. It is also possible that only part of a potential urban growth area might need to be rezoned at a time, to satisfy household growth demand, as the areas identified in the ISP are large and may not be needed in their entirety or all at once.

As such, it would be appropriate to signal potential urban growth areas in the District Plan. However, given the high-level, desktop nature of the ISP and the ISP's reference to the need for further detailed investigations to determine whether some or all of the land within each potential area is suitable for development, it would be more appropriate to only identify the general indicative direction of potential urban growth on the periphery of each town, rather than identify specific property boundaries (as done in the ISP), to reflect this uncertainty and lack of supporting detailed assessment. This approach is also important in order to manage the expectations of landowners in these areas.

47. The Household Growth Report refers to the high-level, desktop nature of the ISP and the ISP's reference to the need for further detailed investigations to determine whether some or all land within each potential urban growth area is suitable for development. As such, the Report considered it would be more appropriate to only identify the general indicative direction of potential urban growth on the periphery of each town (including Waipukurau), rather than identify specific property boundaries, to reflect the uncertainty and lack of supporting detailed assessment. Following the advice of the Report, the Council decided to identify potential directions for future

---

<sup>2</sup> Page 35 of the Household Growth Report.

urban growth in the UFD - Urban Form and Development chapter of the PDP, including the following figure relating to the future urban growth direction for Waipukurau:

Figure 3 – Waipukurau Growth Direction



48. Therefore, our view is (and has consistently been) that the ISP did not identify the Livingston land as “suitable” for urban development, but only as a possible area for growth subject to more detailed investigation. Had it been intended to apply with any higher degree of certainty then it would have been recognised in the Household Growth Report and ultimately, the PDP. We therefore consider that it would be inappropriate to treat the ISP as satisfying clause 3.4(2) of the NPS-HPL when it does not appear to have been intended to identify the land as definitely suitable, and the Council clearly did not interpret it that way.
49. Even if the requested rezoning was not captured by the NPS-HPL (and we consider that it is), in our opinion the draft Structure Plan provided by the submitter for the area (the layout of which is purportedly consistent with their Preliminary Concept Plan) does not provide sufficient detail to give certainty about the environmental outcomes that would be achieved when the land is developed under the relevant General Residential Zone, Commercial Zone and Rural Lifestyle Zone provisions of the PDP. For example:
- no mechanisms have been proposed for inclusion within the PDP to give certainty that the indicative reserve areas or Eastern Interceptor will be vested in the Council;
  - no mechanisms have been proposed for inclusion in the PDP to apply to the requested Commercial rezoning area to ensure the type of suburban commercial activities anticipated by the submitter (i.e. the provisions of the Commercial Zone in the PDP are permissive of various commercial, community, education, and other activities, with no limits on scale, and which are subject to compliance with fairly generous bulk and location standards);
  - no mechanisms have been proposed for inclusion in the PDP for avoiding or mitigating potential reverse sensitivity effects on adjoining General Rural Zone activities (i.e. for such activities on the balance land within the rezoned area, as well as on neighbouring adjoining rural land);
  - the mechanisms proposed for inclusion in the PDP in the proposed provisions supplied following the Hearing, do not fully ensure that other positive elements of the concept plan, such as landscape planting, public amenity areas etc., will be achieved; and
  - there is nothing to require the surrender of the existing subdivision consent, which could lead to incongruous outcomes.

50. Currently, there is no certainty that the development of the land would or could occur in a way that is consistent with the Preliminary Concept Plan. Therefore, in our view, the Panel cannot give significant weight to a 'Draft Structure Plan' (or the 'Mt Herbert Road Precinct Plan' submitted following the Hearing) in considering the potential benefits of the rezoning, at this point in time.
51. Mr McKay (in para 24 of his evidence) acknowledges that *'for the Structure Plan to be included in the District Plan it would need to be referenced in the Subdivision Chapter and there would need to be a rule and standard referencing it. If the Commissioners were minded to accept this rezoning, the addition of a structure plan and associated provisions to the District Plan would in my opinion be within the scope of the Livingston rezoning submission'*. As discussed above, Mr McKay has since provided a replacement proposed 'Mt Herbert Road Precinct Plan' and accompanying set of proposed provisions following the Hearing, however those provisions still rely heavily on an assumption that the infrastructure components of the (draft) Structure/Precinct Plan have been sufficiently investigated and agreed which, as stated, have not been tested and confirmed.
52. As Mr McKay advised, Livingston Properties did attempt to engage with Council's 3-Waters Operations Manager, without success. Therefore, the submitter does not provide information on existing three waters infrastructure capacity to accommodate the development of the land. Therefore, it is possible that there may be insufficient infrastructure capacity to support the indicative development potential of the draft Structure Plan. This is critical information and, in its absence, we consider it would be inappropriate to adopt the (draft) Structure/Precinct Plan simply in the hope that it could be supported.
53. Further, if the submitters' land was rezoned ahead of further investigations and development of a full structure plan and associated PDP provisions, there may potentially be a mismatch between how the submitter and/or future landowners expect to develop the land under the current, relevant PDP zone provisions, and what might otherwise be supported by infrastructure capacity. It is likely that issues associated with this would fall to the Council to resolve.
54. Mr McKay, himself, appears to acknowledge there are issues with the rezoning request in his own assessment of it against our 'Guiding Principles for Assessment of Rezoning Submissions' (Appendix C to the s42A Report), in paragraph 71 of his evidence, namely:
- In terms of 'Development Capacity, Projected Household and Economic Growth', he states *'...It is acknowledged that there is significant capacity for further housing supply within existing zoned areas of Waipukurau...'*; and
  - In terms of 'Infrastructure Enabled', he states *'...the proposed rezoning area is readily accessible to the reticulated 3-waters infrastructure network, however the capacity of that network is not known to Livingston, but Council's strategic direction in its LTP and ISP is to provide sufficient reticulated infrastructure capacity for urban growth'*.<sup>3</sup>
55. Therefore, we consider the submitter has not conclusively demonstrated that the land is 'required' to meet projected household growth demand and, even if it was possible to progress the rezoning request under the NPS-HPL, on the basis of the draft Structure/Precinct Plan issues we have identified above, we cannot support the rezoning request (or alternative rezoning request submitted following the Hearing).

---

<sup>3</sup> We note that the Long Term Plan and ISP references to planned infrastructure investment for growth, applies to the urban areas generally, and likely captures infrastructure investment to support new infill development, and not necessarily for specific proposals to expand existing urban areas.

56. In summary, we consider:
- a. Until the RPS contains maps of highly productive land in the region and these are operative, the land within this rezoning request that is zoned 'General Rural' and contains LUC 3 land, falls within the definition of 'highly productive land' in the NPS-HPL, because:
    - i. the land has not been identified for future urban development (i.e. has not been identified in the ISP (being a Council 'strategic planning document') as suitable for commencing urban development in the next 10 years.
  - b. The western development node is considered 'urban rezoning' (i.e. changing from a general rural or rural production zone to an urban zone, where 'urban' is defined in the NPS-HPL as including 'general residential zone'), and the middle and eastern development nodes are considered 'rural lifestyle rezoning' ('rural lifestyle zone' is not defined as 'urban' in the NPS-HPL).
  - c. The 'urban rezoning' component does not satisfy the cumulative criteria in clause 3.6 of the NPS-HPL, and is therefore contrary to Policy 5 of the NPS-HPL, as:
    - i. the land is not required to provide sufficient development capacity to meet expected demand for housing in the district in the short to medium term, based on the assessed projected household growth (refer 'Household Growth Report'); and
    - ii. there are other practicable and feasible options for providing the required development capacity (e.g. infill development within existing urban zones).
  - d. The 'rural lifestyle' rezoning component does not satisfy clause 3.7 of the NPS-HPL, which is to avoid such rezonings except for limited exemptions outlined in clause 3.10, and is therefore contrary to Policy 6 of the NPS-HPL, as:
    - i. it has not been demonstrated that there are permanent or long term constraints on the land that mean the use of the highly productive land for land-based primary production is not able to be economically viable for at least 30 years.
  - e. Even if the requested rezoning was not captured by the NPS-HPL (and we consider that it is):
    - i. the capacity of Council's reticulated 3-waters infrastructure network is not known;
    - ii. no mechanisms have been proposed for inclusion in the PDP to apply to the requested Commercial rezoning area to ensure the type of suburban commercial activities anticipated by the submitter;
    - iii. no mechanisms have been proposed for inclusion in the PDP for avoiding or mitigating potential reverse sensitivity effects on adjoining General Rural Zone activities on the balance land within the proposed 'Precinct'; and
    - iv. there is no certainty that the development of the land would or could occur in a way that is consistent with the Preliminary Concept Plan, in terms of being able to assess the potential benefits of the rezoning, at this point in time.
57. In light of this, we have not changed our recommendation to **reject** the Livingston Properties' rezoning request.

***S105.024 James Bridge – Paoanui Point Development, Pourerere Beach***

58. With respect to the matters raised by Mr Marshall (Counsel for Mr Bridge), in relation to the implementation of the National Planning Standards, we defer to the legal advice the Panel received from Ms Davidson (Counsel for Council).

59. Mr Marshall suggests that the land requested to be rezoned can be divided into three different categories:
1. Existing Subdivision Land (22-lot subdivision – Consent no. RM180160/RM180160A – attached as **Appendix 5** accompanying this Reply);
  2. Proposed Subdivision Land (45-lot subdivision as a Controlled Activity under Operative District Plan rules – RM210144 – no decision as yet); and
  3. The remainder of the land not currently subdivided or under any application for consent to be subdivided.
60. Mr Marshall advised (refer para 7 of his legal submissions) that *‘While [Mr Bridge] maintains his position for the submission in relation to the Proposed Subdivision Land, he does not intend to call evidence on that. [He] is, however, calling evidence in support of rezoning the Existing Subdivision to Large Lot Residential’*. We note that the submitter has not formally resiled from their submission in respect of the land covered under categories 2 & 3 identified above – therefore, a decision is still required in relation to all three areas. In our view, if the Panel was to accept the submitter’s arguments in relation to the Existing Subdivision Land, the same would presumably apply to the Proposed Subdivision Land, in that the submitter’s primary argument is that the zoning should essentially match the environment as it exists. As such, our comments below apply equally to the Proposed Subdivision Land even though it was not explicitly argued in that way.
61. With respect to the Existing Subdivision Land (i.e. category 1), Mr Marshall considers that it would be an “absurd outcome” if the existing subdivision on the submitter’s land was not rezoned to Large Lot Residential, as the subdivision has already been implemented and forms part of the existing environment.
62. Ms McFlynn (Planner for Mr Bridge) considers that *‘there would be no difference in the range of activities that would be permitted on this land, regardless of whether the zoning remains General Rural or is changed to Large Lot Residential’* due to the rules of the Paoanui Point Management Society Inc. which prevents the use of the land for the range of otherwise permitted activities within either the General Rural or Large Lot Residential Zone (refer Note 1 of Ms McFlynn’s evidence).
63. We refer also to Note 4 of Ms McFlynn’s evidence, that in her view, applying the Large Lot Residential zoning to the existing subdivision would provide clarity for current and future owners of this land as to the appropriate bulk and location standards for development of this land, and ensure that the zoning accurately reflects the ongoing use and development of this land.
64. Conditions of Consent no. RM180160/180160A require the registration of a consent notice on the record of each residential title that requires compliance on a continuing basis with the following:
- That each lot shall not erect any building other than a single new residential dwelling and an attached carport / garage;
  - The residential dwelling including carport / garage must be no greater than 400m<sup>2</sup>;
  - The height of the residential dwelling must not exceed 6m above the natural ground level; and
  - The residential dwelling is restricted to a single storey building.
65. In our view, as long as the consent notices apply to the lots, the only advantage of rezoning would be to allow landowners to take advantage of reduced setback distances for future buildings from boundaries. We do not consider this aspect sufficiently justifies the rezoning and indeed raises

potential reverse sensitivity effects which have not been addressed by the submitter. We do not support spot zoning of this nature as representing good planning practice.

66. Further, we consider there is the potential for further subdivision of those existing lots through the application of the minimum lot size of 1000m<sup>2</sup> applying in the Large Lot Residential Zone under the provisions of the PDP (noting that the vast majority of existing residential lots are greater than 2000m<sup>2</sup>). From our reading of the Paoanui Point Management Society Inc. rules, there do not appear to be any rules preventing further subdivision of the lots.
67. In any case, we consider that the rezoning request does not overcome the identification of the land as LUC 3, and therefore classification as highly productive land, under the NPS-HPL.
68. Further, the submitter has not provided any assessment of the request to rezone against the relevant provisions of the NZCPS, given its location within the coastal environment.
69. We also note that as an 'urban zoning', any rezoning should be accompanied by a Structure Plan and associated supporting provisions, in giving effect to Policy UD10.2 of the RPS – which have not been supplied.
70. Given the above, we have not changed our recommendation to **reject** the James Bridge rezoning request across all three categories of Mr Bridge's land.

***S50.023, S50.020, S50.021, S50.022, S50.018, S50.019, S50.025, S50.024, S50.027 The Surveying Company – Alternative Boundaries***

71. Mr Wakefield offered alternative boundaries for the rezoning requests, that he considered would be 'an appropriate compromise' from those requested in The Surveying Company's original submission.
72. We note that Mr Wakefield acknowledged the presence of LUC 1, 2 or 3 land relating to the rezoning requests of The Surveying Company. However, the implications of the NPS-HPL were not addressed. He considered that the Council still had wide-ranging discretion to rezone the areas without reference to the implications of Policies 5 and 6 of the NPS-HPL, which clearly curtail Council's ability to rezone land deemed Highly Productive Land, except within limited and explicit circumstances.
73. We do not consider that the alternative boundaries circumvent the application of the NPS-HPL.
74. Therefore, we have not changed our position, and our recommendations to **reject** The Surveying Company submission points on this matter still stand.

***S114 Central Hawke's Bay District Council – Amendments to Waipukurau South Precinct (WSP) Plan***

75. As Janeen Kydd-Smith advised at the hearing, she reviewed the amendments sought by Central Hawke's Bay District Council (S114), as set out in the Statement from Mr Nick Aiken, and agrees that the amendments are appropriate.
76. Accordingly, Standard SUB-S7 in the SUB – Subdivision chapter has been updated, as has WSP Plan Outcome WSPO1 Stormwater (including the Structure Plan map in Figure X – Waipukurau South Precinct Plan) and Outcome WSPO5 Open Space Linkages and Neighbourhood Character.
77. Copies of the revised SUB – Subdivision chapter and the WSP Plan (appended to the GRZ – General Residential Zone chapter) are provided in **Appendix 2** accompanying this Reply.
78. Given the minor nature of the amendments, which are intended to provide clarification, we have not changed our position, and our recommendations in relation to the CHBDC submission points on this matter still stand.

### **Background Documents relevant to Rezoning Submissions**

79. As requested during the Hearing, a copy of the 'Central Hawke's Bay Area-based Infrastructure Assessment' (VCV Consulting, June 2020) is attached in **Appendix 4** accompanying this Reply. This was a background assessment informing the development of the 'Central Hawke's Bay Integrated Spatial Plan 2020-2050' (adopted September 2020) – also attached in **Appendix 4** accompanying this Reply.
80. A copy of the 'Central Hawke's Bay District Plan Review – Housing Growth Response' (Sage Planning, November 2020) is also attached in **Appendix 4** accompanying this Reply. This report reviewed the Draft District Plan's response to accommodating household growth in light of more recent and relevant higher-level statutory planning documents at that time, and with regard to recommended actions and planned direction of growth for Otāne, Waipawa and Waipukurau in the Central Hawke's Bay Integrated Spatial Plan.

### **Alignment of other sections of the PDP with the NPS-HPL**

81. The Panel requested (paragraph 4, first part of seventh bullet point of Minute 19) '*A response to the matters raised in Ms Davidson's submissions on the NPS-HPL where there may be scope to bring the PDP more closely into alignment with that document*'.
82. The single objective in the NPS is that '*Highly productive land is protected for use in land-based primary production, both now and for future generations*'.
83. The Central Hawke's Bay District Plan Review had anticipated the introduction of national guidance on this matter, and the PDP has already gone a long way towards identifying and applying protection in the Plan for the District's highly productive land for primary productive purposes. This was the primary focus during the hearing of submissions for Hearing Stream 3 on the Rural Environment topic, earlier in the year.
84. Highly productive land in the Central Hawke's Bay District was assessed by Council's soils expert (Lachie Grant of Land Vision Ltd) as comprising approximately 25% of the District's total land area, centred in and around the Ruataniwha Plains and flat-to-rolling land surrounding the urban areas of Waipukurau, Waipawa and Otane, and the advice of Council's expert was that it is imperative to protect that land as one of the core objectives of the PDP.
85. As a result, the PDP has incorporated a 'Rural Land Resource' chapter in the Strategic Direction section of the Plan and replaces the single Rural Zone in the Operative District Plan with three rural zones – being the General Rural Zone, the Rural Production Zone, and the Rural Lifestyle Zone. The Rural Production Zone in the PDP encompasses the majority of the District's geographically cohesive concentration of highly productive land (largely LUC 1-3).
86. Other parts of the PDP also work in tandem with this strategic direction, in terms of also influencing the direction of any future urban growth, which is set out in the 'Urban Form and Development' chapter in the Strategic Direction section of the Plan. Therefore, in our view, the PDP already goes a long way towards achieving alignment with the new NPS-HPL.
87. We have read Ms Davidson's legal submissions to the Panel in relation to the interpretation of the NPS-HPL in the context of consideration of submissions to the PDP. We note that Ms Davidson (at paragraph 26), states that '*in terms of reflecting the direction of the NPS, the PDP was prepared, and reported on in the s42A reports, with an eye to the NPS-HPL coming into force during the life of the Plan, and there is a high degree of consistency with it*'.
88. Ms Davidson also outlines (in paragraphs 27-30) a brief discussion of the extent to which the Rural Production Zone objectives, policies, and rules are consistent with the NPS-HPL and those areas

which may need to be revisited. She states (in paragraph 31) *'In summary, the Council's approach of having regard to the draft NPS-in its drafting has meant that there is a very high degree of consistency between the NPS-HPL and the PDP. Reading the officer's recommended version of the RPROZ and Subdivision sections through the NPS-HPL 'lens' demonstrates the close match between what the NPS and the RPROZ seek to achieve'*.

89. We concur with Ms Davidson's discussion and conclusions in relation to the consistency of the PDP provisions with the NPS-HPL, and which areas may need revisiting. To this end, we note that the following matters in Ms Davidson's legal submissions are matters we agree will likely need to be addressed at a later date:
- a. *'Related policies that seek to manage the scale of post-harvest facilities and commercial activities go some way to giving effect to the NPS-HPL, although further changes are likely to be required later, given the NPS only envisages new non-land-based primary production activities establishing in very limited situations'*.
  - b. *'The provision for post-harvest facilities, seasonal workers and visitor accommodation, commercial activities, community, and educational facilities which are provided for as permitted subject to standards may need to be revisited and the subject of a further notified variation or plan change at a later date if ultimately deemed necessary'*.
  - c. *'Permitted status for new or expanded rural airstrips is not LBPP and arguably not provided for in cl 3.9 (because it supports activities on other land, not solely the subject land), however the recommended amendments to this rule do not, in my view, increase any inconsistency with the NPS and any reconsideration of this activity would need to occur at a later stage'*.
  - d. *'IPP activities require consent, however the matters for control do not include their effect on the productive capacity of HPL. This is likely a matter needing to be addressed at a later stage'*.
  - e. *'The ability to subdivide below minimum lot size for infrastructure is generally consistent with the exception to the requirement to avoid subdivision of HPL in cl 3.8(1)l, although the latter includes a requirement that the infrastructure have a functional need for the subdivision which is not currently reflected in the rule, and may need to be introduced later'*.
  - f. *'Provision for creation of lifestyle sites in conjunction with creation of a conservation lot does not appear to be consistent with the NPS-HPL. Conservation lots are essentially a trade-off between protecting significant natural areas or heritage items and allowing development of lifestyle lots not otherwise provided for. The NPS allows for 'use or development' where it is for the purpose of protecting, maintaining etc biodiversity or is otherwise associated with a matter of national importance under s 6 RMA, but the same does not apply for subdivision. As no submitter sought deletion or significant tightening of the conservation lot rules, there is no scope to address this apparent inconsistency now, but it does provide additional reasons to reject submissions seeking to provide for additional lots (e.g. The Surveying Company, S50.010)'*.
90. For the above matters, we believe these will need to be reconsidered beyond this process, as they are not within the scope of submissions to address at this point. We acknowledge this may (but may not) lead to the need for a plan change/variation at a later date.
91. However, in addition, Ms Davidson suggests that we, as the Reporting Officers on the Rural Environment topic (Hearing Stream 3), go back and review our respective recommendations on two areas, being:



- a. Whether there is a potential inconsistency between the NPS-HPL and the PDP’s provision for post-harvest facilities, home businesses, visitor accommodation, commercial activities, community facilities, and educational facilities as permitted activities.
  - b. Whether there is a potential inconsistency between the NPS-HPL and the recommendation relating to Standard RLZ-S5 to allow a 5m minimum setback for residential activities where sites were created before 28 May 2021 and are greater than 4,000m<sup>2</sup> or where a subdivision consent was lodged before that date and subsequently granted.
92. We have revisited our recommendations in relation to these two matters and make the following comments, respectively.
93. All these activities represent non-land-based primary production activities specifically provided for in the Rural Production and General Rural Zones in the PDP.
94. Post-harvest facilities and commercial activities are identified above (paragraph 89(a)) as being activities where further changes are likely to be required later. Further, there is no scope in submissions to address home businesses under Rules GRUZ-R7 and RPROZ-R7, so this may also form part of future consideration of alignment with the NPS-HPL beyond this PDP process.
95. That leaves visitor accommodation, community facilities, and educational facilities. As notified, the PDP provides for small-scale visitor accommodation, community facilities, and educational facilities, as Permitted Activities in the Rural Production and General Rural Zones, limited to 100m<sup>2</sup> gross floor area.
96. The NPS only envisages new non-land-based primary production activities establishing in very limited situations. Therefore, it is appropriate to revisit submissions to determine what scope there is to better align the relevant PDP provisions with the NPS-HPL.
97. The objective of the NPS-HPL is to *‘protect HPL for use in land-based primary production’*, Policy 8 is to ensure *‘Highly productive land is protected from inappropriate use and development’* and Policy 9 is that *‘Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land’*. In addition, clause 3.9(1) of the NPS-HPL requires that *‘Territorial Authorities must avoid the inappropriate use or development of highly productive land that is not land-based primary production’*.
98. A Permitted Activity status in the PDP rules for community facilities, educational facilities and visitor accommodation, as notified, does not allow full consideration of NPS-HPL matters in clause 3.9 relating to protecting highly productive land from inappropriate use and development, and also clause 3.10 which sets out exemptions (where the land may be subject to permanent or long-term constraints).
99. Notably, such activities may be appropriate where the scale would have no impact on the productive capacity of the land (clause 3.9(2)(g)), provided it does not lead to any actual or potential cumulative loss of highly productive land in the District (clause 3.9(3)(a)) and where any actual or potential reverse sensitivity effects on land-based primary production activities are also able to be avoided or mitigated (clause 3.9(3)(b)). This requires the consent authority to have a level of discretion to grant or decline a resource consent application.

#### Community Facilities

100. Community facilities are provided for in Rules GRUZ-R10 and RPROZ-R10 in the PDP. There are submissions from the Pork Industry Board (S42.050 & S42.074) to delete the Permitted Activity rules or change activity status in this regard, and Hort NZ (S81.163) to change activity status to Restricted Discretionary or Discretionary in the Rural Production Zone. Heretaunga Tamatea

Settlement Trust (S120.025) however, supports provision for community facilities within the General Rural Zone, but request that their activity status, where they exceed the 100m<sup>2</sup> gross floor area limit, be changed to Controlled Activity rather than Discretionary (as in the PDP as notified).

101. Our recommendations in the section 42A Rural Environment report (Vol 4) were to **reject** the submission points of the Pork Industry Board, Hort NZ<sup>4</sup>, and Heretaunga Tamatea Settlement Trust in this regard, for the following reasons:
- 3.3.25 *Rules GRUZ-R10 and RPROZ-R10 provide for Community Facilities as a Permitted Activity where buildings associated with the activities are no more than 100m<sup>2</sup> in gross floor area per site, and they comply with the standards specified under the rules. This includes a requirement for buildings to be setback a minimum distance of 20m from road boundaries (GRUZ-S4/RPROZ-S5), 15m from side and rear boundaries (Standard GRUZ-S5/RPROZ-S6), and 200m from existing Intensive Primary Production Activities (Standard GRUZ-S11/RPROZ-S12). Community facilities not complying with the standards under Rule GRUZ-R10(1)(b)/RPROZ-R10(1)(b), including the setbacks from boundaries, are a Restricted Discretionary Activity. Where they do not comply with the 100m<sup>2</sup> gross floor area limit, the minimum setback from existing intensive primary production, and/or the minimum setback from the gas transmission network under Rule GRUZ-R10(1)(a) and (c)/RPROZ-R10(1)(a) and (c), they fall to be considered as a Discretionary Activity. Community Facilities not complying with the minimum setback from the National Grid under Rule GRUZ-R10(1)(d)/RPROZ-R10(1)(d) are a Non-Complying Activity.*
  - 3.3.26 *The intention of the standards under the rules for Community Facilities is to limit their scale and ensure they are setback from boundaries and existing intensive primary production, to avoid or mitigate potential conflict between them (as sensitive activities) and rural activities. In my opinion, this is consistent with Objectives GRUZ/RPROZ-O1 to O6, and with Policies GRUZ-P2 and RPROZ-P2 which are recommended (under Rural Topic, Key Issue 5) to be amended (in response to submissions S27.022 Egg Producers and S121.179 Federated Farmers) to clarify that the Proposed Plan seeks to provide for non-primary production related activities (including community facilities) that have a functional or operational need for a rural location, and where their scale, intensity and building form are in keeping with the character and amenity of the zone, reverse sensitivity effects on activities otherwise anticipated within the zones are minimised, and adverse effects avoided, remedied or mitigated.*
  - 3.3.27 *In my opinion, the ability to establish community facilities within the zones is important to support the social, economic and cultural wellbeing of rural communities, as well as people's health and safety.*
  - 3.3.28 *Community Activities are provided for as a Permitted Activity in the Rural Zone under the Operative District Plan (Rule 4.8.1(d)), subject to compliance with performance standards relating to building coverage, height of buildings, recession lines, setback from road boundaries (20m) setback from neighbours (10m), domestic wastewater disposal, electrical safety distances, tree planting, noise, setback from fault lines and areas of significant conservation value. Community Activities that do not comply with one or more of the performance standards are a Discretionary Activity under Rule 4.8.3(e). The rules and standards are supported by Objective 4.2.1, which is for "A level of rural amenity which is consistent with the range of activities anticipated in the rural areas, but which does not create unpleasant conditions for the District's rural residents; or adversely affect the quality of the rural environment". Policy 4.2.2(1) is "To encourage a wide range of land uses and land management practices in the Rural Zone while maintaining rural amenity".*
  - 3.3.29 *Therefore, the Proposed Plan provisions are more restrictive than the Operative Plan provisions, with respect to the introduction of a building gross floor area limit, greater minimum setback distances from site boundaries, a minimum setback distance from*

---

<sup>4</sup> Note: the overall recommended response to S81.163 Hort NZ as a result of Hearing Stream 3 was to 'accept in part', as the submission point had a number of parts to it, and some were already recommended to be accepted.

intensive primary production activities, and minimum setbacks from the gas transmission network and National Grid.

- 3.3.30 For the above reasons, I do not support the requests from the Pork Industry Board and Hort NZ to make all community facilities Restricted Discretionary or Discretionary Activities, as I am satisfied that Rules GRUZ-R10 and RPROZ-R10, as notified, are appropriate to achieve the relevant objectives and policies of the Proposed Plan.
- 3.3.31 I also do not support Heretaunga Tamatea Settlement Trust's request to amend the Rules GRUZ-R10(3) and RPROZ-R10(3), so that all community facilities with buildings over 100m<sup>2</sup> are a Controlled Activity instead of a Discretionary Activity, as I consider it is important that Council is able to consider applications for such activities against the objectives and policy framework of the Proposed Plan and to decline applications where appropriate.

102. In light of the NPS-HPL, in particular Policies 8 & 9 and clauses 3.9, 3.10 & 3.11, and until such time as highly productive land is mapped in the Regional Policy Statement, we revise our recommendations accordingly, as follows:

- a. I recommend that the following submission(s) be **accepted in part**:
- Pork Industry Board, S42.050 & S42.074
- b. There is no change to my recommendation to **accept in part** the submission of Hort NZ (S81.163).
- c. There is no change to my recommendation to **reject** the submission of Heretaunga Tamatea Settlement Trust (S120.025).

And

- d. Amend Rules GRUZ-R10 and RPROZ-R10 to differentiate between community facilities located on LUC 1-3 land and those that are not, such that any community facilities on LUC 1-3 land will require resource consent as Discretionary Activities regardless of scale, as below (amendments shown in grey shading):

GRUZ-R10 Community facilities	
<p>1. Activity Status: PER Where the following conditions are met:</p> <p>a. Limited to:</p> <ul style="list-style-type: none"> <li>i. 100m<sup>2</sup> gross floor area per site; <b>and</b></li> <li>ii. <b>land not identified as Land Use Capability Class 1, 2, or 3, as mapped by the New Zealand Land Resource Inventory or by any more detailed mapping that uses the Land Use Capability classification.</b></li> </ul> <p>b. Compliance with:</p> <ul style="list-style-type: none"> <li>i. GRUZ-S2;</li> <li>ii. GRUZ-S3;</li> <li>iii. GRUZ-S4;</li> <li>iv. GRUZ-S5;</li> <li>v. GRUZ-S6;</li> <li>vi. GRUZ-S7;</li> <li>vii. GRUZ-S8;</li> <li>viii. GRUZ-S9; <b>and</b></li> <li>ix. GRUZ-S10; <b>and</b></li> <li>x. <b>GRUZ-S15.</b></li> </ul> <p>c. Compliance with:</p> <ul style="list-style-type: none"> <li>i. GRUZ-S11 (setback from existing intensive primary production); <b>and</b></li> <li>ii. <b>GRUZ-S12 (setback from gas transmission network).</b></li> </ul> <p>d. Compliance with GRUZ-S13 (setbacks from National Grid).</p>	<p>2. Activity status where compliance with condition GRUZ-R10(1)(b) is not achieved: RDIS Matters over which discretion is restricted:</p> <p>a. Assessment Matters:</p> <ul style="list-style-type: none"> <li>i. GRUZ-AM1.</li> <li>ii. GRUZ-AM2.</li> <li>iii. GRUZ-AM3.</li> <li>iv. <b>GRUZ-AM8.</b></li> <li>v. <b>GRUZ-AM14.</b></li> <li>vi. <b>GRUZ-AM15.</b></li> </ul> <p>b. Assessment matters in the following chapters:</p> <ul style="list-style-type: none"> <li>i. TRAN – Transport.</li> <li>ii. LIGHT – Light.</li> <li>iii. NOISE – Noise.</li> </ul> <p>3. Activity status where compliance with condition GRUZ-R10(1)(a) and/or GRUZ-R10(1)(c) is not achieved: DIS</p> <p>4. Activity status where compliance with condition GRUZ-R10(1)(d) is not achieved: NC</p>

RPROZ-R10 Community facilities	
<p>1. Activity Status: PER Where the following conditions are met:</p> <p>a. Limited to:</p> <ul style="list-style-type: none"> <li>i. 100m<sup>2</sup> gross floor area per site; <b>and</b></li> <li>ii. <b>land not identified as Land Use Capability Class 1, 2, or 3, as mapped by the New Zealand Land Resource Inventory or by any more detailed mapping that uses the Land Use Capability classification.</b></li> </ul> <p>b. Compliance with:</p> <ul style="list-style-type: none"> <li>i. RPROZ-S2;</li> <li>ii. RPROZ-S3;</li> <li>iii. RPROZ-S4;</li> <li>iv. RPROZ-S5;</li> <li>v. RPROZ-S6;</li> <li>vi. RPROZ-S7;</li> <li>vii. RPROZ-S8;</li> <li>viii. PPROZ-S9;</li> <li>ix. RPROZ-S10; <b>and</b></li> <li>x. RPROZ-S11; <b>and</b></li> <li>xi. <b>RPROZ-S17.</b></li> </ul> <p>c. Compliance with:</p> <ul style="list-style-type: none"> <li>i. RPROZ-S12 (setback from existing intensive primary production); <b>and</b></li> <li>ii. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); <b>and</b></li> <li>iii. <b>RPROZ-S14 (setback from gas transmission network).</b></li> </ul> <p>d. Compliance with RPROZ-S15 (setbacks from National Grid).</p>	<p>2. Activity status where compliance with condition RPROZ-R10(1)(b) is not achieved: RDIS Matters over which discretion is restricted:</p> <p>a. Assessment Matters:</p> <ul style="list-style-type: none"> <li>i. RPROZ-AM1.</li> <li>ii. RPROZ-AM2.</li> <li>iii. RPROZ-AM3.</li> <li>iv. RPROZ-AM4.</li> <li>v. <b>RPROZ-AM9.</b></li> <li>vi. <b>RPROZ-AM15.</b></li> <li>vii. <b>RPROZ-AM16.</b></li> </ul> <p>b. Assessment matters in the following chapters:</p> <ul style="list-style-type: none"> <li>i. TRAN – Transport.</li> <li>ii. LIGHT – Light.</li> <li>iii. NOISE – Noise.</li> </ul>
	<p>3. Activity status where compliance with condition RPROZ-R10(1)(a) and/or RPROZ-R10(1)(c) is not achieved: DIS</p>
	<p>4. Activity status where compliance with condition RPROZ-R10(1)(d) is not achieved: NC</p>

### Educational Facilities

103. Educational facilities are provided for in Rules GRUZ-R11 and RPROZ-R11 in the PDP. There are submissions from the Ministry of Education (S73.020 & S73.025) to increase gross floor area limits in the General Rural and Rural Production Zones from 100m<sup>2</sup> gross floor area to 300m<sup>2</sup> & 200m<sup>2</sup> respectively, the Pork Industry Board (S42.051 & S42.075) to delete the Permitted Activity rules or change the activity status in this regard, and Hort NZ (S81.164) to change the activity status in the Rural Production Zone to Restricted Discretionary or Discretionary.

104. Our recommendations in the section 42A Rural Environment report (Vol 4) were to **accept/accept in part** the submission points of the Ministry of Education, and to **reject** the submission points of the Pork Industry Board and Hort NZ<sup>5</sup> in this regard, for the following reasons:

3.3.38 *With respect to the amendments to the rules sought by the Ministry of Education, I note that, in relation to GRZ – General Residential Zone Rule GRZ-R5 and SETZ – Settlement Zone Rule SETZ-R8 (addressed in the Urban Environment Topic report, Key Issue 7), they requested that the permitted gross floor area limit for Education Facilities be 200m<sup>2</sup> (S73.017 and S73.028). For the General Residential Zone, the Ministry requested that Education Facilities with a gross floor area of 200-400m<sup>2</sup> be provided for as a Restricted Discretionary Activity, and those with a gross floor area over 400m<sup>2</sup> be a Discretionary Activity. In relation to the Settlement Zone, the Ministry of Education requested that Education Facilities with a gross floor area over 200m<sup>2</sup> be a Discretionary Activity. In response to those submission points, I recommended (in the Urban Environment Topic, Key Issue 7) that the requested amendments be accepted. This acknowledged that most education facilities are located in the General Residential Zone, and facilities up to 400m<sup>2</sup>*

<sup>5</sup> Note: the overall recommended response to S81.164 Hort NZ as a result of Hearing Stream 3 was to 'accept in part', as the submission point had a number of parts to it, and some were already recommended to be accepted.

*gross floor area may be appropriate in that zone, subject to assessment against relevant standards and specified assessment matters.*

- 3.3.39 *As for community facilities (discussed above), the intention of the standards under the rules for Education Facilities is to limit their scale and ensure they are setback from boundaries and existing intensive primary production, to avoid or mitigate potential conflict between them (as sensitive activities) and rural activities. In my opinion, this is consistent with Objectives GRUZ/RPROZ-O1 to O6, and with Policies GRUZ-P2 and RPROZ-P2 which are recommended (under Rural Topic, Key Issue 5) to be amended (in response to submissions S27.022 Egg Producers and S121.179 Federated Farmers) to clarify that the Proposed Plan seeks to provide for non-primary production related activities (including community facilities) that have a functional or operational need for a rural location, and where their scale, intensity and building form are in keeping with the character and amenity of the zone, reverse sensitivity effects on activities otherwise anticipated within the zones are minimised, and adverse effects avoided, remedied or mitigated.*
- 3.3.40 ...
- 3.3.41 *In my opinion, the ability to establish education facilities within the zones is important to support the social, economic and cultural wellbeing of rural communities.*
- 3.3.42 *In the Operative District Plan, the use of land and buildings for education, including schools, falls under the definition of a Community Activity. Community Activities are provided for as a Permitted Activity in the Rural Zone (Rule 4.8.1(d)), subject to compliance with performance standards relating to building coverage, height of buildings, recession lines, setback from road boundaries (20m) setback from neighbours (10m), domestic wastewater disposal, electrical safety distances, tree planting, noise, setback from fault lines and areas of significant conservation value. Community Activities that do not comply with one or more of the performance standards are a Discretionary Activity under Rule 4.8.3(e). The rules and standards are supported by Objective 4.2.1, which is for “A level of rural amenity which is consistent with the range of activities anticipated in the rural areas, but which does not create unpleasant conditions for the District’s rural residents; or adversely affect the quality of the rural environment”. Policy 4.2.2(1) is “To encourage a wide range of land uses and land management practices in the Rural Zone while maintaining rural amenity”.*
- 3.3.43 *Therefore, the Proposed Plan provisions for Education Facilities are more restrictive than the Operative Plan provisions, with respect to the introduction of a building gross floor area limit, greater minimum setback distances from site boundaries, a minimum setback distance from intensive primary production activities, and minimum setbacks from the gas transmission network and National Grid.*
- 3.3.44 *For the above reasons, I do not support the requests from the Pork Industry Board and Hort NZ’s to make all education facilities Restricted Discretionary or Discretionary Activities, as I am satisfied that Rules GRUZ-R11 and RPROZ-R11, as notified, are appropriate to achieve the relevant objectives and policies of the Proposed Plan.*
105. In light of the NPS-HPL, in particular Policies 8 & 9 and clauses 3.9, 3.10 & 3.11, and until such time as highly productive land is mapped in the Regional Policy Statement, we revise our recommendations accordingly, as follows:
- a. I recommend that the following submission(s) be **accepted in part**:
    - Ministry of Education, S73.025
    - Pork Industry Board, S42.051 & S42.075
  - b. There is no change to my recommendation to **accept in part** the submission of Hort NZ (S81.164).
  - c. There is no change to my recommendation in respect of the submission of the Ministry of Education to **accept in part** (S73.020).

And

- d. Amend Rules GRUZ-R11 and RPROZ-R11 to differentiate between educational facilities located on LUC 1-3 land and those that are not, such that any educational facilities on LUC 1-3 land will require resource consent as Discretionary Activities regardless of scale, as below (amendments shown in grey shading):

GRUZ-R11 Educational facilities	
<p>1. Activity Status: PER Where the following conditions are met:</p> <p>a. Limited to:</p> <ul style="list-style-type: none"> <li>i. <b>400200m<sup>2</sup> gross floor area per site; and</b></li> <li>ii. <b>land not identified as Land Use Capability Class 1, 2, or 3, as mapped by the New Zealand Land Resource Inventory or by any more detailed mapping that uses the Land Use Capability classification.</b></li> </ul> <p>b. Compliance with:</p> <ul style="list-style-type: none"> <li>i. GRUZ-S2;</li> <li>ii. GRUZ-S3;</li> <li>iii. GRUZ-S4;</li> <li>iv. GRUZ-S5;</li> <li>v. GRUZ-S6;</li> <li>vi. GRUZ-S7;</li> <li>vii. GRUZ-S8;</li> <li>viii. GRUZ-S9; <b>and</b></li> <li>ix. <b>GRUZ-S10; and</b></li> <li>x. <b>GRUZ-S15.</b></li> </ul> <p>c. Compliance with:</p> <ul style="list-style-type: none"> <li>i. GRUZ-S11 (setback from existing intensive primary production); <b>and</b></li> <li>ii. <b>GRUZ-S12 (setback from gas transmission network).</b></li> </ul> <p>d. Compliance with GRUZ-S13 (setbacks from National Grid).</p>	<p>2. Activity status where compliance with condition GRUZ-R11(1)(b) is not achieved: RDIS Matters over which discretion is restricted:</p> <p>a. Assessment Matters:</p> <ul style="list-style-type: none"> <li>i. GRUZ-AM1.</li> <li>ii. GRUZ-AM2.</li> <li>iii. GRUZ-AM3.</li> <li>iv. <b>GRUZ-AM14.</b></li> <li>v. <b>GRUZ-AM15.</b></li> </ul> <p>b. Assessment matters in the following chapters:</p> <ul style="list-style-type: none"> <li>i. TRAN – Transport.</li> <li>ii. LIGHT – Light.</li> <li>iii. NOISE – Noise.</li> </ul>
	<p>3. Activity status where compliance with condition GRUZ-R11(1)(a) and/or GRUZ-R11(1)(c) is not achieved: DIS</p>
	<p>4. Activity status where compliance with condition GRUZ-R11(1)(d) is not achieved: NC</p>

RPROZ-R11 Educational facilities	
<p>1. Activity Status: PER Where the following conditions are met:</p> <p>a. Limited to:</p> <ul style="list-style-type: none"> <li>i. <b>400200m<sup>2</sup> gross floor area per site; and</b></li> <li>ii. <b>land not identified as Land Use Capability Class 1, 2, or 3, as mapped by the New Zealand Land Resource Inventory or by any more detailed mapping that uses the Land Use Capability classification.</b></li> </ul> <p>b. Compliance with:</p> <ul style="list-style-type: none"> <li>i. RPROZ-S2;</li> <li>ii. RPROZ-S3;</li> <li>iii. RPROZ-S4;</li> <li>iv. RPROZ-S5;</li> <li>v. RPROZ-S6;</li> <li>vi. RPROZ-S7;</li> <li>vii. RPROZ-S8;</li> <li>viii. RPROZ-S9;</li> <li>ix. RPROZ-S10; <b>and</b></li> <li>x. RPROZ-S11; <b>and</b></li> <li>xi. <b>RPROZ-S17.</b></li> </ul> <p>c. Compliance with:</p> <ul style="list-style-type: none"> <li>i. RPROZ-S12 (setback from existing intensive primary production); <b>and</b></li> <li>ii. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); <b>and</b></li> <li>iii. <b>RPROZ-S14 (setback from gas transmission network).</b></li> </ul>	<p>2. Activity status where compliance with condition RPROZ-R11(1)(b) is not achieved: RDIS Matters over which discretion is restricted:</p> <p>a. Assessment Matters:</p> <ul style="list-style-type: none"> <li>i. RPROZ-AM1.</li> <li>ii. RPROZ-AM2.</li> <li>iii. RPROZ-AM3.</li> <li>iv. RPROZ-AM4.</li> <li>v. <b>RPROZ-AM15.</b></li> <li>vi. <b>RPROZ-AM16.</b></li> </ul> <p>b. Assessment matters in the following chapters:</p> <ul style="list-style-type: none"> <li>i. TRAN – Transport.</li> <li>ii. LIGHT – Light.</li> <li>iii. NOISE – Noise.</li> </ul>
	<p>3. Activity status where compliance with condition RPROZ-R11(1)(a) and/or RPROZ-R11(1)(c) is not achieved: DIS</p>
	<p>4. Activity status where compliance with condition RPROZ-R11(1)(d) is not achieved: NC</p>

- |   |  |
|---|--|
| d. Compliance with RPROZ-S15 (setbacks from National Grid). |  |
|---|--|

### Visitor Accommodation

106. Visitor accommodation is provided for in Rules GRUZ-R8 and RPROZ-R8 in the PDP. There are submissions from the Pork Industry Board (S42.048 & S42.072) to delete the Permitted Activity rules or change the activity status in this regard, and from Hort NZ (S81.161) to amend the activity status in the Rural Production Zone to require consent unless activity thresholds are amended to as to capture very small scale accommodation that is unlikely to result in reverse sensitivity effects.
107. Our recommendations in the section 42A Rural Environment report (Vol 4) were to **reject** the submission points of the Pork Industry Board and Hort NZ in this regard, for the following reasons:
- 3.3.50 *In the Operative District Plan, Visitor Accommodation is provided for as a Permitted Activity in the Rural Zone (Rule 4.8.1(j)), except where located within the 65 dBA Ldn airnoise boundary identified on Planning Map 30, subject to compliance with performance standards relating to building coverage, height of buildings, recession lines, setback from road boundaries (20m) setback from neighbours (10m), domestic wastewater disposal, electrical safety distances, tree planting, noise, setback from fault lines and areas of significant conservation value. Visitor Accommodation that does not comply with one or more of the performance standards are a Discretionary Activity under Rule 4.8.3(e). Visitor Accommodation within the 65 dBA Ldn airnoise boundary is Prohibited under Rule 4.8.5(a). The rules and standards are supported by Objective 4.2.1, which is for “A level of rural amenity which is consistent with the range of activities anticipated in the rural areas, but which does not create unpleasant conditions for the District’s rural residents; or adversely affect the quality of the rural environment”. Policy 4.2.2(1) is “To encourage a wide range of land uses and land management practices in the Rural Zone while maintaining rural amenity”.*
- 3.3.51 *I note that, in the Hastings District Plan, visitor accommodation is a sub-set of Commercial Activities. Commercial Activities are permitted in the Rural Zone and the Plains Production Zone within specified limits, and subject to compliance with Standards and Terms. As set out in Table 5.2.6C (Rural Zone) and Table 6.2.6D (Plains Production Zone), which identify Commercial Activities Threshold Limits, permitted visitor accommodation is limited to a maximum gross floor area per site of 100m<sup>2</sup> in the Rural Zone, and a total maximum gross floor area of 100m<sup>2</sup> per site, not per activity) in the Plains Production Zone. In both zones, at least one person resident on the site must carry out the activity, and a maximum number of 3 additional employees (not resident on the site) is permitted. However, in the Rural Zone, visitor accommodation within an existing residential building is exempt from the 100m<sup>2</sup> gross floor area limit, provided that the existing residential activity does not cease.*
- 3.3.52 *The City of Napier District Plan permits Travellers Accommodation in the Main Rural Zone that caters for up to 5 guests per site, and is limited to 80m<sup>2</sup> gross floor area per site (Note: the gross floor area limit is a combined limit applying to supplementary units, residential care facilities, day care centre, an education facility, travellers accommodation and seasonal workers accommodation, and where only one of each of these activities can be carried out on each site). Travellers accommodation in an existing dwelling is exempt from the maximum 80m<sup>2</sup> gross floor area.*
- 3.3.53 *As such, the Proposed Plan Rules GRUZ-R8 and RPROZ-R8 are more restrictive than the Operative District Plan provisions for visitor accommodation, and they are similar to the Hastings District Plan and City of Napier District Plan approaches, insofar as Condition (1)(b) of the rules requires compliance with Standard GRUZ-S1/RPROZ-S1 Activity Threshold. The Standard specifies a maximum gross floor area per site, a limit on the number of personnel per site, and exempts compliance with the gross floor area limit where the visitor accommodation is within an existing residential unit or existing minor residential unit and the existing residential activity does not cease, as follows:*

GRUZ-S1/RPROZ-S1 Activity Threshold	
Commercial Activities	1. Maximum gross floor area per site is 100m <sup>2</sup> .
Visitor Accommodation	2. Personnel limited to: <ol style="list-style-type: none"> <li>At least one person resident on the site must carry out the activity.</li> <li>A maximum of three additional employees (in addition to <u>those resident on the site</u>).</li> </ol>
Home Businesses	
( <u>excludes</u> retail sales and restaurants)	<i>Note: Visitor accommodation within an existing residential unit or existing minor residential unit will be exempt from the 100m<sup>2</sup> maximum floor area, provided the existing residential activity does not cease.</i>

3.3.54 I consider that deleting the requirement under Condition (1)(a)(i) of Rules GRUZ-R8 and RPROZ-R8, which limits the length of stay for any one guest to no more than 3 months in any 12 month period is inappropriate, as the intent of that condition is to ensure the temporary nature of the activity, so visitor accommodation does not provide permanent residency for people, akin to a residential activity. If that limit is deleted (as requested by Hort NZ), then guests could stay in such accommodation indefinitely. The intention is for longer stays to be assessed as a residential activity.

3.3.55 While limiting the number of guests that can stay in visitor accommodation at any one time (as requested by Hort NZ) is a method used in the City of Napier District Plan, I consider that the proposed activity thresholds for visitor accommodation in the Proposed Plan (as notified) are sufficient to appropriately limit the scale of the activity in the General Rural Zone and the Rural Production Zone, and are commensurate with the approach taken to limit the scale of Community Facilities and Education Facilities in those zones. Rules GRUZ-R8 and RPROZ-R8 are also consistent with achieving Objectives GRUZ/RPROZ-O1 to O6, and with Policies GRUZ-P2 and RPROZ-P2, as discussed above.

108. In light of the NPS-HPL, in particular Policies 8 & 9 and clauses 3.9, 3.10 & 3.11, and until such time as highly productive land is mapped in the Regional Policy Statement, we revise our recommendations accordingly, as follows (amendments shown in grey shading):

a. I recommend that the following submission(s) be **accepted**:

- Pork Industry Board, S42.048 & S42.072

b. I recommend that the following submission(s) be **accepted in part**:

- Hort NZ, S81.161

And

c. Amend Rules GRUZ-R8 and RPROZ-R8 to differentiate between visitor accommodation located on LUC 1-3 land and where it is not, such that any visitor accommodation on LUC 1-3 land will require resource consent as a Discretionary Activity, as below:

GRUZ-R8 Visitor accommodation	
1. Activity Status: PER Where the following conditions are met: a. Limited to: i. Length of stay for any one guest must be no greater than 3 months in any 12-month period; <b>and</b> ii. <b>land not identified as Land Use Capability Class 1, 2, or 3, as mapped by the New Zealand Land Resource Inventory or by any more detailed mapping that uses the Land Use Capability classification.</b> <i>Note: activities involving longer term tenancy within a residential unit are assessed as a 'Residential Activity'.</i> b. Compliance with GRUZ-S1 (the relevant activity thresholds).	2. Activity status where compliance with condition GRUZ-R8(1)(c) is not achieved: RDIS Matters over which discretion is restricted: a. Assessment Matters: i. GRUZ-AM1. ii. GRUZ-AM2. iii. GRUZ-AM3. iv. <b>GRUZ-AM14.</b> v. <b>GRUZ-AM15.</b> b. Assessment matters in the following chapters: i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise.



<p>c. Compliance with:</p> <ol style="list-style-type: none"> <li>i. GRUZ-S2;</li> <li>ii. GRUZ-S3;</li> <li>iii. GRUZ-S4;</li> <li>iv. GRUZ-S5;</li> <li>v. GRUZ-S6;</li> <li>vi. GRUZ-S7;</li> <li>vii. GRUZ-S8;</li> <li>viii. GRUZ-S9; <b>and</b></li> <li>ix. GRUZ-S10; <b>and</b></li> <li>x. <b>GRUZ-S15.</b></li> </ol> <p>d. Compliance with:</p> <ol style="list-style-type: none"> <li>i. GRUZ-S11 (setback from existing intensive primary production); and</li> <li>ii. GRUZ-S12 (setback from gas transmission network).</li> </ol> <p>e. Compliance with GRUZ-S13 (setbacks from National Grid).</p>	<p>3. Activity status where compliance with condition GRUZ-R8(1)(a), GRUZ-R8(1)(b) and/or GRUZ-R8(1)(d) is not achieved: DIS</p> <p>4. Activity status where compliance with condition GRUZ-R8(1)(e) is not achieved: NC</p>
---	--

RPROZ-R8 Visitor accommodation	
<p>1. Activity Status: PER Where the following conditions are met:</p> <p>a. Limited to:</p> <ol style="list-style-type: none"> <li>i. Length of stay for any one guest must be no greater than 3 months in any 12-month period; <b>and</b></li> <li>ii. <b><u>land not identified as Land Use Capability Class 1, 2, or 3, as mapped by the New Zealand Land Resource Inventory or by any more detailed mapping that uses the Land Use Capability classification.</u></b></li> </ol> <p><i>Note: activities involving longer term tenancy within a residential unit are assessed as a 'Residential Activity'.</i></p> <p>b. Compliance with RPROZ-S1 (the relevant activity thresholds).</p> <p>c. Compliance with:</p> <ol style="list-style-type: none"> <li>i. RPROZ-S2;</li> <li>ii. RPROZ-S3;</li> <li>iii. RPROZ-S4;</li> <li>iv. RPROZ-S5;</li> <li>v. RPROZ-S6;</li> <li>vi. RPROZ-S7;</li> <li>vii. RPROZ-S8;</li> <li>viii. PPROZ-S9;</li> <li>ix. RPROZ-S10; <b>and</b></li> <li>x. RPROZ-S11; <b>and</b></li> <li>xi. <b>RPROZ-S17.</b></li> </ol> <p>d. Compliance with:</p> <ol style="list-style-type: none"> <li>i. RPROZ-S12 (setback from existing intensive primary production);</li> <li>ii. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); and</li> <li>iii. RPROZ-S14 (setback from gas transmission network).</li> </ol> <p>e. Compliance with RPROZ-S15 (setbacks from National Grid).</p>	<p>2. Activity status where compliance with condition RPROZ-R8(1)(c) is not achieved: RDIS Matters over which discretion is restricted:</p> <p>c. Assessment Matters:</p> <ol style="list-style-type: none"> <li>vii. RPROZ-AM1.</li> <li>viii. RPROZ-AM2.</li> <li>ix. RPROZ-AM3.</li> <li>x. RPROZ-AM4.</li> <li>xi. <b>RPROZ-AM15.</b></li> <li>xii. <b>RPROZ-AM16.</b></li> </ol> <p>d. Assessment matters in the following chapters:</p> <ol style="list-style-type: none"> <li>iv. TRAN – Transport.</li> <li>v. LIGHT – Light.</li> <li>vi. NOISE – Noise.</li> </ol>
	<p>3. Activity status where compliance with condition RPROZ-R8(1)(a), RPROZ-R8(1)(b) and/or RPROZ-R8(1)(d) is not achieved: DIS</p>
	<p>4. Activity status where compliance with condition RPROZ-R8(1)(e) is not achieved: NC</p>

109. An updated table of recommended responses to submissions and further submissions in respect of the Rural Environment Topic is provided in **Appendix 3** accompanying this Reply.

Setback from Neighbours in the Rural Zones

110. S128.002 Surveying the Bay made a submission to the PDP to include exceptions in the Rural Zones to allow small sites created under the Operative District Plan to apply a side yard setback of 5m.

111. This was addressed in paragraphs 4.3.44-4.3.47, Key Issue 6 of Volume 2 of the s42A Rural Environment report, as follows:

- 4.3.44 *In addition to the above, Surveying the Bay raise a valid issue around small sites granted prior to the PDP becoming operative that were established with a side yard setback of 5m applying in the Rural Zone under the current Operative District Plan (Standard 4.9.5 of the Operative District Plan), and that the move to a 15m side yard setback in the PDP may prove a constraint on development of those sites that would impose a time, cost, and process burden on landowners (and Council). Livingston Properties, quite rightly, note that the alternative is that land use consent to reduce the 15m side yard is likely to be required for the majority of new residential buildings on such existing sites.*
- 4.3.45 *I accept that a 15m side yard setback represents a substantial change from the 5m setback in the Operative District Plan and, on a very small site, could act as a significant development constraint that would not have necessarily been anticipated at the time that the site was created. I concur there is merit in acknowledging past approvals in this situation, and I agree that providing exceptions to the side yard setback rule in the proposed Rural Production Zone, General Rural Zone, and Rural Lifestyle Zone, would avoid the imposition of unreasonable additional costs in the future in such circumstances.*
- 4.3.46 *While there may be reverse sensitivity issues, given such sites have already been lawfully applied for/approved before the provisions of the PDP have taken effect, those effects arise from the previous planning regime, and cannot be fully addressed by the new plan.*
112. Our recommendation was to **accept** this submission, and to achieve this by amending Standards RPROZ-S6, GRUZ-S5 and RLZ-S5 as follows (version in Reply following Hearing 3, dated 5 August 2022, in response to evidence from Hort NZ (FS17.77 opposing S128.002)):

RPROZ-S6 Setback from Neighbours	
...	1.
...	2.
...	3.
<p><b><u>Sites created before 28 May 2021 and less than 4000m<sup>2</sup> net site area</u></b></p> <p><b><u>Where a subdivision consent application to create a site is lodged with Council before 28 May 2021, and accepted under section 88 of the RMA 1991 and thereafter granted</u></b></p>	<p>4. <b><u>Minimum setback of buildings for a residential activity from side and rear boundaries is 5m.</u></b></p> <p>5. <b><u>Minimum setback of buildings for all other activities from side and rear boundaries is 10m.</u></b></p>

GRUZ-S5 Setback from Neighbours	
...	1. ...
...	2. ...
...	3. ...
<p><b><u>Sites created before 28 May 2021 and less than 4000m<sup>2</sup> net site area</u></b></p> <p><b><u>Where a subdivision consent application to create a site is lodged with Council before 28 May 2021, and accepted under section 88 of the RMA 1991 and thereafter granted</u></b></p>	<p>4. <b><u>Minimum setback of buildings for a residential activity from side and rear boundaries is 5m.</u></b></p> <p>5. <b><u>Minimum setback of buildings for all other activities from side and rear boundaries is 10m.</u></b></p>


RLZ-S5 Setback from Neighbours	
...	1. ...
...	2. ...
<p><b><u>Sites created before 28 May 2021 and less than 4000m<sup>2</sup> net site area</u></b></p> <p><b><u>Where a subdivision consent application to create a site is lodged with Council before</u></b></p>	<p>3. <b><u>Minimum setback of buildings for a residential activity from side and rear boundaries is 5m, except where located on a boundary with the General Rural Zone or Rural Production Zone where 15m will apply.</u></b></p>

113. We remain satisfied that the requirement to protect land-based primary production from reverse sensitivity effects continues to be sufficiently addressed by those reduced setbacks, as they only apply to sites created prior to notification of the PDP and only those sites less than 4000m<sup>2</sup> net site area. In our view, this considerably limits the impact of the application of the reduced setback, and we note that in the Rural Lifestyle Zone, where such sites are located on a boundary with the General Rural Zone or Rural Production Zone, the 15m setback requirement still applies.
114. In light of the above, we have not changed our position, and our recommendation to amend the 'Setback from Neighbours' standard in the Rural Zones to allow existing sites created prior to the notification of the PDP to apply the reduced setback that applied at the time they were created, still stands in this respect.

***National Direction Instruments***

115. We also note Ms Davidson's suggestion (paragraph 32 of her legal submissions) to update the National Direction Instruments section in the PDP on 'National Policy Statements and NZ Coastal Policy Statement' to reflect that the NPS-HPL is now in place. We had already noted this and propose to make the recommended changes as a clause 16 RMA minor amendment (being 'an alteration of minor effect').

**Date: 9 December 2022**



.....

**List of Materials Provided by Submitters**

Submitter Evidence

- Nick Wakefield for The Surveying Company (HB) Limited [S50]
- Angela McFlynn for James Bridge [S105]
- Steve Goodman for James Bridge [S105]
- Andrew Taylor for Livingston Properties Limited [S127, FS27]
- Aaron Champion for Livingston Properties Limited [S127, FS27]
- Bill Livingston for Livingston Properties Limited [S127, FS27]
- Cam Wylie for Livingston Properties Limited [S127, FS27]
- Greg Morice for Livingston Properties Limited [S127, FS27]
- Philip McKay for Livingston Properties Limited [S127, FS27]
- Shannon Bray for Livingston Properties Limited [S127, FS27]

Submitter Legal Submissions

- Joshua Marshall for James Bridge [S105]
- Martin Williams for Livingston Properties Limited [S127, FS27]

Submitter Tabled Statements

- Nick Aiken for Central Hawke's Bay District Council [S104]
- Steven Tuck for Silver Fern Farms Limited [S116, FS8]
- Stephen Daysh for Heretaunga Tamatea Settlement Trust [S120, FS13]

Supplementary Statements

- Supplementary Information for the Panel – Livingston Properties Limited [S127, FS27]
  - o Proposed Mt Herbert Road Precinct Plan
  - o Proposed District Plan Provisions to Implement Structure Plan

**APPENDIX 2**

**Updated Recommended Amendments to Plan Provisions:  
SUB – Subdivision chapter  
GRZ-APP1 – Waipukurau South Precinct (WSP)**

## SUBDIVISION

### SUB – Subdivision

#### Introduction

The RMA identifies subdivision as a category of activity distinct from land use activities. It is a process of dividing a parcel of land or a building into one or more further parcels or changing an existing boundary location. The definition of the subdivision of land in section 218 of the RMA includes cross-leases, company lease and unit title developments, and long-term leases (35 years or more). It produces a framework of land ownership which assists land use development, activity and conservation.

Subdivision provides an important framework for managing land development, including the provision of roading, water supply, sewage disposal, energy, telecommunication, stormwater and trade waste services, which can be achieved through conditions of subdivision consent. Council also invokes various bylaws covering connections to its reticulated water supply, stormwater and wastewater networks etc.

While subdivision itself does not alter the way land is used, the creation of new parcels of land is almost always accompanied by expectations of associated land development (e.g. a dwelling on a new residential or rural lot). Subdivision is, therefore, one of the primary mechanisms for facilitating new development and growth in the District, and if managed appropriately, it can contribute positively to the wellbeing of the District. Subdivision facilitates the provision of housing, social and community facilities, industry, commerce and primary production by enabling ownership of and investment in land and buildings.

However, potential adverse effects of subdivision can include:

- the inefficient use of finite resources, including the loss of highly productive land through urbanisation and inappropriate rural development;
- the consequential physical effects of earthworks and vegetation clearance associated with the construction of building platforms, recontouring and provision of infrastructure, including roads, driveways and footpaths, and associated changes to stormwater runoff patterns, water quality and potential adverse effects on visual amenity, natural features and landscapes, and ecological values;
- increased demand for infrastructure and services;
- damaging or destroying sites of cultural and heritage value;
- degrading amenity values that people enjoy;
- increasing risks posed by natural hazards;
- adversely affecting people's health and safety;
- degrading the natural character of the coastal environment, wetlands, lakes and rivers and their margins;
- degrading the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga;

- adversely affecting the integrated, safe, responsive, and sustainable operation of the land transport network, including the state highway network;
- reverse sensitivity, where new sensitive activities established through subdivision could potentially constrain existing uses nearby; and
- increased risk of the operation of infrastructure being unreasonably compromised.

If the adverse effects are avoided or mitigated and the subdivision is carried out in a sustainable way the overall effects are likely to be beneficial.

## Issues

### SUB-11 Lot Size and Dimension

**The need for lots of a sufficient size and dimension to accommodate activities allowed by the area-specific and district-wide rules. Where not appropriately managed, subdivision can result in establishment of new lots which are of a size and dimension unable to accommodate land use activities anticipated within the zone.**

#### Explanation

Subdivision of land needs to create lots that are of an appropriate size to accommodate the variety of land use activities that are allowed by provided for within the zones and district-wide rules in the District Plan. They also need to be of a size and shape that enable land development to the avoidance, remediation or mitigation of potential adverse effects of development on natural, physical, cultural and heritage resources; and that is compatible with the anticipated character, maintain or enhance landscape and amenity values of each zone; and avoid or mitigate any potential reverse sensitivity effects in the area where they are located.

Commented [JKS1]: S129.064 Kainga Ora – Subdivision Topic, Key Issue 4: Introduction and Issues

### SUB-12 Servicing

**Subdivision usually requires. The ability to accommodate proposed or anticipated land development may be limited and could result in adverse effects on the environment where the necessary access to roading, telecommunication, electricity, water, sewage wastewater and stormwater services is not provided through subdivision to enable future owners of the land to carry out their planned activities.**

#### Explanation

Subdivisions usually result in intensified land use, involving a full range of services. Good subdivision design includes roading and access routes that work efficiently and safely for both vehicles and pedestrians.

Water supply and sewage/stormwater disposal services may connect to existing reticulation networks or be developed as self-contained services for each subdivision by the subdivider, or alternatively be developed at a later date by owners of each individual site within a subdivision.

Commented [JKS2]: S129.065 Kainga Ora – Subdivision Topic, Key Issue 4: Introduction and Issues

The proliferation of individual water supply, effluent disposal and stormwater systems can result in water contamination, flooding, or land instability in certain terrain. Subdivisions, where possible, should connect to existing reticulation systems.

### SUB-I3 Natural Hazards

**Establishment of new lots in areas of natural hazards can directly or indirectly increase and/or exacerbate risk to people and The potential effects of natural hazards on lots created by subdivision.**

Commented [JKS3]: S129.066 Kāinga Ora – Subdivision Topic, Key Issue 4: Introduction and Issues

#### Explanation

Section 106 of the RMA enables the Council to refuse subdivision applications, or to grant subdivision consent subject to conditions, where the Council considers that there is a significant risk from natural hazards (considering likelihood of the natural hazard occurring, the material damage that would result, and any likely subsequent use of the land that would accelerate, worsen, or result in material damage). The RMA states that the Council must not grant a subdivision consent unless those adverse effects can be avoided, remedied, or mitigated.

The limitations of land and the possible effects of natural hazards, including geotechnical constraints, need to be taken into account in the design and implementation of subdivisions.

### Objectives

**SUB-O1 Subdivision of land that is consistent with the objectives and policies of the relevant zones and district-wide matters in the District Plan, including those relating to:**

Commented [JKS4]: S129.067 Kāinga Ora – Subdivision Topic, Key Issue 5: Objectives

1. **safeguarding the rural land resource of Central Hawke’s Bay District from inappropriate subdivision (RLR – Rural Land Resource provisions in the District Plan);**
2. **the protection of areas identified as Outstanding Natural Landscapes and Features, Significant Natural Areas, areas of significant indigenous vegetation and significant habitats of indigenous fauna, and High Natural Character Areas from the adverse effects of inappropriate subdivision (NFL – Natural Features and Landscapes, ECO – Ecosystems and Indigenous Biodiversity, CE – Coastal Environment provisions in the District Plan);**
3. **the protection of historic heritage from the adverse effects of inappropriate subdivision, including historic heritage items, and sites and areas of significance to Māori (HH – Historic Heritage and SASM – Sites and Areas of Significance to Māori provisions in the District Plan);**
4. **managing adverse effects of inappropriate subdivision on Significant Amenity Features that contribute to the character**



- and amenity values of the areas (NFL – Natural Features and Landscapes provisions in the District Plan);
5. managing adverse effects of inappropriate subdivision on the maintenance and enhancement of public access to and along the coast and the margins of lakes and rivers (CE – Coastal Environment and PA – Public Access provisions in the District Plan); and
  6. promoting sustainable subdivision and building (SSB – Sustainable Subdivision and Building provisions in the District Plan).

SUB-O2 ~~Lots created by subdivision are physically suitable for a range of land use activities the types of development intended and anticipated~~ allowed by the relevant zone provisions rules of the District Plan.

Commented [JKS5]: S105.012 James Bridge, S129.068 Kāinga Ora – Subdivision Topic, Key Issue 5: Objectives

SUB-O3 ~~The provision of a~~Appropriate services and network utilities are provided to subdivided lots, in anticipation of the likely effects of land use activities on those lots, so as to ensure that are compatible with the anticipated purpose, character and amenity of each zone, and provide for the health and safety of people and communities, and the maintenance or enhancement of amenity values.

Commented [JKS6]: S117.058 Chorus, S118.058 Spark, S119.058 Vodafone, FS15.001, FS15.002, FS15.003 FENZ and S129.069 Kāinga Ora – Subdivision Topic, Key Issue 5: Objectives

SUB-O4 Reverse sensitivity effects of subdivision and its resulting future land use activities on existing lawfully established activities (including network utilities) are avoided where practicable, or mitigated where avoidance is not practicable.

Commented [JKS7]: Hearing Stream 5 - Right of Reply dated 27 October 2022 - revised recommendations in response to evidence from S117.059 Chorus, S118.059 Spark, S119.059 Vodafone

SUB-O5 Avoidance of subdivision in localities where there is a significant risk of material damage from natural hazards on land or structures, including in relation to any likely subsequent use of the land, unless these can that cannot be remedied or mitigated without significant adverse effects on the environment.

Commented [JKS8]: S129.070 Kāinga Ora – Subdivision Topic, Key Issue 5: Objectives

## Policies

SUB-P1 To establish standards for minimum lot sizes for each zone in the District.

SUB-P2 ~~To provide for~~allow the subdivision of land to create additional in-situ Lifestyle Sites where it is in conjunction with the legal and physical protection in perpetuity of areas of significant indigenous vegetation and/or significant habitats of indigenous fauna (including Significant Natural Areas identified in ECO-SCHED5), sites and areas of significance to Māori (identified in SASM-SCHED3), and historic heritage items (identified in HH-SCHED2).

Commented [JKS10]: Clause 16(2) of the First Schedule of the RMA

SUB-P3 To allow the creation of lots of various sizes and dimensions for public works, network utility operations, renewable electricity generation, reserves and access.

SUB-P4 To ensure subdivision design requiring the establishment of new roads and accesses to consider and integrate with the existing land transport network such that it supports safe and efficient access for vehicles, pedestrians and cyclists. To integrate subdivision with the existing land transport network in an efficient manner which reflects expected traffic levels and the safe and convenient management of vehicles and pedestrians.

Commented [JKS11]: S129.075 Kāinga Ora – Subdivision Topic, Key Issue 6: Objectives

SUB-P5 To encourage in the General Residential Zone, subdivision design that develops or uses subsidiary roads or accessways, in order to avoid an increase in the number of direct access crossings onto arterial roads classified Urban Connectors, Main Streets, or Activity Streets, for traffic safety purposes.

Commented [JKS12]: S129.076 Kāinga Ora – Subdivision Topic, Key Issue 6: Objectives

Commented [RM13]: S104.015 CHBDC - Transport Topic, Key Issue 2

SUB-P6 To ensure upon subdivision or development, that all new lots or buildings are provided with a connection to a reticulated water supply, reticulated public sewerage system, and a reticulated stormwater system, telecommunications network and power supply network, where such adequate reticulated systems are available.

SUB-P7 To ensure that where sites new lots are not connected unable to connect to a reticulated public water supply, wastewater disposal or stormwater disposal system, suitable provision can be made on each lot for an alternative method of water supply, or method of wastewater disposal and/or stormwater disposal is provided for each lot with sufficient capacity to support development reasonably anticipated within the zone, and which can protect the health and safety of residents and avoids or mitigates adverse effects on the environment.

Commented [JKS14]: Chorus (S117.061), Spark (S118.061) and Vodafone (S119.061) – Subdivision Topic, Key Issue 6: Objectives

Commented [JKS15]: Clause 16(2) of the First Schedule of the RMA

Commented [JKS16]: S129.078 Kāinga Ora, FS15.004 FENZ – Subdivision Topic, Key Issue 6: Objectives

SUB-P8 To encourage innovative subdivision design consistent with the maintenance of purpose, character and amenity values supported and anticipated by the zone provisions.

Commented [JKS17]: S129.079 Kāinga Ora, FS15.004 FENZ – Subdivision Topic, Key Issue 6: Objectives

SUB-P9 To encourage the incorporation of public open space and plantings (particularly natives) within subdivision design for amenity purposes.

Commented [JKS18]: S11.025 HBRC - Subdivision Topic, Key Issue 6: Objectives

SUB-P10 To provide or further develop pedestrian, cycling and amenity linkages between subdivisions and their surrounding areas where it is consistent with the objectives and policies of the zone, and where opportunities exist useful linkages can be achieved or further developed.

Commented [JKS19]: Hearing Stream 5 - Right of Reply dated 27 October 2022 - revised recommendation in response to question from Panel during Hearing in relation to submission points S11.026 and S129.081

SUB-P11 To ensure that roads and any vehicle access to lots provided within a subdivision are appropriately designed and constructed to allow for

Commented [JKS20]: S11.026 HBRC, S129.081 Kāinga Ora - Subdivision Topic, Key Issue 6: Objectives

safe and efficient traffic movements likely to be generated from development of the lots sites are suitable for the activities likely to establish within the subdivision and are compatible with the design and construction standards of roads in the District which the site is required to be connected to.

Commented [JKS21]: S129.082 Kāinga Ora – Subdivision Topic, Key Issue 6: Objectives

**SUB-P12** To avoid or mitigate any adverse visual and physical effects of subdivision and development on the environment, including the appropriate underground reticulation of energy and telecommunication lines in order to protect the visual amenities of the area.

Commented [JKS22]: Chorus (S117.062), Spark (S118.062) and Vodafone (S119.02), S90.034 Centralines, S129.083 Kāinga Ora – Subdivision Topic, Key Issue 6: Objectives, and clause 16(2) of the First Schedule of the RMA.

**SUB-P13** To ensure that land being subdivided, including any potential structure on that land, is not subject to significant risk of material damage by the effects of natural hazards, including flooding, inundation, erosion, subsidence or slippage and earthquake faults.

**SUB-P14** To ensure that any mitigation measures used to manage significant risk from natural hazards (including coastal hazards such as storm surge, tsunami and coastal inundation) do not have significant adverse effects on the environment.

Commented [JKS23]: S129.085 Kāinga Ora – Subdivision Topic, Key Issue 6: Objectives

**SUB-P15** To ensure that earthworks associated with constructing vehicle access, building platforms or services on land being subdivided will not detract from the visual amenities of the area, or have significant adverse environmental effects, such as dust, or result in the modification, damage or destruction of heritage items, archaeological sites or sites and areas of significance to Māori, cause natural hazards, or increase the risk of natural hazards occurring.

Commented [JKS24]: S129.086 Kāinga Ora – Subdivision Topic, Key Issue 6: Objectives, and clause 16(2) of the First Schedule of the RMA.

**SUB-P16** To avoid where practicable, or otherwise mitigate, potential reverse sensitivity effects of sensitive activities (particularly residential and lifestyle development) establishing near existing primary production activities, including intensive primary production activities, rural industry, or industrial activities and/or existing public works network utilities.

Commented [JKS25]: S116.022 Silver Fern Farms, S42.023 NZ Pork – Subdivision Topic, Key Issue 6: Policies

**SUB-P17** To ensure, to the extent practicable reasonably possible, subdivisions are designed to that takes into account the location of avoid reverse sensitivity effects of future land use activities on regionally significant infrastructure, network utilities, renewable electricity generation sites and other lawfully established activities, and ensures that the operation, maintenance and upgrading of regionally significant infrastructure and other network utilities is not compromised that future land use activities will not result in reverse sensitivity effects.

**SUB-P18** To ensure, to the extent practicable, subdivision design that ensures that resulting land use activities (including building platforms) will not

**affect the operation, maintenance and upgrading of regionally significant infrastructure and other network utilities.**

**Commented [JKS26]:** S79.074 and S79.075 Transpower – Subdivision Topic, Key Issue 1: National Grid Subdivision Corridor and Gas Transmission Network

*Note: Refer to the objectives and policies in PA – Public Access relating to the establishment of esplanade reserves, esplanade strips or access strips when subdividing land along the margins of rivers, lakes and along the coast.*

### Rule Overview Table

Use/activity	Rule Number
Subdivision not otherwise provided for	SUB-R1
Subdivision to create freehold title from existing cross-lease title	SUB-R2
Subdivision for special purposes	SUB-R3
Boundary adjustments	SUB-R4
Subdivision to create a Lifestyle Site(s)	SUB-R5
Subdivision to create a Conservation Lot	SUB-R6
Subdivision to create a Lifestyle Site(s) in association with the creation of a Conservation Lot	SUB-R7

### Rules

It is important to note that in addition to the provisions in this chapter, zone chapters and a number of other Part 2: District-Wide Matters chapters also contain provisions that may be relevant for certain subdivisions, including TRAN – Transport, HH – Historic Heritage, ECO – Ecosystems & Indigenous Biodiversity, and PA – Public Access.

In particular, earthworks facilitating provision of access and building platforms have the potential to result in adverse effects and are to be managed. Provisions relating to earthworks are contained in the EW – Earthworks chapter and may generate a requirement for land use consent.

SUB-R1 Subdivision not otherwise provided for		
All Zones	1. Activity Status: CON	2. Activity status where compliance with condition SUB-R1(1)(c) <u>and/or SUB-</u>

**Where the following conditions are met:**

- a. Compliance with SUB-S1.
- b. The land being subdivided does not contain any part (or all) of the sites or areas identified in the following:
  - i. HH-SCHED2.
  - ii. SASM-SCHED3.
  - iii. ECO-SCHED5.
  - iv. ONL or ONF within NFL-SCHED6.
  - v. CE-SCHED7.
- c. Compliance with:
  - i. SUB-S4(1);
  - ii. SUB-S5;
  - iii. SUB-S6;
  - iv. [SUB-S7\(1\) and SUB-S7\(2\)](#);
  - v. SUB-S8; and
  - vi. SUB-S9.
- d. Compliance with:
  - i. SUB-S4(2) and SUB-S4(3) National Grid Subdivision Corridor; and
  - ii. SUB-S4(4) and SUB-S4(5) Gas Transmission Network.
- e. [The land being subdivided is not located within a Natural Hazard area identified on the Planning Maps.](#)
- e.f. [Compliance with SUB-S7\(3\)](#)

**Matters over which control is reserved:**

**R1(1)(e) is not achieved: RDIS**

**Matters over which discretion is restricted:**

- a. SUB-AM1.
- b. SUB-AM2.
- c. SUB-AM3.
- d. SUB-AM4.
- e. SUB-AM5.
- f. SUB-AM6.
- g. SUB-AM7.
- h. SUB-AM8.
- i. SUB-AM9.
- j. [SUB-AM10.](#)
- j-k. [SUB-AM19.](#)

**3. Activity status where compliance with condition SUB-R1(1)(b) is not achieved: RDIS**

**Matters over which discretion is restricted:**

- a. [SUB-AM1.](#)
- b. [SUB-AM2.](#)
- c. [SUB-AM3.](#)
- d. [SUB-AM4.](#)
- e. [SUB-AM5.](#)
- f. [SUB-AM6.](#)
- g. [SUB-AM7.](#)
- h. [SUB-AM8.](#)
- i. [SUB-AM9.](#)
- j. [SUB-AM10.](#)
- k. [SUB-AM16.](#)
- l. [SUB-AMXX.](#)

[m. SUB-AM19.](#)

**34. Activity status where compliance with condition SUB-R1(1)(a) and/or SUB-R1(1)(f) and/or SUB-R1(1)(b) is not achieved: DIS**

**Commented [JKS31]:** S129.090 Kainga Ora – Subdivision Topic, Key Issue 7: Rules.

**Commented [JKS32]:** Consequential amendment - S114.001, S114.003 CHBDC - Rezoning Topic, Key Issue 23

**Commented [JKS27]:** S114.001 CHBDC - Rezoning Topic, Key Issue 23

**Commented [JKS33]:** Consequential amendment - S129.123 Kāinga Ora – Subdivision Topic, Key Issue 7: Rules.

**Commented [JKS34]:** S129.090 Kāinga Ora – Subdivision Topic, Key Issue 7: Rules.

**Commented [JKS35]:** Consequential amendment - S129.123 Kāinga Ora – Subdivision Topic, Key Issue 7: Rules.

**Commented [JKS36]:** Consequential amendment - S114.004, S114.005, S114.006, S114.007 CHBDC - Rezoning Topic, Key Issue 23

**Commented [JKS28]:** S129.090 Kāinga Ora – Subdivision Topic, Key Issue 7: Rules.

**Commented [JKS29]:** S114.001 CHBDC - Rezoning Topic, Key Issue 23

**Commented [JKS37]:** S114.003 CHBDC - Rezoning Topic, Key Issue 23

**Commented [JKS38]:** Hearing Stream 5 - Right of Reply dated 27 October 2022 - revised recommendations in response to evidence from Kainga Ora in relation to submission point S129.097

**Commented [JKS39]:** S129.090 Kāinga Ora and S105.014 James Bridge, and S129.090 Kāinga Ora – Subdivision Topic, Key Issue 7: Rules.

f.g. SUB-AM1.  
 g.h. SUB-AM2.  
 h.i. SUB-AM3.  
 i.j. SUB-AM4.  
 j.k. SUB-AM5.  
 k.l. SUB-AM6.  
 l.m. SUB-AM7.  
 m.n.  
 UB-AM8.  
 n.o. SUB-AM9  
 o.p. SUB-AM10.  
 p.q. SUB-AM19.

**45. Activity status where compliance with condition SUB-R1(1)(d) is not achieved: NC**

Commented [JKS30]: S114.001, S114.003 CHBDC - Rezoning Topic, Key Issue 23

**SUB-R2 Subdivision to create freehold title from existing cross-lease title**

**General Residential Zone**

**1. Activity Status: CON**

**2. Activity status where compliance not achieved: N/A**

**Where the following conditions are met: N/A**

**Matters over which control is reserved:**

- a. Whether the proposed lot boundaries align with exclusive use area boundaries on the cross-lease plan.
- b. Where no exclusive use areas are shown on the cross-lease plan, whether the proposed lot boundaries align with the exclusive and established pattern of occupation associated with the existing underlying development.
- c. Whether easements are required to protect services.

*Note: The standards in SUB-S1 to SUB-S9 do not apply.*

All Other Zones		3. SUB-R1 applies
<b>SUB-R3 Subdivision for special purposes</b>		
All Zones	<p><b>1. Activity Status: CON</b></p> <p><b>Where the following conditions are met:</b></p> <ul style="list-style-type: none"> <li>a. Limited to creation of lots of any size for public works, network utilities, renewable electricity generation activities, reserves, roads, and access.</li> <li>b. Compliance with: <ul style="list-style-type: none"> <li>i. SUB-S4(1);</li> <li>ii. SUB-S5;</li> <li>iii. SUB-S6;</li> <li>iv. SUB-S7;</li> <li>v. SUB-S8; and</li> <li>vi. SUB-S9.</li> </ul> </li> <li>c. Compliance with: <ul style="list-style-type: none"> <li>i. SUB-S4(2) and SUB-S4(3) National Grid Subdivision Corridor; and</li> <li>ii. SUB-S4(4) and SUB-S4(5) Gas Transmission Network.</li> </ul> </li> </ul> <p><b>Matters over which control is reserved:</b></p> <ul style="list-style-type: none"> <li>d. Whether the lot is of sufficient area and dimensions to facilitate the intended use of the site.</li> <li>e. A Consent Notice may be registered on the Certificate of Title to any special purpose site, pursuant to section 221 of the RMA, requiring</li> </ul>	<p><b>2. Where compliance with condition SUB-R3(1)(a) is not achieved: SUB-R1 applies</b></p> <p><b>3. Activity status where compliance with condition SUB-R3(1)(b) is not achieved: RDIS</b></p> <p><b>Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>a. SUB-AM1.</li> <li>b. SUB-AM2.</li> <li>c. SUB-AM3.</li> <li>d. SUB-AM4.</li> <li>e. SUB-AM5.</li> <li>f. SUB-AM6.</li> <li>g. SUB-AM7.</li> <li>h. SUB-AM8.</li> <li>i. SUB-AM9.</li> <li>j. SUB-AM10.</li> <li>k. SUB-AM14.</li> </ul> <p><b>4. Activity status where compliance with condition SUB-R3(1)(c) is not achieved: NC</b></p>

enforcement of a condition that, in the event that the site is no longer required for a special purpose, the site be amalgamated with an adjoining site, unless it is a fully complying lot for the respective zone.

**SUB-R4 Boundary adjustments**

All Zones

**1. Activity Status: CON**

**Where the following conditions are met:**

- a. Limited to:
  - i. No site area is changed by more than 10% of its original area.
  - ii. [No existing complying site that complies with the relevant subdivision standards is rendered non-complying with the standards, and no existing site not complying with the relevant subdivision standards is rendered more non-complying with the standards, by the boundary adjustment.](#)
  - iii. No dwelling is severed from its existing site.

**2. Where compliance with condition SUB-R4(1)(a) is not achieved: SUB-R1 applies**

**3. Activity status where compliance with condition SUB-R4(1)(c) is not achieved: RDIS**

**Matters over which discretion is restricted:**

- a. SUB-AM1.
- b. SUB-AM2.
- c. SUB-AM3.
- d. SUB-AM4.
- e. SUB-AM5.
- f. SUB-AM6.
- g. SUB-AM7.
- h. SUB-AM8.
- i. SUB-AM9.
- j. SUB-AM10.

**4. Activity status where compliance with condition SUB-R4(1)(b) is not achieved: RDIS**

**Matters over which discretion is restricted:**

- a. [SUB-AM16.](#)
- b. [SUB-AMXX.](#)

**Commented [JKS40]:** S129.093 Kāinga Ora – Subdivision Topic, Key Issue 7: Rules

**Commented [JKS42]:** S129.093 Kāinga Ora – Subdivision Topic, Key Issue 7: Rules



- b. The land being subdivided does not contain any part (or all) of the sites or areas identified in the following:
  - i. HH-SCHED2.
  - ii. SASM-SCHED3.
  - iii. ECO-SCHED5.
  - iv. ONL or ONF in NFL-SCHED6.
  - v. CE-SCHED7.
- c. Compliance with:
  - i. SUB-S4(1);
  - ii. SUB-S5;
  - iii. SUB-S6;
  - iv. SUB-S7;
  - v. SUB-S8; and
  - vi. SUB-S9.
- d. Compliance with:
  - i. SUB-S4(2) and SUB-S4(3) National Grid Subdivision Corridor; and
  - ii. SUB-S4(4) and SUB-S4(5) Gas Transmission Network.

**Matters over which control is reserved:**

- e. Legal and physical access to and from lots affected by the boundary adjustment.
- f. Whether each lot has connections to services.
- g. Whether the lots are of sufficient size, design, and layout to provide for the existing or permitted activity development potential resulting

**5. Activity status where compliance with condition SUB-R4(1)(d) is not achieved: NC**

from the reconfigured layout.

**h.** Protection, maintenance or enhancement of natural features and landforms, significant natural area (ECO-SCHED5), historic heritage item (HH-SCHED2), or any identified wāhi tapu, wāhi taonga or site of significance (SASM-SCHED3).

**i.h.** The relationship of the proposed lots within the site and their compatibility with the pattern of adjoining subdivision or land use activities.

**Commented [JKS41]:** S129.093 Kāinga Ora – Subdivision Topic, Key Issue 7: Rules

**SUB-R5 Subdivision to create a Lifestyle Site(s) (not in association with the creation of a Conservation Lot)**

**General Rural Zone (outside of the Coastal Environment Area)**

**1. Activity Status: CON**

**Where the following conditions are met:**

- a. Limited to:
  - i. Only one lifestyle site can be created.
  - ii. A site is only eligible to be subdivided to create a lifestyle site 3 years after the subject title was created, and then once every 3 years after that once every 3 years, and at least 3 years has elapsed from the

**2. Activity status where compliance with condition SUB-R5(1)(f) and/or SUB-R5(1)(d) is not achieved: RDIS**

**Matters over which discretion is restricted:**

- a. SUB-AM1.
- b. SUB-AM2
- c. SUB-AM3.
- d. SUB-AM4.
- e. SUB-AM5.
- f. SUB-AM6.
- g. SUB-AM7.
- h. SUB-AM8.
- i. SUB-AM9.
- j. SUB-AM10.
- k. SUB-AM11.
- l. SUB-AM12.

**Commented [JKS45]:** S129.094 Kāinga Ora – Subdivision Topic, Key Issue 7: Rules

~~date the subject title was created.~~

m. SUB-AM13.

- iii. The minimum site area for the balance lot is 20 hectares.
- b. Compliance with SUB-S2(1) and SUB-S2(2).
- c. The land being subdivided does not contain any part (or all) of the sites or areas identified in the following:
  - i. HH-SCHED2.
  - ii. SASM-SCHED3.
  - iii. ECO-SCHED5.
  - iv. ONL or ONF in NFL-SCHED6.
  - v. CE-SCHED7.
- d. Compliance with:
  - i. SUB-S4(1);
  - ii. SUB-S5;
  - iii. SUB-S6;
  - iv. SUB-S7;
  - v. SUB-S8; and
  - vi. SUB-S9.
- e. Compliance with:
  - i. SUB-S4(2) and SUB-S4(3) National Grid Subdivision Corridor; and
  - ii. SUB-S4(4) and SUB-S4(5) Gas Transmission Network.
- f. [The land being subdivided is not located within a Natural Hazard area identified on the Planning Maps.](#)

**Matters over which control is reserved:**

**Commented [RM43]:** S94.003 Surveying the Bay - Rural Topic, Key Issue 11

**Commented [JKS44]:** S129.094 Kāinga Ora – Subdivision Topic, Key Issue 7: Rules

	<ul style="list-style-type: none"> <li>g. SUB-AM1.</li> <li>h. SUB-AM2</li> <li>i. SUB-AM3.</li> <li>j. SUB-AM4.</li> <li>k. SUB-AM5.</li> <li>l. SUB-AM6.</li> <li>m. SUB-AM7.</li> <li>n. SUB-AM8.</li> <li>o. SUB-AM9.</li> <li>p. SUB-AM10.</li> <li>q. SUB-AM11.</li> <li>r. SUB-AM13.</li> </ul>	
		<p><b>3. Activity status where compliance with condition SUB-R5(1)(c) is not achieved: RDIS</b></p> <p><b>Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>a. SUB-AM16.</li> <li>b. SUB-AMXX.</li> </ul>
		<p><b>34. Activity status where compliance with conditions SUB-R5(1)(a), and/or SUB-R5(1)(b) and/or SUB-R5(1)(e) is not achieved: DIS</b></p>
		<p><b>45. Activity status where compliance with condition SUB-R5(1)(e) is not achieved: NC</b></p>
Rural Production Zone	<p><b>56. Activity Status: CON</b></p> <p><b>Where the following conditions are met:</b></p> <ul style="list-style-type: none"> <li>a. Limited to: <ul style="list-style-type: none"> <li>i. The lifestyle site is based around an existing residential unit on a site that has a net site area</li> </ul> </li> </ul>	<p><b>67. Activity status where compliance with condition SUB-R5(5)(d) and/or SUB-R5(f) is not achieved: RDIS</b></p> <p><b>Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>a. SUB-AM1</li> <li>b. SUB-AM2</li> <li>c. SUB-AM3.</li> <li>d. SUB-AM4.</li> <li>e. SUB-AM5.</li> </ul>

Commented [JKS46]: S129.094 Kāinga Ora – Subdivision Topic, Key Issue 7: Rules.

Commented [JKS47]: S129.094 Kāinga Ora – Subdivision Topic, Key Issue 7: Rules.

Commented [JKS49]: S129.094 Kāinga Ora – Subdivision Topic, Key Issue 7: Rules.

	<p>less than 12 hectares.</p> <p>ii. No additional sites are created (amalgamation of the balance lot is required).</p> <p>iii. The newly amalgamated sites are adjoining and combine to a net site area greater than 12 hectares.</p> <p>iv. The newly amalgamated lot contains no more than two residential units.</p> <p>b. Compliance with:</p> <p>i. SUB-S2(3) and SUB-S2(4).</p> <p>c. The land being subdivided does not contain any part (or all) of the sites or areas identified in the following:</p> <p>i. HH-SCHED2.</p> <p>ii. SASM-SCHED3.</p> <p>iii. ECO-SCHED5.</p> <p>iv. ONL or ONF in NFL-SCHED6.</p> <p>v. CE-SCHED7.</p> <p>d. Compliance with:</p> <p>i. SUB-S4(1);</p> <p>ii. SUB-S5;</p> <p>iii. SUB-S6;</p> <p>iv. SUB-S7;</p> <p>v. SUB-S8; and</p> <p>vi. SUB-S9.</p> <p>e. Compliance with:</p> <p>i. SUB-S4(2) and SUB-S4(3) National Grid Subdivision Corridor; and</p>	<p>f. SUB-AM6.</p> <p>g. SUB-AM7.</p> <p>h. SUB-AM8.</p> <p>i. SUB-AM9.</p> <p>j. SUB-AM10.</p> <p>k. SUB-AM11.</p> <p>l. SUB-AM12.</p> <p>m. SUB-AM13.</p> <p><b>8. Activity status where compliance with condition SUB-R5(5)(c) is not achieved: RDIS</b></p> <p><b>Matters over which discretion is restricted:</b></p> <p>a. SUB-AM16.</p> <p>b. SUB-AMXX.</p> <p><b>97. Activity status where compliance with conditions SUB-R5(5)(a) and/or SUB-R5(5)(c) is not achieved: DIS</b></p> <p><b>108. Activity status where compliance with conditions SUB-R5(5)(b) and/or SUB-R5(5)(e) is not achieved: NC</b></p>
--	---	--

Commented [JKS50]: S129.094 Kāinga Ora – Subdivision Topic, Key Issue 7: Rules

Commented [JKS51]: S129.094 Kāinga Ora – Subdivision Topic, Key Issue 7: Rules

	<ul style="list-style-type: none"> <li>ii. SUB-S4(4) and SUB-S4(5) Gas Transmission Network.</li> <li>f. <a href="#">The land being subdivided is not located within a Natural Hazard area identified on the Planning Maps.</a></li> </ul> <p><b>Matters over which control is reserved:</b></p> <ul style="list-style-type: none"> <li>g. SUB-AM1.</li> <li>h. SUB-AM2</li> <li>i. SUB-AM3.</li> <li>j. SUB-AM4.</li> <li>k. SUB-AM5.</li> <li>l. SUB-AM6.</li> <li>m. SUB-AM7.</li> <li>n. SUB-AM8.</li> <li>o. SUB-AM9.</li> <li>p. SUB-AM10.</li> <li>q. SUB-AM11.</li> <li>r. SUB-AM12.</li> <li>s. SUB-AM13.</li> </ul>	
<p><b>General Rural Zone (Coastal Environment Area)</b></p>	<p><b>911. Activity Status: DIS</b></p> <p><b>Where the following conditions are met:</b></p> <ul style="list-style-type: none"> <li>a. Compliance with: <ul style="list-style-type: none"> <li>i. SUB-S4(2) and SUB-S4(3) National Grid Subdivision Corridor; and</li> <li>ii. SUB-S4(4) and SUB-S4(5) Gas Transmission Network.</li> </ul> </li> </ul>	<p><b>4012. Activity status where compliance with condition SUB-R5(9)(a) is not achieved: NC</b></p>
<p><b>SUB-R6 Subdivision to create Conservation Lots in association with the protection of:</b></p> <ul style="list-style-type: none"> <li>- an area of significant indigenous vegetation and/or significant habitats of indigenous fauna (including sites listed in ECO-SCHED5).</li> <li>- historic heritage items listed in HH-SCHED2.</li> </ul>		

Commented [JKS48]: S129.094 Kāinga Ora – Subdivision Topic, Key Issue 7: Rules

– wāhi tapu, wāhi taonga or site or area of significance listed in SASM-SCHED3.

<p><b>All Zones</b></p>	<p><b>1. Activity Status: CON</b></p> <p><b>Where the following conditions are met:</b></p> <p>a. Compliance with:</p> <ul style="list-style-type: none"> <li>i. SUB-S4(1);</li> <li>ii. SUB-S5;</li> <li>iii. SUB-S6;</li> <li>iv. SUB-S7;</li> <li>v. SUB-S8; and</li> <li>vi. SUB-S9.</li> </ul> <p>b. Compliance with:</p> <ul style="list-style-type: none"> <li>i. SUB-S4(2) and SUB-S4(3) National Grid Subdivision Corridor; and</li> <li>ii. SUB-S4(4) and SUB-S4(5) Gas Transmission Network.</li> </ul> <p><b>Matters over which control is reserved:</b></p> <ul style="list-style-type: none"> <li>c. SUB-AM1.</li> <li>d. SUB-AM2</li> <li>e. SUB-AM3.</li> <li>f. SUB-AM4.</li> <li>g. SUB-AM5.</li> <li>h. SUB-AM6.</li> <li>i. SUB-AM7.</li> <li>j. SUB-AM8.</li> <li>k. SUB-AM9.</li> <li>l. SUB-AM10.</li> <li>m. SUB-AM15.</li> </ul>	<p><b>2. Activity status where compliance with condition SUB-R6(1)(a) is not achieved: RDIS</b></p> <p><b>Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>a. SUB-AM1.</li> <li>b. SUB-AM2</li> <li>c. SUB-AM3.</li> <li>d. SUB-AM4.</li> <li>e. SUB-AM5.</li> <li>f. SUB-AM6.</li> <li>g. SUB-AM7.</li> <li>h. SUB-AM8.</li> <li>i. SUB-AM9.</li> <li>j. SUB-AM10.</li> <li>k. SUB-AM15.</li> </ul> <p><b>3. Activity status where compliance with condition SUB-R6(1)(b) is not achieved: NC</b></p>
<p><b>SUB-R7 Subdivision to create a Lifestyle Site(s) in association with the creation of a Conservation Lot</b></p>		
<p><b>General Rural Zone</b></p> <p><b>Rural Production Zone</b></p>	<p><b>1. Activity Status: CON</b></p> <p><b>Where the following conditions are met:</b></p> <p>a. One lifestyle lot can be created, where the</p>	<p><b>2. Activity status where compliance with conditions SUB-R7(1)(a) and/or SUB-R7(1)(b) is not achieved: SUB-R5 applies</b></p>

Conservation Lot is associated with the protection of:

- i. minimum 5000m<sup>2</sup> of an area of significant indigenous vegetation and/or significant habitats of indigenous fauna (including sites listed in ECO-SCHED5), or
  - ii. historic heritage items listed in HH-SCHED2 that cannot, or is not intended to be used for, a residential activity, or
  - iii. wāhi tapu, wāhi taonga or site or area of significance listed in SASM-SCHED3, and
  - iv. the whole of the feature within the Conservation Lot will be physically and legally protected in perpetuity.
- b. A second lifestyle lot can be created where:
- i. the total area of the feature to be protected is 9 hectares or more, and
  - ii. the whole of the feature within the Conservation Lot will be physically and legally

**3. Activity status where compliance with condition SUB-R7(1)(d) and/or SUB-R7(1)(f) is not achieved:**  
**RDIS**

**Matters over which discretion is restricted:**

- a. SUB-AM1.
- b. SUB-AM2.
- c. SUB-AM3.
- d. SUB-AM4.
- e. SUB-AM5.
- f. SUB-AM6.
- g. SUB-AM7.
- h. SUB-AM8.
- i. SUB-AM9.
- j. SUB-AM10.
- k. SUB-AM11.
- l. SUB-AM12.
- m. SUB-AM13.

**4. Activity status where compliance with condition SUB-R7(1)(c) is not achieved: DIS**

**5. Activity status where compliance with condition SUB-R7(1)(e) is not achieved: NC**

Commented [JKS53]: S129.096 Kāinga Ora – Subdivision Topic, Key Issue 7: Rules



- protected in perpetuity.
- c. Compliance with SUB-S3.
  - d. Compliance with:
    - i. SUB-S4(1);
    - ii. SUB-S5;
    - iii. SUB-S6;
    - iv. SUB-S7;
    - v. SUB-S8; and
    - vi. SUB-S9.
  - e. Compliance with:
    - i. SUB-S4(2) and SUB-S4(3) National Grid Subdivision Corridor; and
    - ii. SUB-S4(4) and SUB-S4(5) Gas Transmission Network.
  - f. [That land being subdivided is not located within a Natural Hazard area identified on the Planning Maps.](#)

**Matters over which control is reserved:**

- g. SUB-AM1.
- h. SUB-AM2
- i. SUB-AM3.
- j. SUB-AM4.
- k. SUB-AM5.
- l. SUB-AM6.
- m. SUB-AM7.
- n. SUB-AM8.
- o. SUB-AM9.
- p. SUB-AM10.
- q. SUB-AM15.

Commented [JKS52]: S129.096 Kāinga Ora – Subdivision Topic, Key Issue 7: Rules

**Standards**

**SUB-S1 Minimum Net Site Area (excluding Lifestyle Sites and Conservation Lots)**

<b>General Residential Zone</b>	<p>1. Where public sewerage reticulation is available:</p> <p>a. 350m<sup>2</sup> (except within the Waipukurau South Precinct).</p> <p>a.b. 500m<sup>2</sup> within the Waipukurau South Precinct.</p> <p>2. Where public sewerage reticulation is not available – 1000m<sup>2</sup>.</p>
<b>Commercial Zone</b>	3. No minimum net site area applies.
<b>General Industrial Zone</b>	
<b>Settlement Zone</b>	<p>4. Where public sewerage reticulation is available – 600m<sup>2</sup>.</p> <p>5. Where public sewerage reticulation is not available – 1000m<sup>2</sup>.</p>
<b>Large Lot Residential Zone (Coastal)</b>	<p>6. Where public sewerage reticulation is available – 800m<sup>2</sup>.</p> <p>7. Where public sewerage reticulation is not available:</p> <p>a. Mangakuri – 1500m<sup>2</sup>.</p> <p>b. Other coastal settlements – 1000m<sup>2</sup>.</p>
<b>Rural Lifestyle Zone</b>	8. 2500m <sup>2</sup> , with a minimum 4000m <sup>2</sup> average.
<b>General Rural Zone</b>	<p>9. 20 hectares</p> <p><i>Note: standards for subdivisions involving the creation of Lifestyle Sites in the General Rural Zone are in found in SUB-S2 below.</i></p>
<b>Rural Production Zone</b>	<p>10. 12 hectares</p> <p><i>Note: standards for subdivisions involving the creation of Lifestyle Sites in the Rural Production Zone are in found in SUB-S2 below.</i></p>
<b>Conservation Lot (All Zones)</b>	11. No minimum net site area applies.
<b>Special Purpose Lot (All Zones)</b>	12. No minimum net site area applies.
<b>Increasing the area of existing non-complying sites</b>	13. No minimum net site area applies, provided no existing complying site is rendered non-complying by the subdivision.
<b>SUB-S2 Minimum Net Site Area for Lifestyles Sites (not in association with the creation of a Conservation Lot)</b>	

Commented [JKS54]: S114.002 CHBDC - Rezoning Topic, Key Issue 23

Commented [RM55]: S127.003 Livingston Properties, S120.023 HTST - Rural Topic, Key Issue 11

Commented [JKS56]: Minor amendment pursuant to clause 16(2) of the First Schedule to the RMA

<b>General Rural Zone</b>	1. Minimum net site area for Lifestyle Lot – <del>2500</del> 4000m <sup>2</sup> . 2. Maximum net site area for Lifestyle Lot – 2.5 hectares.
<b>Rural Production Zone</b>	3. Minimum net site area for Lifestyle Lot – 2500m <sup>2</sup> . 4. Maximum net site area for Lifestyle Lot – <del>1</del> hectare4000m <sup>2</sup> .
<b>All Other Zones</b>	5. N/A
<b>SUB-S3 <u>Minimum Net Site Area for Lifestyle Sites in association with the creation of a Conservation Lot</u></b>	
<b>General Rural Zone</b>  <b>Rural Production Zone</b>	1. Minimum net site area for Lifestyle Lot (exclusive of the area being protected) – 2500m <sup>2</sup> . 2. Maximum net site area for Lifestyle Lot (exclusive of the area being protected) – 4000m <sup>2</sup> . 3. Minimum balance area: <ul style="list-style-type: none"> <li>a. None, if the balance area is the Conservation Lot.</li> <li>b. If there is balance area exclusive of the Conservation Lot and Lifestyle Lot, the relevant minimum net site area in SUB-S1 applies.</li> </ul>
<b>SUB-S4 Building Platform</b>	
<b>General Rural Zone</b>  <b>Rural Production Zone</b>  <b>Rural Lifestyle Zone</b>	1. For each lot capable of containing a residential dwelling, at least one stable building platform of 30 metres by 30 metres must be identified which is capable of (but is not limited to) containing a dwelling, a vehicle manoeuvring area and any accessory buildings, in compliance with the performance standards and performance criteria for the zone where it is located (including dwelling setbacks applicable to that zone).
<b>Subdivision of land within the National Grid Subdivision Corridor</b>	2. The subdivision of land in any zone within the National Grid Subdivision Corridor must be able to demonstrate that all resulting allotments are capable of accommodating a building platform for the likely principal building(s) and any building(s) for a sensitive activity outside of the National Grid Yard, other than where the allotments are for roads, access ways or network utilities. 3. The layout of allotments and any enabling earthworks must ensure that physical access is

Commented [RM57]: S105.022 James Bridge - Rural Topic, Key Issue 11

Commented [RM58]: S50.013 The Surveying Co - Rural Topic, Key Issue 11

Commented [JKS59]: Minor amendment pursuant to clause 16(2) of the First Schedule to the RMA

	<p>maintained to any National Grid support structures located on the allotments, including any balance area.</p>
<p><b>Subdivision of land containing the Gas Transmission Network</b></p>	<p>4. The subdivision of land in any zone containing the Gas Transmission Network must be able to demonstrate that all resulting allotments are capable of accommodating a building platform for the likely principal building(s) and any building(s) for a sensitive activity that is at least 20m from the Gas Transmission Pipeline and 30m from above-ground equipment forming part of the Gas Transmission Network.</p> <p>5. The layout of allotments and any enabling earthworks must ensure that physical access is maintained to the Gas Transmission Network where it is located on the allotments, including any balance area.</p>
<p><b>SUB-S5 Water Supply</b></p>	
<p><b>All Zones</b></p>	<p>1. All new lots for any activity that will require a water supply must be connected to a public reticulated water supply, where one is available.</p> <p>2. Where the new lots will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the subdivider must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</p> <p><i>Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding.</i></p> <p><u><a href="#">Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to each lot can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</a></u></p> <p><u><a href="#">Any lot created for a special purpose, as provided for in SUB-R3, is exempt from this standard where the lot is created for a purpose that does not require the</a></u></p>

[provision of a water supply, including a firefighting water supply.](#)

Commented [JKS60]: S57.076 FENZ – Subdivision Topic, Key Issue 2: Codes of Practice and Standards

**SUB-S6 Wastewater Disposal**

**All Zones**

1. All new lots for any activity that will create wastewater must be connected to a public reticulated wastewater disposal system, where one is available.
2. Where the new lots will not be connected to a public reticulated wastewater disposal system, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the subdivider must demonstrate how an alternative and satisfactory method of wastewater disposal can be provided for each site.

*Note: The above does not replace regional rules which control the collection, treatment and disposal of wastewater to land or water. These rules must be complied with prior to the activity proceeding.*

**SUB-S7 Stormwater Disposal**

**All Zones**

1. All new lots for any activity that will create stormwater must be connected to a public reticulated stormwater disposal system, where one is available.
2. Where the new lots will not be connected to a public reticulated stormwater disposal system, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the subdivider must demonstrate how an alternative and satisfactory method of stormwater disposal can be provided for each site.

3. [For new lots within the Waipukurau South Precinct \(WSP\):](#)
  - a. [Any land within the subdivision site that is within the 'Proposed Stormwater Detention Pond' area identified in Figure WSP 1 of Appendix GRZ-APP1 - Waipukurau South Precinct \(WSP\) Plan, and/or any other contiguous stormwater detention pond area of a similar size and extent provided in lieu, shall be vested in](#)

Commented [JKS61]: Hearing Stream 6 - Right of Reply dated 9 December 2022 - responding to statement from S114.003 CHBDC

Commented [JKS62]: S114.003 CHBDC - Rezoning Topic - Right of Reply, 9 Dec 2022

the Central Hawke's Bay District Council; and

- b. All stormwater peak flows up to and including a 1 in 5 year Annual Recurrent Interval (ARI) rainfall event shall be contained within a reticulated network; and
- c. Overland flow paths for flows up to a 1 in 50 year Annual Recurrent Interval (ARI) rainfall (or greater) event shall be provided; and
- d. Stormwater discharges from the site shall achieve hydraulic neutrality at the WSP boundary for critical storm durations up to and including the 1 in 100 year Annual Recurrent Interval (ARI) peak flow; and
- a.e. All public stormwater management infrastructure and facilities, including but not limited to, pipes, wetlands, drains, streams and/or access lots/areas shall be vested in the Central Hawke's Bay District Council and/or all necessary easements created.

**Notes:**

- 1. eClause 2. of this standard does not replace regional rules which control the collection, treatment, and disposal of stormwater to land or water. These rules must be complied with prior to the activity proceeding.
- 2. In relation to clause 3(b) of this standard:
  - (i) hydraulic neutrality should be achieved through a range of measures, including a mix of individual onsite controls and community-based, larger communal attenuation devices, having regard to the principles of low impact design and supported by hydraulic modelling.
  - (ii) It is anticipated that critical storm durations would be 2 and 6 hours, however, this will need to be confirmed by an appropriate engineering assessment.

**Commented [JKS63]:** Hearing Stream 6 - Right of Reply dated 9 December 2022 - responding to statement from S114.003 CHBDC

**Commented [JKS64]:** Consequential amendment in relation to S114.003 CHBDC - Rezoning Topic, Key Issue 23

**Commented [JKS65]:** Hearing Stream 6 - Right of Reply dated 9 December 2022 - responding to statement from S114.003 CHBDC

SUB-S8 Property Access	
All Zones	1. All new lots for any activity must have vehicular access to an existing, legal road that complies with the relevant provisions of the TRAN – Transport chapter.
SUB-S9 Road Widening	
All Zones	<ol style="list-style-type: none"> <li>Where the existing road frontage is subject to a road widening designation, provision must be made to enable the Council to acquire such land by separately defining the parcels of land subject to the road widening designation.</li> <li>Where the Council does not, for whatever reason, intend to immediately acquire the parcel, the parcel must be held in conjunction with adjoining land. This will be achieved with a Consent Notice registered which ensures that the parcel of land intended for road widening purposes remains held with the adjoining land until such time as the Council requires that parcel of land.</li> </ol>
SUB-SXX Telecommunications	
All Zones	<ol style="list-style-type: none"> <li><u>All new lots within the General Residential Zone, Commercial Zone, General Industrial Zone and within other zones where a telecommunication network is available to connect to, and which may be used for any activity that will require telecommunications services, shall be connected to the telecommunications network at the legal boundary of the lots.</u></li> </ol>

Commented [JKS66]: S117.064 Chorus, S118.064Spark and S119.064 Vodafone - Subdivision Topic, Key Issue 8: Standards

### Assessment Matters

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

#### SUB-AM1 Lot Size and Dimensions

- Whether the area and dimensions of the lot(s) are sufficient to effectively fulfil the intended purpose or land use, having regard to the rules for the relevant zone.
- Whether the proposed lot sizes and dimensions are sufficient for operational and maintenance requirements and in particular the disposal of effluent on the site, where necessary.

3. The relationship of the proposed lots and their compatibility with the pattern of the adjoining subdivision and land use activities, and access arrangements.
4. The effects of the proposed lot sizes and dimensions on the existing character and amenity of the area, including any cumulative effects of an increase in the density of development.

**SUB-AM2 Subdivision Design**

1. The size and orientation of the lots in terms of their ability to maximise the amount of sunlight dwellings will receive.
2. The layout and design of streets and the provision for and practicality of creating direct connections between roads, footpaths, walkways, cycleways, reserves (existing or proposed) and public open spaces.
3. The design, location, extent, and construction of any earthworks associated with the subdivision and development of the land.

**SUB-AM3 Building Platforms**

1. The local ground conditions and suitability of the site for a building, and whether development on the site should be restricted to parts of the site.
2. ~~Where a parcel of land may be subject to inundation, whether there is a need to establish minimum floor heights for buildings in order to mitigate potential damage to them.~~
3. The positioning and scale of the building platform to facilitate meeting the setback standards applying in the respective zone for buildings.

Commented [JKS67]: S129.110 Kainga Ora – Subdivision Topic, Key Issue 9: Assessment Matters

**SUB-AM4 Natural Hazards**

1. Whether the land, or any potential structure on that land, will be subject to material damage by erosion, falling debris, subsidence, slippage or inundation or other natural hazard event from any source.
2. Whether there are any methods/measures available to overcome or reduce the risk of any hazard(s), and whether these methods/measures may have adverse effects on the environment.
3. Adequacy of access during and after natural hazard events.
4. In assessing the above matters, the Council will have regard to the following:
  - a. Any information held on the Council's Natural Hazard registers and the Hawke's Bay Hazards Information Portal;
  - b. Information obtained by suitably qualified experts, whose investigations are supplied for subdivision applications; and
  - c. The objectives, policies, and methods in the NH – Natural Hazards chapter of the District Plan.

**SUB-AM5 Water Supply, Wastewater Disposal, Stormwater Disposal**

1. The location and capacity of reticulation facilities to allow suitable servicing of the lot(s) and reasonable access for the maintenance of the facilities.



2. The need for Whether a local purpose reserve is needed to be set aside and vested in the Council as a site for a public utility.
3. Where the lot(s) is/are not proposed to be connected to a public water supply, the ability to effectively and efficiently meet firefighting requirements and the ability to show how the lot(s) will be serviced by a water supply, for which consent has been obtained from the Hawke's Bay Regional Council (if required).
4. The provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.
5. Where the lot(s) is/are not proposed to be connected to a public wastewater system or public stormwater system, how the lot(s) will be serviced by an on-site wastewater and stormwater treatment and disposal system causing no environmental contamination on or beyond the subdivision site.
6. The objectives, policies, and methods in the SSB – Sustainable Subdivision and Building chapter of the District Plan.
7. The provisions of the Code of Practice for Urban Land Development and Subdivision Infrastructure (New Zealand Standard NZS 4404: 201004).
8. The provisions of the current Hastings District Council Engineering Code of Practice for the design and construction of water supply, wastewater disposal and stormwater disposal servicing.
9. The protection of any historic heritage items or notable trees (listed in HH-SCHED2 and TREE-SCHED4), wāhi tapu, wāhi taonga, and sites of significance (listed in SASM-SCHED3), or risk to archaeological sites.

Note: The Hastings District Council Engineering Code of Practice provides detailed technical standards on the design and construction of water supply, wastewater disposal and stormwater disposal servicing which may provide an acceptable means of compliance.

**Commented [JKS68]:** S129.112 Kāinga Ora – Subdivision Topic, Key Issue 2: Codes of Practice and Standards

**Commented [JKS69]:** Hearing Stream 5 - Right of Reply dated 27 October 2022 - revised recommendations in response to evidence from CHBDC and HBRC in relation to submission points S89.002 and S11.033

**Commented [JKS70]:** S89.002 CHBDC, S105.017 James Bridge - Subdivision Topic, Key Issue 2: Codes of Practice and Standards

**Commented [RM71]:** S129.113 Kāinga Ora - Subdivision Topic, Key Issue 2: Codes of Practice and Standards

**Commented [JKS72]:** S129.112 Kainga Ora – Subdivision Topic, Key Issue 7: Rules

**Commented [JKS73]:** S89.003 CHBDC - Subdivision Topic, Key Issue 2: Codes of Practice and Standards

**SUB-AM6 Property Access**

1. The provision, location, design, and construction of access for vehicles, pedestrians and cyclists.
2. Whether the road frontage is of sufficient width to cater for the expected traffic generated by the possible land uses that will be established on the lots being created, and whether there is any need to widen and/or upgrade the frontage road.
3. Where any proposed subdivision in any zone has frontage to any existing road(s) that is/are not constructed to the relevant vehicle access standards set out in the TRAN – Transport chapter of the District Plan and/or where road widening is required, whether the land uses that will be established on the proposed lots will increase the use of that road(s) to the degree that forming or upgrading the existing road(s) is required.
4. Any impact of roading and access on waterways, ecosystems, drainage patterns or the amenities of adjoining properties, and the need for tree planting in the open space of the road to enhance the character and identity of the neighbourhood.

5. The effect of any new intersections or accesses created by the subdivision on traffic safety and efficiency, including the availability of adequate, unobstructed sight distances from intersections and adequate spacing between intersections.
6. The provisions of the Code of Practice for Urban Land Development and Subdivision Infrastructure (New Zealand Standard NZS 4404: 201004) for the design and construction of roads.
7. The provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 with respect to Whether-whether the width of the legal road, right of way, vehicle access lot or vehicle access leg is-sufficientis sufficient for fire appliances to access the lot(s).
8. The provisions of the current Hastings District Council Engineering Code of Practice for the design and construction of roading
9. The requirements of New Zealand Transport Agency and Part IV of the Government Roadway Powers Act 1989 with regard to vehicle entrances onto state highways.
10. The need to provide alternative access for car-parking and vehicle loading in the COMZ – Commercial Zone and GIZ – General Industrial Zone by way of vested service lanes at the rear of properties having regard to alternative means of access and performance standards for activities within such zones.
11. Any need to require provision to be made in a subdivision for the vesting of road reserves for the purpose of facilitating connections to future roading extensions to serve surrounding land, or planned road links that may need to pass through the subdivision and the practicality of creating such easements at the time of subdivision application in order to facilitate later development.
12. Any need to require subdividers to enter into agreements that will enable the Council to require the future owners to form and vest roads when other land becomes available.
13. The need to provide for appropriate standards of street lighting or private vehicular access lighting.
14. The need to provide distinctive names for private vehicular accesses – the name to be agreed to by the Council.
15. The protection of any historic heritage items or notable trees (listed in HH-SCHED2 and TREE-SCHED4), wāhi tapu, wāhi taonga and sites of significance (listed in SASM-SCHED3), or risk to archaeological sites.

**Commented [JKS74]:** S89.003 Central Hawke's Bay District Council

**Commented [JKS75]:** S129.113 Kāinga Ora - Subdivision Topic, Key Issue 2: Codes of Practice and Standards

**Commented [JKS76]:** S89.005 CHBDC, S129.113 Kāinga Ora - Subdivision Topic, Key Issue 2: Codes of Practice and Standards

*Note: The Hastings District Council Engineering Code of Practice provides detailed technical standards on the design and construction of water supply, wastewater disposal and stormwater disposal servicing which may provide an acceptable means of compliance.*

**Commented [JKS77]:** S129.113 Kainga Ora – Subdivision Topic, Key Issue 7: Rules.

**Commented [JKS78]:** S89.006 CHBDC - Subdivision Topic, Key Issue 2: Codes of Practice and Standards

**SUB-AM7** Subdivision resulting in the creation of new sites-lots within:  
- 50m of the State Highway Network with a speed limit of less than 70km/h; or  
- 100m of the State Highway Network with a speed limit pf 70km/h or more (measured from the nearest painted edge of the carriageway)

1. The potential adverse effects of noise generated from the road network.

2. The potential adverse effects of site lot development on the efficient use and operation of the State Highway network and the suitability of any mitigation measures relating to noise and vibration to enable the continued operation of the network.
3. Whether any consultation with the NZ Transport Agency has occurred and the outcome of that consultation.
4. Whether a consent notice with regard to reverse sensitivity effects on the State Highway network is proposed.
5. Whether any proposed building platform or development should be restricted to parts of the site/lot(s).
6. Whether there are any special topographical features or ground conditions which may mitigate effects on the operation of the State Highway network.

**Commented [JKS79]:** Clause 16(2) of the First Schedule of the RMA and consequential amendments in relation to the Reporting Officer's recommendations on Hearing Stream 2 on S129.140, FS23.177 Kainga Ora, and FS16.38 Waka Kotahi

**SUB-AM8 General**

1. Any potential cumulative effects that may occur as a result of the subdivision.
2. Potential constraints to the development of the site, such as the National Grid Subdivision Corridor or stormwater drains, and the ability for any resulting adverse effects to be avoided, remedied, or mitigated.
3. The potential effects from a proposed subdivision or development of land on the safe and efficient operation of network utilities.
4. The provision of electricity to the site boundary for any urban zone (GRZ – General Residential Zone, COMZ – Commercial Zone, GIZ – General Industrial Zone), to be confirmed by the electricity network utility as a condition of consent.
- 4.5. The alternative provision of telecommunications to each site.

**Commented [JKS80]:** Chorus (S117.065), Spark (S118.065) and Vodafone (S119.065) – Subdivision Topic, Key Issue 9: Assessment Matters

**SUB-AM9 Esplanade Reserves, Esplanade Strips and Access Strips**

1. The purposes for the creation of esplanade reserves and/or esplanade strips set out in section 229 of the RMA.
2. Whether an esplanade reserve or esplanade strip of up to 20 metres wide is needed to be created or vested:
  - a. when a lot is created along any priority waterbody shown on the District Planning Maps;
  - b. when a lot is created along the bank of any other waterbody/river or lake identified on the District Planning Maps, or along the coast; (including consideration of the adverse effects of not providing the full potential width and the benefits of providing the full width).

*Note: This does not apply to subdivisions that are required for a boundary adjustment.*
3. Whether any waiver or reduction in size or width of an esplanade reserve or esplanade strip will adversely affect:
  - a. The ecological characteristics of the land that contribute to the maintenance and enhancement of the natural functioning of the adjacent river, lake or sea;
  - b. The water quality of the adjoining river, lake or sea;
  - c. The land and water-based habitats present on or adjoining the subject land area;

**Commented [RM81]:** consequential amendment in response to S121.049 & S121.050 Federated Farmers (relating to Policies PA-P1 & PA-P2) - 'Open Space and Recreation, Public Access and Activities on the Surface of Water' Topic, Key Issue 2

*Note: the wording of this has been altered to reduce repetition in the wording that was recommended in the s42A Report (with no consequence for interpretation)*

- d. The public's ability to gain access to and along the lake, river or sea;
  - e. The recreational use of the land and adjacent water;
  - f. The natural character and visual amenity of the river, lake, or coast; and
  - g. The ability of the Central Hawke's Bay District Council and/or the Hawke's Bay Regional Council to gain access to and along the margins of the river, lake, or sea for maintenance purposes.
4. Whether any waiver or reduction in size or width of the esplanade reserve or esplanade strip will:
    - a. Ensure the security of private property or the safety of people;
    - b. Maintain or enhance the protection of wāhi taonga, including wāhi tapu and mahinga kai as well as the provision of access to areas of importance to Māori;
  5. Whether the land is within a natural hazard area or in an area where there is an identified risk from one or more natural hazards.
  6. Whether there is another protection mechanism, such as QEII Trust Covenant, that will be more appropriate than an esplanade reserve or esplanade strip.
  7. Whether an access strip will provide enhanced public access to existing esplanade reserves which are currently landlocked and which have significant natural, cultural or recreational value.

**SUB-AM10 Easements**

1. Whether there is a need for easements:
  - a. where a service or access is required by the Council;
  - b. for stormwater passing through esplanade reserves where drainage will run to the river;
  - c. to meet network operator requirements;
  - d. in respect of other parties in favour of nominated lots or adjoining Certificates of Title;
  - e. for private ways;
  - f. for stormwater, sanitary sewer, water supply, electric power, gas reticulation, telecommunications;
  - g. party walls and floors/ceilings;
  - h. for servicing with sufficient width to permit maintenance, repair, or replacement.

**SUB-AM11 Sites-Lots in the Rural Lifestyle Zone, and Lifestyle Sites in the General Rural Zone and Rural Production Zone, which adjoin any site used for existing horticultural or primary production activities, including intensive primary production activities, rural industry and industrial activities**

1. The design of the subdivision to ensure that, as a consequence of the development it will accommodate, reverse sensitivity effects will not be created or exacerbated. In particular, in assessing the development, the following factors will be considered:
  - a. The scale, design, and location of the development such that the number of sites and potential house sites adjoining the above activities is minimised.

**Commented [JKS82]:** Consequential amendments in relation to amendments to Policy SUB-P16 in response to submission points.

- b. The location of the house sites which will avoid where practicable, or otherwise mitigate, any potential for reverse sensitivity effects.
- c. The ability of the development to include methods which will mitigate against reverse sensitivity effects being created or exacerbated/experienced.
- d. The registration of restrictive covenants and/or consent notices (where they are offered by the applicant) against the certificate of title(s) for any site where reverse sensitivity effects are likely to result from activities operated in compliance with the provisions of the District Plan, which cannot otherwise be adequately avoided or mitigated by other conditions of consent, and which are necessary to achieve the relevant objectives, policies and anticipated environmental outcomes for the zone, particularly those relating to reverse sensitivity effects.

Commented [JKS83]: S129.118 Kainga Ora – Subdivision Topic, Key Issue 9: Assessment Matters

Commented [RM84]: S116.024 Silver Fern Farms - Rural Topic, Key Issue 11

Commented [JKS85]: Clause 16(2) of the First Schedule of the RMA.

#### SUB-AM12 Lifestyle Sites in the Rural Production Zone

1. Maximum area exceeded  
The Council will have regard to whether one or more of the following factors apply in deciding whether the use of an area of land greater than 4000m<sup>2</sup> for a lifestyle site is appropriate:
  - a. Enabling minimum yard requirements for Rural Production Zone lifestyle sites to be met.
  - b. Position of topographical features, such as rivers, drains, hills, terraces, or roads forming physical boundaries for the lifestyle site(s).
  - c. Site configuration, where due to the shape of the site before subdivision the excess land incorporated within the lifestyle site(s) could not be effectively utilised as part of the amalgamated balance.
  - d. Provision of the continued utilisation of existing accessory buildings, gardens, and other facilities such as effluent fields, water supply points or accessways relating to the house.
  - e. Soil quality, where the soil of the land incorporated within the lifestyle site is not identified as Class 1 or 2 (as defined in the New Zealand Land Inventory Worksheets) and is of a lesser quality than the soil of the amalgamated balance.
  - f. Provision for buffer areas (greater than the minimum yard requirements) to avoid or mitigate reverse sensitivity where specific site characteristics and the nature of adjoining land uses are likely to generate the potential for complaints about adjoining primary production or rural industry activities.
2. Balance area smaller than 12 hectares  
In deciding whether a Rural Production Zone lifestyle site subdivision creating an amalgamated balance area of less than 12ha is appropriate, the Council will have regard to whether any of the following factors apply:
  - a. The amalgamated site has a greater potential for sustained independent production in accordance with the Rural Production Zone policies than either of the sites involved in the amalgamation had prior to the subdivision.

Commented [RM86]: S116.025 Silver Fern Farms - Rural Topic, Key Issue 11

- b. An amalgamated site of less than 6ha will not generally be considered to have any potential under (a) above unless it contains existing capital improvements for an intensive horticultural land use.
3. Amalgamated sites not adjoining  
In deciding whether a Rural Production Zone lifestyle site subdivision creating an amalgamation of titles not adjoining, the Council will have regard to whether any of the following factors apply:
- a. The titles are positioned in a manner that allows them to be effectively used together for sustained independent production in accordance with Rural Production Zone policy.
  - b. The likelihood of a successful application being made to subdivide the titles in the future on the basis that they cannot effectively be used together is low.

**SUB-AM13 Subdivisions within the General Rural Zone and Rural Production Zone – Lifestyle Sites**

- 1. That the location and shape of the lifestyle site enables the balance site to be farmed efficiently and effectively. The Council will also take into account the ability to avoid, mitigate or manage any potential reverse sensitivity effects generated from the lifestyle site, within the subject site itself, the balance area of the property and with adjoining properties.
- 2. The ability to mitigate any actual or potential reverse sensitivity effects where specific site characteristics and/or the nature of surrounding or existing land uses are likely to generate the potential for complaints about lawfully established activities. The Council will take into account the following factors (but is not restricted to these):
  - a. Railway lines and whether access to a lifestyle site or rural site is sought via a private level crossing (Note: this requires the formal approval of Kiwirail Holdings Ltd);
  - b. Any new access, upgraded access, or additional sites accessing a state highway (Note: this requires the formal approval of the New Zealand Transport Agency);
  - c. Any lifestyle site proposed within 400 metres of an existing rural industry or primary production activity including intensive primary production;
  - d. Any rural airstrip; and
  - e. Any other nearby lawfully established activity, which a residential use of a lifestyle site is likely to be sensitive to, or incompatible with.
- 3. Methods to mitigate any potential reverse sensitivity effects. Landowner(s) associated with a lifestyle site subdivision application may offer the use of a 'No-Complaints Covenant' as a condition of consent, to help mitigate potential reverse sensitivity effects. This method is only available if the landowner(s) offers it; such covenants cannot be required by the Council.  
*Note: 'No Complaints Covenants' of themselves will generally not be considered sufficient to deal with reverse sensitivity effects.*
- 4. The location and shape of any rural site enables it to be farmed efficiently and effectively, with particular regard to boundary shape.

Commented [RM87]: S116.026 Silver Fern Farms - Rural Topic, Key Issue 11

Commented [RM88]: S81.085 Hort NZ - Rural Topic, Key Issue 11

Commented [RM89]: S42.027 Pork Industry - Rural Topic, Key Issue 11

5. That the subdivision does not result in any more than one lifestyle site being created from the title subject to the subdivision application.
6. Whether the proposed lifestyle site in the General Rural Zone is being created within 3 years of any prior lifestyle sites being created from the subject title, or any previous title that has become part of the subject title. If more than one lifestyle site is created within the 3-year period, the application may be declined on this basis.
7. Where multiple sites greater than 20 hectares are being created in one subdivision or over successive applications, site configuration, shape and timing will be given particular consideration with regard to appropriateness for primary production activities. Such subdivisions should not be undertaken with the intention of 'setting up' future lifestyle site subdivisions. If this is found to be the case, the application may be declined on this basis.
8. Whether the design of the subdivision and the development it will accommodate, is designed to avoid, remedy, or mitigate any adverse effects on any wāhi tapu, wāhi taonga, archaeological site, or any other area of historic or cultural significance.

#### **SUB-AM14 Sites for Special Purposes**

1. Whether the lot is of sufficient area and dimensions to facilitate the intended use of the site.
2. A Consent Notice may be registered on the Certificate of Title to any special purpose site, pursuant to section 221 of the RMA, requiring enforcement of a condition that, in the event that the site is no longer required for a special purpose, the site be amalgamated with an adjoining site, unless it is a fully complying lot for the respective zone.

#### **SUB-AM15 Conservation Lots**

To assess the significance of the feature being protected, and whether it can be protected successfully, the following criteria will be used as a guide:

1. Significant Natural Areas (ECO-SCHED5), Areas of Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna
  - a. The extent to which the size of the proposed Conservation Lot(s) might adversely affect the usability of the balance area.
  - b. The design of the subdivision and the development it will accommodate, to ensure that it will not have adverse effects on the values of any Conservation Lots. Reference will be made to the proposed nature and location of building platforms, roads and accessways and earthworks.
  - c. The provision of an appropriate legal protection for the Conservation Lot, in perpetuity, on the title of the land. All applications must outline how the conservation feature will be protected, including: an agreement regarding an encumbrance, bond, consent notice or covenant that must be entered into before the issue of the section 224 Certificate under the RMA. The covenant, bond, consent notice or encumbrance will as a minimum require that the stand of native vegetation or other feature of significance be fenced with a stock-proof fence where appropriate, kept free of livestock, be

subject to any specified protective or enhancement measures to maintain or enhance its value or physical security, and must include monitoring and enforcement provisions.

2. Heritage Items (HH-SCHED2) and Wāhi Tapu, Wāhi Taonga and Sites of Significance to Tangata Whenua (SASM-SCHED3)
  - a. The ability to effectively protect the item or site with an appropriate legal protection for the Conservation Lot, in perpetuity, on the title of the land.
  - b. Whether sufficient area is provided to enable the item or site to be sensitively integrated into the Conservation Lot, particularly where the land contributes significantly to the value of the item or site.
  - c. Where an additional residential dwelling is proposed to be co-located with a heritage item (where not identified on HH-SCHED2 as 'Wāhi Tapu'), the extent of setback of that dwelling from the heritage item will be considered with a view to protecting the item's heritage values.

**SUB-AM16 Subdivision of land, including Lifestyle Sites within Outstanding Natural Landscapes and Features, Significant Amenity Features, and the Coastal Environment (including identified areas of High Natural Character)**

1. The design of the subdivision and the development it will accommodate, to ensure that it will not have adverse visual or landscape effects on the values of the feature, landscape or area (identified in ECO-SCHED5, NFL-SCHED6, and CE-SCHED7 of the District Plan) and will not detract from the natural character of the coastal environment. Reference will be made to the proposed nature and location of building platforms, roads and accessways, earthworks, landscaping, and planting. In particular, the [development subdivision](#) will be assessed in terms of its ability to achieve the following:
  - a. Be of a scale, design and location that is sympathetic to the visual form of the coastal environment or the natural character area, landscape, or feature, and will not dominate the landscape.
  - b. Avoid large scale earthworks on rural ridgelines, hill faces and spurs.
  - c. Be sympathetic to the local character, to the underlying landform and to surrounding visual landscape patterns.
  - d. Be designed to minimise cuttings across hill faces and through spurs, and to locate boundaries so the fencing is kept away from visually exposed faces and ridges.
  - e. Where planting is proposed, its scale, pattern and location is sympathetic to the underlying landform and the visual and landscape patterns of surrounding activities.
  - f. Where necessary, for the avoidance or mitigation of adverse effects, any proposals to ensure the successful establishment of plantings.
  - g. Be sympathetic to the natural science, perceptual and associational values (including for tangata whenua) associated with the natural character area, landscape, or feature.

Commented [JKS90]: S129.120 Kāinga Ora – Subdivision Topic, Key Issue 9: Assessment Matters



**SUB-AMXX** Subdivision of land partly or wholly containing an identified heritage item (identified in HH-SCHED2), notable tree (identified in TREE-SCHED4), Significant Natural Area (identified in ECO-SCHED5), archaeological site, or wāhi tapu, wāhi taonga, and site or area of significance to Māori (identified in SASM-SCHED3)

1. Whether subdivision will enable the establishment of land use activities likely to result in adverse effects on the heritage item, notable tree, significant natural area, archaeological sites, wāhi tapu, wāhi taonga or site of significance to Māori that would not otherwise be enabled without subdivision
2. Any potential adverse effects on each item, tree, area, or site, including but not limited to:
  - a. Whether sufficient land is provided around the item, tree, area or site to retain and protect its values;
  - b. Whether the subdivision will fragment the item, area, or site; and
  - c. whether the subdivision will involve land disturbance that may have adverse effects on the item, tree, area, or site, including building platforms and vehicle accessways.
3. Findings and/or recommendations of investigations from any impact assessment undertaken on the effects of the subdivision on the item, tree, area, or site that are is supplied with the application.
4. Any relevant consultation and/or engagement with tangata whenua and/or Heritage New Zealand *Pouhere Taonga*, where appropriate.
5. Measures to avoid or mitigate any adverse effects on the cultural, spiritual, indigenous biodiversity, and/or heritage values of the item, tree, area, or site associated with the land being subdivided, including the provision of any protective covenants.

Commented [JKS91]: S129.123 Kāinga Ora – Subdivision Topic, Key Issue 7: Rules.

**SUB-AM17** **Subdivisions with building platforms and/or vehicle access within the National Grid Subdivision Corridor**

1. The extent to which the design and construction of any subdivision allows for earthworks, buildings and structures to comply within the safe [separate separation](#) distance requirements in the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001.
2. The ability for continued access to existing National Grid transmission lines for maintenance, inspections and upgrading.
3. The ability to provide a complying building platform outside of the National Grid Yard.
4. The extent to which the design and construction of the subdivision allows for activities to be set back from National Grid transmission lines to ensure adverse effects on and from the National Grid Transmission Network and on public safety are appropriately avoided, remedied or mitigated e.g. through the location of roads and reserves under the route of the line.
5. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid transmission lines, and how such landscaping will impact on the

Commented [JKS92]: Clause 16(2) of the First Schedule of the RMA.

operation, maintenance, upgrade and development (including access) of the National Grid.

6. The provision for the ongoing efficient operation, maintenance, and planned upgrade of the National Grid transmission lines.
7. The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity and nuisance effects on the transmission asset.
8. The outcome of any technical advice provided by Transpower.
9. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.
- 9-10. The extent to which the subdivision design and consequential development are consistent with the objectives and policies of the NU – Network Utilities chapter.

**Commented [JKS93]:** S79.085 Transpower – Subdivision Topic, Key Issue 1: National Grid Subdivision Corridor and Gas Transmission Network

**SUB-AM18 Subdivisions with building platforms and/or vehicle access within proximity of the Gas Transmission Network**

1. Any effects on the safe, effective, and efficient operation, maintenance, and upgrade of the Gas Transmission Network.
2. Any effects on the ability for vehicles to access the Gas Transmission Network.
3. Risks relating to health or public safety and the risk of property damage.
4. Reverse sensitivity effects.
5. Technical advice provided by First Gas Ltd.

**SUB-AM19 Subdivision of Land within the Waipukurau South Precinct (WSP)**

1. The degree to which the subdivision may impact on the ability to service other existing or future sites in the WSP area that are compliant with SUB-S1.
2. Where the subdivision is located within or partly within the WSP area, the cumulative effects of the subdivision on the environment, taking into account:
  - a. Any subdivision consents already granted; and
  - b. The extent of development that could occur as a controlled activity under Rule SUB-R1.
3. The extent to which the design and construction of the subdivision achieves the Precinct Plan Outcomes in Appendix GRZ-APP1 - Waipukurau South Precinct (WSP) Plan.

**Commented [JKS94]:** S114.004, S114.005, S114.006, S114.007 CHBDC - Rezoning Topic, Key Issue 23

**SUB-AM20 Subdivision of Land subject to an approved land use consent in the General Residential Zone, Commercial Zone, General Industrial Zone and/or Large Lot Residential Zone**

1. The effect of the design and layout of the proposed sites created;
2. Whether the design and layout of the proposed site will result in new or increased non-compliance with District-wide and zone rules;
3. Whether there is appropriate provision made for infrastructure; and
4. Whether there is appropriate creation of common areas over parts of the parent site that require access by more than one site within the subdivision.

**Commented [JKS95]:** Hearing Stream 5 - Right of Reply dated 27 October 2022 - revised recommendations in response to evidence from Kainga Ora in relation to submission point S129.097

## Methods

Methods, other than the above rules, for implementing the policies:

### **SUB-M1 Other Provisions in the District Plan**

Implementation of objectives and policies of the relevant zones and district-wide activities in the District Plan, including those set out in the following sections of the District Plan:

1. SSB – Sustainable Subdivision & Building
2. TW – Ngā Tangata Whenua o Tamatea
3. UFD – Urban Form and Development
4. TRAN – Transport
5. NH – Natural Hazards
6. HH – Historic Heritage
7. SASM – Sites and Areas of Significance to Māori
8. ECO – Ecosystems and Indigenous Biodiversity
9. NFL – Natural Landscapes and Features
10. CE – Coastal Environment
11. EW – Earthworks

### **SUB-M2 Codes of Practice**

1. The current Hastings District Council Engineering Code of Practice (used by Central Hawke's Bay District Council) includes standards for the design and construction of roading and service infrastructure, which may be used as a means of compliance with the objectives, policies, rules, and standards of the District Plan (subject to minor amendments).
2. ~~Code of Practice for Urban Land Development and Subdivision Infrastructure~~ (New Zealand Standard NZS 4404:2004~~2010~~).
3. The New Zealand Fire Service Fire-Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 applies to all new subdivision and development in all areas, for both reticulated and non-reticulated water supplies.

Commented [JKS96]: S89.009 CHBDC – Subdivision Topic, Key Issue 2: Codes of Practice and Standards

### **SUB-M3 Council Bylaws**

Central Hawke's Bay District Council's Water Supply (Part 07), Stormwater (Part 21) and Wastewater (Part 22) Bylaws.

### **SUB-M4 National Policy Statements and National Environmental Standards**

1. Resource Management (National Policy Statement on Electricity Transmission) 2010.
2. Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

### **SUB-M5 Natural Hazard Information**

Natural hazard information, such as the Council's natural hazard database on the GIS system, the natural hazards historical database and ongoing consultation and information

sharing with the Hawke's Bay Regional Council, including via the Hawke's Bay Hazard Information Portal (<http://www.hbemergency.govt.nz/hazards/portal>).

#### **SUB-M6 Covenants and Consent Notices**

Covenants and Consent Notices issued under section 221 of the RMA and registered on Certificates of Title.

#### **SUB-M7 s222 RMA Completion Certificates**

Completion Certificates issued under section 222 of the RMA for the completion of works (e.g. works to provide or upgrade service facilities).

#### **SUB-M8 Heritage New Zealand *Pouhere Taonga* Act**

The Heritage New Zealand *Pouhere Taonga* Act makes it an offence to destroy or modify an archaeological site without first obtaining an 'archaeological authority' (applies to both recorded and unrecorded archaeological sites). Contact with Heritage New Zealand *Pouhere Taonga* is advised if the subdivision involves any activity may modify, damage or destroy any archaeological site (e.g. such as earthworks, fencing or landscaping).

### **Principal Reasons**

The principal reasons for adopting the policies and methods:

It is important that subdivision is undertaken in a way that achieves the objectives and policies of the various zones and district-wide activity provisions of the District Plan.

The District Plan includes minimum lot size standards that provide landowners with sufficient flexibility and certainty to create sites which are of an appropriate size to achieve the scale, density and type of development provided for by the objectives, policies and methods for each zone and district-wide activity.

Consistent with the objectives and policies of the ECO – Ecosystems and Indigenous Biodiversity chapter, the HH – Historic Heritage chapter, and SASM – Sites of Significance to Māori chapter in the District Plan, includes subdivision rules that allow the creation of a separate in-situ Lifestyle Site (and an associated house site) in return for legally and physically protecting in perpetuity: nominated significant indigenous vegetation and/or significant habitats of indigenous fauna (including Significant Natural Areas identified in ECO-SCHED5 of the District Plan), Heritage Items identified in HH-SCHED2, or Wāhi Tapu, Wāhi Taonga and Sites of Significance identified in SASM-SCHED3 of the District Plan located on the land being subdivided.

Given the highly variable nature of circumstances and public needs associated with the creation of sites for special purposes (including public works, network utility operations and renewable electricity generation activities), it is impractical to specify what size or dimension

these sites should be. The subdivision rules therefore provide flexibility to allow the creation of sites of various sizes and dimensions for special purposes.

Subdivision is often followed by intensification or changes in land use that increase the demand for reticulated water supply, wastewater disposal and stormwater disposal services. However, unless the provision of such services is proposed and identified as works in the Council's Long Term Plan or Annual Plan, and are necessary to protect the environment, the Council will not provide services. Subdividers will be required to ensure that independent provision can be made for an on-site water supply, and for the disposal of wastewater and stormwater on the site, sufficient to meet the likely needs of subsequent development.

Where a method, other than connection to a public reticulated system will be used to provide new lots with a water supply or means of disposing of wastewater or stormwater from lots, subdividers will be required to demonstrate how the method can achieve the protection of the health and safety of residents and avoid any significant adverse effects on the environment.

Vehicular and pedestrian access to lots created must be practicable, safe, and convenient for users, and should avoid adverse effects on the environment, including adjoining activities. Where new roads are required to connect a subdivision to the District road network, it is important that they are designed and constructed to be compatible with the roads they are connecting to.

It will be the subdividers, or subsequent lot owners', responsibility to ensure that telecommunication or electricity reticulation is available, where needed. Electricity requires the provision of power lines and associated structures. New underground reticulation is considered more visually appropriate.

The Council uses the [Code of Practice for Urban Land Development and Subdivision Infrastructure \(NZS 4404: 2010\)](#) and the [Hastings District Council Engineering Code of Practice](#) (and any future amendments) as methods to assess detailed engineering requirements for subdivision consent applications, along with the [Hastings District Council Engineering Code of Practice](#). These Codes of Practice are therefore referred to in the [Methods assessment matters for resource consents – although the Code of Practice itself is but are](#) not part of the District Plan.

**Commented [RM97]:** Hearing Stream 5 - Right of Reply dated 27 October 2022 - minor change pursuant to clause 16(2) of the Schedule 1 of the RMA

**Commented [JKS98]:** S89.007 CHBDC, S129.125 Kāinga Ora – Subdivision Topic, Key Issue 2: Codes of Practice and Standards

There are areas within the District which, because of risk from natural hazards, are unsuitable for development, or require specific measures to be undertaken to overcome these hazards (refer to the NH – Natural Hazards chapter of the District Plan).

The Council has the ability under section 106 of the RMA to decline consent to any subdivision in areas where there is a significant risk from natural hazards. It is also necessary to consider the effects of the mitigation measures (as part of a risk management approach) which may also create adverse environmental effects.

Earthworks associated with construction of access, building platforms or services on land being subdivided may potentially have an adverse impact on the amenity of the area, including dust and visual amenity, and may result in the modification, damage or destruction

of historic heritage and sites and places of significance to tangata whenua; or accelerate or worsen the risk and effects of natural hazards in the area. The Council may impose conditions on subdivision consents regarding the design, location, construction, and extent of earthworks associated with the subdivision or development of the land.

Inappropriately designed or located subdivision has potential to create reverse sensitivity effects, particularly when it provides for the establishment of sensitive activities (e.g. residential and lifestyle development) close to existing primary production activities, [rural industry](#), industrial activities, public works, network utility operations and renewable electricity generation sites. Such effects can significantly affect the ability of the existing activities to continue to [legally operate, upgrade or expand](#) (e.g. through complaints about noise and odour). Therefore, recognising and avoiding reverse sensitivity effects when planning for subdivision and land use development will provide for the continued efficient and effective operation of existing activities.

[While the Waipukurau South Precinct \(WSP\) area has been residentially zoned for a number of years, the ability to develop the land within it has been significantly hindered by servicing constraints, particularly in relation to 3-waters infrastructure \(most notably stormwater and wastewater\) and through land parcels being held in multiple ownership. Active faultlines also exist within the area. Subdivision proposals within the WSP will be assessed with respect to their ability to achieve the Structure Plan Outcomes in Appendix GRZ-APP1 – Waipukurau South Precinct \(WSP\) Structure Plan.](#)

Commented [JKS99]: S116.027 Silver Fern Farms – Subdivision Topic, Key Issue 12.

Commented [JKS100]: S114.008 CHBDC - Rezoning Topic, Key Issue 23

### Anticipated Environmental Results

The environmental results anticipated from the policies and methods:

- SUB-AER1** Achievement of the objectives and policies of the various zones and district-wide activity provisions.
- SUB-AER2** Creation of sites which are of a sufficient size and shape to accommodate the variety of activities allowed by the zones and district-wide activity rules.
- SUB-AER3** Appropriate flexibility in the size of lots that can be created and the means of achieving the servicing of lots.
- SUB-AER4** Sites which are of a size and shape that enable the maintenance or enhancement of the character or amenity of the environment, including landscape values, and avoid any potential reverse sensitivity issues in the area where they are located.
- SUB-AER5** Sites of a size and shape suitable for current and future requirements of public works, network utilities, renewable electricity generation, and other special purposes.
- SUB-AER6** A safe and efficient roading network.

- SUB-AER7** Safe, efficient and convenient vehicular and pedestrian access to and from subdivided lots.
- SUB-AER8** Water supplies that are sufficient in volume and of potable (drinkable) quality to meet reasonable needs and expectations over time.
- SUB-AER9** Adequate treatment and disposal of stormwater and wastewater.
- SUB-AER10** Adequate provision for electricity/energy and telecommunications services.
- SUB-AER11** Maintenance and enhancement of public health and safety.
- SUB-AER12** Cost effective provision of services for redevelopment and growth without additional financial burdens on District rate payers.
- SUB-AER13** A pattern of subdivision complementary and appropriate to the character of the land uses in the area concerned.
- SUB-AER14** A pattern of subdivision consistent with planned density, roading patterns and open space requirements appropriate in residential environments.
- SUB-AER15** Avoidance or mitigation of potential significant risk from natural hazards, including flooding, erosion or subsidence.

## GRZ-APP1 – Waipukurau South Precinct (WSP) Plan

### Purpose

This Precinct Plan relates to the Waipukurau South Precinct (WSP) identified on the Planning Maps and in Figure X below. The Precinct overlies land that is within the General Residential Zone.

**Figure X – Waipukurau South Precinct Plan**





Commented [JKS1]: Hearing 6 - Right of Reply dated 9 December 2022 - responding to statement in relation to S114.003 CHBDC



While the WSP area has been residentially zoned for a number of years, the ability to develop the land within it has been significantly hindered by servicing constraints, particularly in relation to 3-waters infrastructure (most notably stormwater and wastewater) and through land parcels being held in multiple ownership. There are also a number of active faults within the area.

The purpose of the Precinct Plan is to identify outcomes to be achieved for the subdivision and development of the WSP area in relation to infrastructure for 3-waters, roading and open spaces. These are intended to provide for appropriately serviced and well-integrated, lower density residential subdivision and development within the WSP area with a high standard of urban amenity that optimises the development potential of the residentially zoned land, and is able to accommodate much of the household growth in Waipukurau township over the next 30 years. It is intended that the Precinct Plan provide direction and certainty for landowners and Central Hawke's Bay District Council while retaining flexibility for individual subdivision development to address specific on-site opportunities and constraints in innovative and sustainable ways.

### Precinct Plan Outcomes

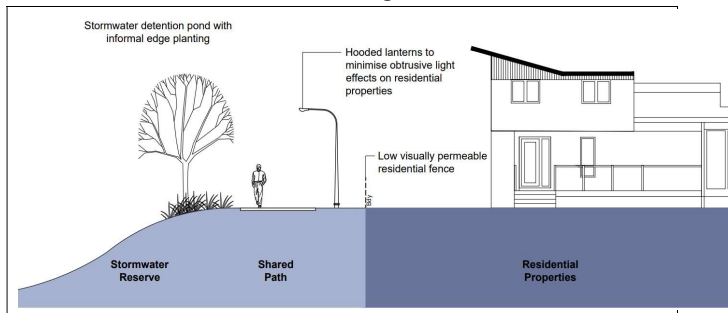
The following outcomes are to be achieved for subdivision and/or development within the WSP.

#### **GRZ-APP1-OT1WSP-SPO1 Stormwater Infrastructure Design**

1. At the time of any subdivision of land within the WSP, a 'Stormwater Management Plan' (SMP) is to be provided which identifies how stormwater will be managed within the subdivision site and in relation to the balance of the WSP area. Stormwater will be appropriately managed, both within the subdivision site and in relation to the balance of the WSP area. A 'Stormwater Management Plan' (SMP) is to be provided at the time of any subdivision of land within the WSP and will identify how this will be achieved. The SMP will specify the mix of measures to be employed to achieve the outcomes in WSP-SPO1, including but not necessarily limited to:
  - a. Any individual onsite measures, including calculations for storage/detention and release of stormwater, and how these are to be implemented and enforced.
  - b. Any communal measures and their capacity, design, management and ownership.
  - c. Land and/or wetlands (including but not restricted to that within the proposed stormwater catchment-detention pond area shown on the Precinct Plan in Figure X) that is not required for stormwater management purposes and other purposes in WSP-SPO1 (such as including access for maintenance, public safety, amenity landscaping, wetland enhancement, and public access for recreation).
2. Consideration is to be given to the nature and extent of stormwater infrastructure and take into account the stormwater infrastructure requirements of the WSP in its entirety. Stormwater infrastructure within any development is to be designed to take into account the nature, extent and the requirements of stormwater infrastructure within the WSP in its entirety.

3. It is anticipated that the predevelopment Peak Flow of stormwater discharge at the WSP boundary in the 100-year Annual Recurrent Interval (ARI) is 1.6m<sup>3</sup>/s. However, modelling is to be provided to support the subdivision stormwater design. Further provision to achieve stormwater discharge at the WSP boundary will achieve hydraulic neutrality for a range of return periods and storm durations up to and including the 100 year Annual Recurrent Interval (ARI) peak flow, with modelling provided to support the subdivision stormwater design. Stormwater neutrality is to be achieved through a range of measures and may incorporate a mix of individual onsite controls and community-based larger communal attenuation devices, having regard to the principles of low impact design.
4. Consideration is to be given for control of overland flow in a 1 in 50 year ARI rainfall (or greater) event.
5. Any proposals that include adjustments to the location and/or extent of the stormwater detention pond shown in Figure WSP 1, or any other aspects of stormwater management are to be accompanied supported by a stormwater assessment and design prepared by a suitably qualified and experienced person.
6. Where possible, low impact stormwater features, such as ponds/wetlands are to be integrated into the on-site stormwater management system to improve stormwater outcomes or as part of a comprehensive development to enable variations in density of development.
7. The exact location and size of the ponds/streams/drains/wetlands constructed and/or utilised within the indicative stormwater management areas shown in Figure 1, or any other area or areas utilised in lieu of part or all of the detention area, are to be confirmed during subdivision. Remaining land in these areas that is not required for stormwater management purposes (including access for maintenance and for public safety) can be utilised in accordance with the underlying zoning.
8. The above-ground stormwater management features are to be, wherever possible, integrated into an accessible open space network that integrates with roads to optimise available benefits associated with amenity and local sense of 'place'. An indication of how this could be achieved around the stormwater detention pond (and wetlands) is shown in Figure XX (below).

**Figure XX – Open space treatment of stormwater detention ponds and related infrastructure shown in Figure WSP 1.**



Commented [JKS2]: Hearing 6 - Right of Reply dated 9 December 2022 - responding to statement in relation to S114.003 CHBDC

9. The stormwater system is to meet any and all relevant stormwater attenuation and treatment guidelines adopted by the Hawke's Bay Regional Council and is to achieve best practice from source through to discharge at the boundary so as to mitigate the effects of urban development on stormwater quality and quantity.
10. The stormwater system (communal and/or individual onsite system) is to generally comply with any applicable Central Hawke's Bay District Council Bylaws, including the relevant provisions of the Stormwater Bylaw 2021 and the Water Supply Bylaw 2021, or their successors insofar as they respectively relate to stormwater or rain water.
11. All common stormwater management infrastructure (e.g. pipes) and facilities (including but not limited to all detention ponds/wetlands/drains/streams and access lots/areas) are to be vested in Central Hawke's Bay District Council and/or all necessary easements created upon subdivision.
12. Any proposals for use of individual onsite water or stormwater storage devices, including but not restricted to rain water tanks, are to [demonstrate how they will contribute to the on-site management of stormwater on the site and any stormwater discharges from any allotment. How this is to be achieved is to be demonstrated at the time of subdivision or development.](#) Any rain water tanks are to be buried underground.
13. Unless otherwise specified as part of the SMP (refer to Outcome WSP-SPO1(1)) any proposed individual onsite stormwater measures are to comply with the Hastings District Council Engineering Code of Practice and, where practicable, promote voluntary measures for low impact design solution and/or onsite stormwater disposal.

Commented [JKS3]: Hearing 6 - Right of Reply dated 9 December 2022 - responding to statement in relation to S114.003 CHBDC

#### **GRZ-APP1-OT2WSP-SPO2 Water Supply**

1. A water supply for the WSP is to be provided via connection to the existing watermains at the boundary of the WSP area. The existing watermains will need to be extended and upgraded by Central Hawke's Bay District Council prior to connection to the WSP (Note: the timing of this work will be dependent on the relevant programme of works in the Central Hawke's Bay District Council Long Term Plan).
2. Watermains within the WSP may be positioned within the development area to suit road layouts and meet firefighting requirements.
3. New watermain connections are to be constructed by the developer through the development and connecting to adjacent development land parcels within the WSP.
4. The water supply network within the WSP is to be constructed by the subdivider/developer in accordance with the Hastings District Council Engineering Code of Practice.
5. All necessary easements or other arrangements to provide for conveyance of water supply services within the WSP are to be demonstrated at the time of any application for subdivision. This includes consideration of existing easements over land within the WSP area and ensuring that connections to water services for these properties are maintained through appropriate mechanisms as part of any subdivision consent approval.

### **GRZ-APP1-OT3WSP-SPO3 Wastewater**

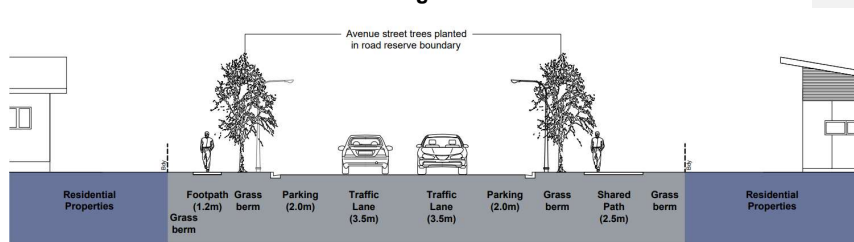
1. Wastewater services for the WSP are to be provided via connection to the existing wastewater services network at the boundary of the WSP area. The existing wastewater services network will need to be extended and upgraded through the WSP area and along adjacent or nearby roads by Central Hawke's Bay District Council prior to connection to subdivision/development within the WSP (Note: the timing of this work will be dependent on the relevant programme of works in the Central Hawke's Bay District Council Long Term Plan).
2. The wastewater services network within the WSP is to be constructed by the subdivider/developer in accordance with the Hastings District Council Engineering Code of Practice.
3. A new wastewater pump station is to be constructed and located within the WSP area or as otherwise agreed with Central Hawke's Bay District Council, and a new gravity or rising main is to be provided in the vicinity of Central Hawke's Bay College. The pump station is to have all equipment located below ground level except for an equipment box which is to be screened by landscaping on all sides except road frontage (in order to retain access for maintenance purposes). A generator must not be located with the pump station on this site.
4. All necessary easements or other arrangements to provide for conveyance of wastewater services within the WSP are to be demonstrated at the time of any application for subdivision. All necessary easements to enable the Central Hawke's Bay District Council to access wastewater infrastructure (for maintenance, upgrading and replacement purposes) within the WSP are to be created unless the infrastructure is located within road reserve vested with the Council. It is encouraged that wastewater infrastructure in the WSP be contained within vested public road.

### **GRZ-APP1-OT4WSP-SPO4 Rooding**

1. Several road intersections and on-road or roadside walkway-cycleway (pathways) will need to be upgraded by Central Hawke's Bay District Council prior to the WSP development commencing to ensure traffic safety and levels of service of the rooding network are maintained. The timing of this work will need to be aligned with other proposed transport or walkway and cycleway initiatives along Porangahau and Tavistock Roads.
2. The main connector roads and associated pathways within the WSP, between Porangahau Tavistock Roads, are to be aligned in general accordance with the 'Proposed Roads' shown on the WSP Precinct Plan in Figure X. The main connector road alignments will determine the general layout of individual neighbourhood areas within the WSP and are important for the appropriate siting of key infrastructure, particularly where the benefits of co-location can be realised. The alignments indicated on the WSP Precinct Plan in Figure X have been determined as the best option as they:
  - a. assist to unlock land parcels in differing ownerships across the WSP by connecting streets and providing corridors for other infrastructure such as 3-waters, power, gas and telecommunications;

- b. retain considerable flexibility for differing street patterns and layouts within individual land parcels while ensuring key connections are protected and logical;
  - c. enable suitable falls for gravity infrastructure servicing;
  - d. contribute to improved urban connectivity and pathways;
  - e. can be easily integrated with stormwater infrastructure and open space around that infrastructure, including optimising open space road frontage for improved amenity and access; and
  - f. optimise the value of higher amenity of longer-views to the hills east of the WSP.
3. The main connector roads within the WSP should be designed to be well integrated into the sections of Porangahau and Tavistock Roads that they connect to, including any existing or proposed pathway infrastructure, so they include the following characteristics:
- a. a larger berm to accommodate any swales or stormwater conveyance devices, street trees and pathway;
  - b. continue any existing shoulder strips along Porangahau or Tavistock Roads;
  - c. incorporate any proposed and/or continue any existing footpath/pathway on the eastern side of Porangahau Road or western side of Tavistock Road, including any landscaping or buffer strips;
    - i. urban standard street lighting; and
    - ii. gateway/threshold landscaping for the purposes of amenity and traffic calming at any new intersection with Porangahau Road or Tavistock Road.
4. The main connector roads within the WSP are to be designed to optimise the extent of road frontage available to the 'Proposed Stormwater Catchment' area shown on the WSP Precinct Plan in Figure X.
5. Local streets within the WSP connecting neighbourhood areas to the main connector roads within the WSP should be designed to incorporate pathways and contribute to urban character and connected green spaces by adopting a standard street character indicated in Figure XXX (below).

**Figure XXX – Character of local street connecting 'Proposed Roads' shown on the WSP Precinct Plan in Figure X.**



#### **GRZ-APP1-OT5WSP-SPO5 Open Space Linkages and Neighborhood Character**

1. The main connector roads are to be designed to include green linkages to open green spaces as part of stormwater infrastructure provided alongside the roads.
2. The extent of road frontage available to stormwater detention pond(s) or low impact stormwater infrastructure is to be optimised [for enhanced access and visual connection, to the extent appropriate and having regard to ecological values of natural wetlands](#).
3. The minimum lot size of 500m<sup>2</sup> in combination with the roading connectors, stormwater infrastructure and open space is likely to deliver a relatively low-density pattern of residential development with connected areas of open space that integrate well with surrounding residential areas of Waipukurau. Where clusters of higher density development are able to be accommodated by infrastructure, these should be located in close proximity to areas of open space and connector roads.

Commented [JKS4]: Hearing 6 - Right of Reply dated 9 December 2022 - responding to statement in relation to S114.003 CHBDC

#### **GRZ-APP1-OT6WSP-SPO6 Other Infrastructure Services**

1. New residential development within the WSP is to be serviced for power, gas and telecommunications utilities.

#### **GRZ-APP1-OT7WSP-SPO7 Density of Development and Minimum Lot Size**

1. Developments in the WSP proposing a mixture of lot sizes, including lots with a minimum net site area less than 500m<sup>2</sup>, are to demonstrate that:
  - a. the average level of density across the development remains the same as for the development achieving Standard SUB-S1(b) which requires a minimum net site area of 500m<sup>2</sup> for all lots within the WSP; and
  - b. all proposed lots can be serviced so there is no greater impact on stormwater infrastructure beyond the development site when compared to a development that achieves Standard SUB-S1(b) which requires a minimum net site area of 500m<sup>2</sup> for all lots within the WSP; and
  - c. the ability of other land in the WSP to be developed to its 500m<sup>2</sup> minimum net site area potential is not negatively impacted by the proposed development; and
  - d. the development achieves all other WSP Precinct Plan Outcomes and any other relevant provisions of the District Plan.

#### **GRZ-APP1-OT8WSP-SPO8 NZS 4404:2010 "Land Development and Subdivision Infrastructure**

1. For clarity, unless specifically identified, all subdivision development should demonstrate compliance or consistency, as relevant, with the applicable provisions of NZS 4404:2010 "Land Development and Subdivision Infrastructure".

**APPENDIX 3**

**Updated Tables of Recommended Responses to Submissions and Further Submissions:  
Mapping & Rezoning Topic  
Rural Environment Topic**



### Updated Table: Summary of Recommended Responses to Submissions and Further Submission

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S10.001	David Tilyard	MAPS	Include 110 Kyle Road in the Rural Lifestyle Zone - not the General Rural Zone as it is currently in the Proposed District Plan.	Reject	No
S14.001	Francis Holdings Ltd	MAPS	Amend to change the zone for land at 17 Lindsay Road Waipukurau from Rural to Industrial (the land is in title HBB1/437 and the legal description is Pt Lot 1 DP 3634 Blocks XIV and XV Waipukurau SD). [refer also submission point S14.002]	Reject	No
S14.002	Francis Holdings Ltd	[General]	In addition to rezoning land at 17 Lindsay Road Waipukurau from Rural to Industrial [refer submission point S14.001], add a site specific rule ensuring that all buildings have a minimum floor level above the 100 year flood level.	Reject	No
S20.002	Alan Delugar	MAPS	Include 20-24 Rathbone Street Waipawa into the borough of Waipawa [Waipawa urban area].	Reject	No
S46.001	Tony Robson	RLZ - Rural Lifestyle Zone	Consolidate the proposed Rural Lifestyle Zone into the General Rural Zone and approve 4000m2 sections on a case-by-case basis, or extend the Rural Lifestyle Zone out to Homewood Road and beyond.	Reject	No
S50.005	The Surveying Company (HB) Ltd	MAPS	Rezone Ōtāne to '[General] Residential Zone'.	Reject	No
FS2.1	Jill Fraser		Allow	Reject	
S50.006	The Surveying Company (HB) Ltd	MAPS	Add a deferred '[General] Residential Zone', or deferred 'Rural Lifestyle Zone', adjacent to areas already with these zonings.	Reject	No
S50.018	The Surveying Company (HB) Ltd	MAPS	Re-zone the area north-east of Waipawa that currently encases the existing Setter Subdivision, Aitken Subdivision and various subdivisions along White Road [refer to area 'RU1' on Sheet No:17 map attached to full submission] to 'Rural Lifestyle Zone'.	Reject	No
S50.019	The Surveying Company (HB) Ltd	MAPS	Re-zone the land to the east of Ireland Road and along Homewood Road [refer Area 'RU2' on Sheet No:17 map attached to full submission] to 'Rural Lifestyle Zone'.	Reject	No
S50.020	The Surveying Company (HB) Ltd	MAPS	Re-zone the land to the west and to the south of Otane [refer Area 'RU3' on Sheet No:17 map attached to full submission] to 'Rural Lifestyle Zone'.	Reject	No
S50.021	The Surveying Company (HB) Ltd	MAPS	Re-zone the land to the east of Ōtāne, north of Elsthorpe Road and then the first part of Tod Road [refer Area 'RU4' on Sheet No:17 map attached to full submission] to 'Rural Lifestyle Zone'.	Reject	No
FS2.2	Jill Fraser		Allow	Reject	

Proposed Central Hawke's Bay District Plan

Officer's Report: Maps & Rezoning Requests

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S50.022	The Surveying Company (HB) Ltd	MAPS	Re-zone the area both to the north and south of the Patangata Tavern [refer Area 'RU5' on Sheet No:17 map attached to full submission] to 'Rural Lifestyle Zone'.	Reject	No
S50.023	The Surveying Company (HB) Ltd	MAPS	Re-zone the land between Pouterere Road, Racecourse Road and Evan Road [refer Area 'GR1' on Sheet No:17 map attached to full submission] to 'General Rural Zone'.	Reject	No
S50.024	The Surveying Company (HB) Ltd	MAPS	Potentially re-zone the racecourse adjacent to Lake Hatuma to the south-west of Waipukurau [refer Area 'RE2' on Sheet No:22 map attached to full submission] (either in its entirety or in part) to either 'Residential Zone' or 'Deferred Residential Zone'.	Reject	No
S50.025	The Surveying Company (HB) Ltd	MAPS	Re-zone the land to the western end of Kyle Road, Waipukurau [refer Area 'RU6' on Sheet No:22 map attached to full submission], to 'Rural Lifestyle Zone'.	Reject	No
S50.026	The Surveying Company (HB) Ltd	MAPS	Re-zone the land to the west of Racecourse Road between Racecourse Road and Lake Hatuma [refer Area 'RU7' on Sheet No:22 map attached to full submission] to 'Rural Lifestyle Zone'.	Reject	No
S50.027	The Surveying Company (HB) Ltd	MAPS	Re-zone extensions to the current limits around Tikokino [refer Areas 'S1', 'S2' & 'S3' on Sheet No:47 map attached to full submission] to 'Settlement Zone'.	Reject	No
S50.028	The Surveying Company (HB) Ltd	MAPS	Re-zone the land currently owned by the Porangahau Country Club [refer Area 'LR1' on Sheet No:76 map attached to full submission] to 'Large Lot Residential Zone'.	Reject	No
S54.001	David Bishop	GRZ-P5	Retain GRZ-P5. Support inclusion of Council's proposed 'Structure Plan for Porangahau Road' in the Proposed Plan.	Accept in part	No
S54.003	David Bishop	GRZ - General Residential Zone	Add similar provision for Structure Plans to support large subdivisions in Waipawa and Waipukurau.	Accept in part	No
S56.030	Powerco Limited	MAPS	Amend the legend description on the Planning Maps as follows: 'Gas Transmission Distribution Network (Takapu Pipeline - Low Intermediate Pressure)'	Accept	Yes
FS9.283	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
S59.001	Karl Tipene	MAPS	Re-zoning of Māori-owned land around the coastal settlement and Pa/Cooks Tooth Rd areas to a mix of General Residential, Rural Lifestyle, Residential Coastal and Papakainga.	Reject	No

Proposed Central Hawke's Bay District Plan

Officer's Report: Maps & Rezoning Requests

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S62.001	Waipukurau Jockey Club inc.	[General]	Rezzone land at 218 Racecourse Road, Waipukurau as follows: 1. Rezoning of 3.13Ha from 'Rural Production' to 'Residential' [General Residential?] 2. Rezoning of the remainder of the site as 'Special Purpose - Equine Centre' (or create a 'Scheduled Activity' overlay).	Reject	No
S67.001	Peter Watson	UFD - Urban Form and Development	We are fully in support of the Porangahau Road, Waipukurau Growth Cell, but need compensation for the land having to be set aside for the storm water flow that will be created by the construction of the many houses on the "LinZ" property to the north of us.	Reject	No
S90.051	Centralines Limited	MAPS	Retain proposed zoning of the General Industrial Zone and Commercial Zone insofar as they relate to Centralines landholdings, and in particular, the zoning of 2 Peel Street and 21 Herbert Street, Waipukurau.	Accept	No
S93.001	Robert Malcolm	MAPS	Re-zone the land located North of Waipukurau township and South of Waipawa township, between SH2 and the Railway corridor, starting at Kaimotu Road and extending to Tapairu Road (or thereabouts) from 'Rural Production Zone' to 'General Rural Zone'.	RejectAccept	NoYes
S94.001	Surveying the Bay Ltd	MAPS	Improve the methodology of selection of parcels with online maps. For instance, by cursor selection, parcel ID, appellation, title reference etc. Enable printing from a desktop computer.	Accept in part	No
S94.002	Surveying the Bay Ltd	MAPS	Rezzone Lot 2 DP 385756 (RT 343469), Lot 1 DP 6305 (RT HBM4/39) & Lots 1 & 2 DP 436815 (RT 536808)) from 'Rural Production Zone' to 'General Rural Zone' [143, 305 & 451 State Highway 2, Te Hauke - refer Appendix A attached to full submission for details]. Provide an option for landowners to request land obviously in the incorrect Zone to be reclassified or provide relief through the resource consent process.	Reject	No
S98.001	Hatuma Lime Co Ltd	MAPS	Retain the 'General Rural' zoning across both 'Hatuma Lime' sites at 520 Maharakeke Road and 711 Tikokino Road.	Accept	No
S100.001	GR Smith Children's Trust & DG Smith Tournaham Trust	MAPS	Rezzone the property Lot 2 DP 520793 Secs 28 29 SO3154 Pt Sec 2 Blk XV Waipukurau SD (47 Limpus Road, Waipawa), situated between State Highway 2 and railway line, from 'Rural Production Zone' to 'General Rural Zone'.	RejectAccept	NoYes
S102.001	Te Mata Mushrooms Land Company Limited	MAPS	Retain the 'General Rural' zoning across the Te Mata Mushrooms 'Mt Herbert Road' properties.	Accept	No
S102.004	Te Mata Mushrooms Land Company Limited	MAPS	Amend the Planning Maps to show a 'Future Development Area' overlay over land at Lot 2 DP 24989, Oruawhoro Road, Takapau - potentially extending south of SH 2 with the road and rail as geographic boundaries, and Fraser Road as the eastern extent. And introduce a new Chapter in the Proposed Plan to provide for a Structure Plan and specific provisions for the new 'Future Development Area'. The Structure Planning exercise would determine the extent of the area.	Reject	No

Commented [RM1]: Hearing Stream 6 - Right of Reply dated 9 Dec 22

Commented [RM2]: Hearing Stream 6 - Right of Reply dated 9 Dec 22

Proposed Central Hawke’s Bay District Plan

Officer’s Report: Maps & Rezoning Requests

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			Or Rezone the land identified from 'Rural Production Zone' to 'General Industrial Zone'.		
FS8.002	Silver Fern Farms Limited		Disallow	Accept	
S102.012	Te Mata Mushrooms Land Company Limited	RLR-01	Retain RLR-01, and/or amend if a 'Future Development Area' overlay for land near Takapau is adopted.	Accept, insofar as Objective RLR-01 is to be retained <i>[Note: retention of this objective was provisionally addressed in Key Issue 2 of Volume 1 of the s42A Rural Environment Report]</i>	No
FS8.003	Silver Fern Farms Limited		Disallow	Accept	
S102.017	Te Mata Mushrooms Land Company Limited	RLR-P2	Retain RLR-P2, and/or amend if a 'Future Development Area' overlay for land near Takapau is adopted.	Accept, insofar as Policy RLR-P2 is to be retained <i>[Note: retention of this policy was provisionally addressed in Key Issue 2 of Volume 1 of the s42A Rural Environment Report]</i>	No
FS8.004	Silver Fern Farms Limited		Disallow	Accept	
S102.021	Te Mata Mushrooms Land Company Limited	RLR-M1	Amend RLR-M1 as follows: 'The use of zoning to direct activities to appropriate locations: GRUZ - General Rural Zone The General Rural Zone encompasses the bulk of the District's rural land. This area is suitable for a wide range of activities to occur <b>such as primary production activities, including intensive indoor primary production, associated rural industry, and other activities that require a rural location</b> , that can require exclusive areas of land and establishes the flexibility for landowners to identify opportunities to innovatively utilise the resources of the area. Controls in this Zone are tailored to provide flexibility for landowners.' RPROZ - Rural Production Zone The Rural Production Zone encompasses the concentration of highly productive land in and around the Ruataniwha and Takapau Plains and Waipukurau, Waipawa and Ōtāne. <b>The Rural Production Zone is to provide for land uses that are predominantly for primary production activities that rely on the productive nature of the land and intensive indoor primary production. The zone enables a range of activities that support primary production activities, including associated rural industry and other activities that require a rural location.</b> Standards in this Zone reflect the more intensive	Accept in part <i>[insofar as parts of this submission point were recommended to be accept in Key Issue 2 of Vol 1 of s42 Rural Environment Report]</i>	No

Proposed Central Hawke’s Bay District Plan

Officer’s Report: Maps & Rezoning Requests

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			nature of activities, the increased interface between different land uses and the proximity of the Zone to the urban centres, and the pressures that this places on the soil resource. <b>To provide for a planned and coordinated area of greenfield business land, an area east of Takapau settlement is identified as a Future Development Area whereby a Structure Plan or Development Plan will be developed to integrate the various land uses, servicing, access and infrastructure, and boundary treatments.'</b>		
FS8.006	Silver Fern Farms Limited		Disallow	Accept in part	
S102.036	Te Mata Mushrooms Land Company Limited	GRUZ-12	Amend GRUZ-12 as follows: 'Protecting Rural Amenity and the Quality of the Rural Environment Land-based primary production, and other complementary rural, <b>rural industry and service activities</b> , residential, and recreation-based activities, underpin the social, economic, and cultural wellbeing of the District (particularly for the District's rural communities), but they can also adversely affect rural environmental, cultural, and amenity values. ... Explanation ... Avoidance of inappropriate and incompatible land uses that are inconsistent with the rural environment's location specific values is important to maintain environmental quality and ensure that the productive use of land resources (for a resilient and diverse economy) is not compromised. There is a need to strike a balance between providing for a range of uses and development of natural and physical resources, and the preservation of that character, and those amenity values (such as vegetation prevailing over built elements, open space, privacy, ease of access and landscape and scenic values). <b>A Future Development Area east of Takapau settlement is to provide for intensive primary production activities, rural industrial activities, general industrial activities, dairy processing plant and renewable energy (solar farm), and commercial activities.</b> <b>To activate the Future Development Area for this range of activities, a structure plan or Development Plan shall be prepared in order to coordinate servicing, access and the various land use activities anticipated, to provide amenity along the stream and connect with the surrounding area, including the nearby Takapau settlement. In the interim, the area would continue to operate with the Rural Production Zone rules, albeit with some greater recognition rural industry and service activities.</b> ... '	Reject <i>[Note: other parts of this submission point were addressed in Key Issue 6 of Volume 1 of the s42A Rural Environment Report]</i>	No
FS8.008	Silver Fern Farms Limited		Disallow	Accept	
S102.061	Te Mata Mushrooms Land Company Limited	RPROZ-02	Amend RPROZ-02 as follows: 'The rural land resource is protected from fragmentation, and from being compromised by inappropriate building and development, including from ad hoc urban expansion. <b>Planned and coordinated areas of greenfield business land are to be considered on a case by case basis, either through rezoning or use of Future Development Areas and respective Development Plans or Structure Plans.'</b>	Reject	No
FS17.122	Horticulture New Zealand		Disallow	Accept	
FS8.015	Silver Fern Farms Limited		Disallow	Accept	
S102.073	Te Mata Mushrooms Land Company Limited	RPROZ-P9	Amend RPROZ-P9 as follows: 'To avoid establishment of commercial or industrial activities that are unrelated to the primary productive purpose of the Rural Production Zone, or that are of a scale that is incompatible with the predominant character and amenity of the rural area <b>and consider locating these activities within the Future Development Area at Takapau.'</b>	Reject	No

Proposed Central Hawke’s Bay District Plan

Officer’s Report: Maps & Rezoning Requests

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
FS8.016	Silver Fern Farms Limited		Disallow	Accept	
S102.085	Te Mata Mushrooms Land Company Limited	RPROZ-RXX (new rule)	<p>Add a new rule in the 'Rural Production Zone' chapter in the Proposed Plan as follows:</p> <p><b>'RPROZ-R21 Within Future Development Zone at Oruawharo Road, Takapau the following activities:</b></p> <ul style="list-style-type: none"> <li>a. Intensive Primary Production activities,</li> <li>b. Post harvest activities,</li> <li>c. Industrial activities,</li> <li>d. service activities,</li> <li>e. service station, and</li> <li>f. commercial activities</li> <li>g. Renewable energy activities</li> </ul> <p>1. Activity Status: Permitted</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> <li>a. Adherence to the Future Development Area plan.</li> <li>b. Compliance with: <ul style="list-style-type: none"> <li>i. RPROZ -S3 (Height of buildings);</li> <li>ii. RPROZ -S4 (Height in Relation to Boundary);</li> <li>iii. RPROZ -S5 (Setback from Roads and Rail Network);</li> <li>iv. RPROZ -S6 (Setback from Neighbours);</li> <li>v. RPROZ -S7 (Shading of Land and Roads);</li> <li>vi. RPROZ -S8 (Electricity Safety Distances);</li> <li>vii. RPROZ -S9 (Transport);</li> <li>viii. RPROZ -S10 (Light); and</li> <li>ix. RPROZ -S11 (Noise).</li> </ul> </li> <li>c. Compliance with <ul style="list-style-type: none"> <li>i. RPROZ -S13 (building restrictions near Waipukurau Aerodrome); and</li> <li>ii. RPROZ -S14 (setback from gas transmission network).</li> </ul> </li> <li>d. Compliance with RPROZ -S15 (setbacks from National Grid).</li> </ul> <p>2. Activity status where compliance with condition RPROZ-R21(1)(a) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s))</p> <p>e. Assessment matters:</p> <ul style="list-style-type: none"> <li>i. RPROZ-AM1.</li> <li>ii. RPROZ -AM2.</li> <li>iii. RPROZ -AM 4.</li> </ul> <p>f. Assessment matters in the following chapters:</p> <ul style="list-style-type: none"> <li>i. TRAN - Transport.</li> <li>ii. LIGHT - Light.</li> <li>iii. NOISE - Noise.</li> </ul> <p>3. Activity status where compliance with condition RPROZ-R21(1)(c) is not achieved: DIS'</p>	Reject	No
FS8.007	Silver Fern Farms Limited		Disallow	Accept	
S103.003	Sandy Hill Farms Limited	MAPS	Amend the boundary line on the Planning Maps for 1046 Blackhead Road as identified on the map accompanying the full submission.	Accept in part	No

Proposed Central Hawke's Bay District Plan

Officer's Report: Maps & Rezoning Requests

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S105.024	James Bridge	MAPS	Rezone the land identified on the map in Figure 1 accompanying the full submission from 'General Rural Zone' to 'Large Lot Residential Zone'.	Reject	No
S105.026	James Bridge	MAPS	Extend zoning for coastal settlements to 'Large Lot Residential Zone' and account for future growth.	Reject	No
S114.001	Central Hawkes Bay District Council	SUB-R1	Amend SUB-R1 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 'Subdivision not otherwise provided for All Zones 1. Activity Status: CON Where the following conditions are met: a. ... b. ... c. Compliance with: i. ... ... iv. SUB-S7(1) and (2) ... d. Compliance with: ... <b>da. Compliance with SUB-S7(3).</b> 2. ... 3. Activity status where compliance with condition SUB-R1(1)(a) and/or SUB-R1(1)(b)and/or SUB-R1(1)(da) is not achieved: DIS 4. ...'	Accept	Yes
FS23.3	Kāinga Ora - Homes and Communities		Allow in part	Accept in part	
S114.002	Central Hawkes Bay District Council	SUB-S1	Amend SUB-S1 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 'General Residential Zone 1. ... 2. ... <b>General Residential Zone - Waipukurau South Plan Area</b> <b>1a. Where public sewerage reticulation is available - 500m2.</b> <b>2a. Where public sewerage reticulation is not available - 1000m2.'</b>	Accept in part	Yes
S114.003	Central Hawkes Bay District Council	SUB-S7	Add a new standard in SUB-S7 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 'All Zones 1. ... 2. ... <b>General Residential Zone - Waipukurau South Plan Area</b> <b>3. Where any new lots are to be developed in the Waipukurau South Plan area the subdivider must in addition to SUB-S7(1) and SUB-S7(2) demonstrate how the development will be in accordance with a stormwater management plan (SMP) developed for the WSP precinct overlay area, and that</b> <b>a. all land identified as stormwater detention area will be vested in the Council (unless demonstrated in the SMP as not being required for that purpose); and</b>	Accept in part	Yes

Proposed Central Hawke's Bay District Plan

Officer's Report: Maps & Rezoning Requests

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			b. no land identified as stormwater detention area and required to be vested in the Council shall be subdivided, and c. any and all relevant provisions or assessment matters identified in the precinct overlay relating to stormwater have been complied with.		
S114.004	Central Hawkes Bay District Council	SUB-AM2	Add a new assessment matter in SUB-AM2 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 'Subdivision Design 1. ... 2. ... 3. ... 4. Within the Waipukurau South Plan area, whether the subdivision design is generally in accordance with the Waipukurau South Plan.'	Accept in part	Yes
S114.005	Central Hawkes Bay District Council	SUB-AM5	Add a new assessment matter in SUB-AM5 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 'Water Supply, Wastewater Disposal, Stormwater Disposal 1. ... ... 10. Within the Waipukurau South Plan area, a) the degree to which the subdivision is consistent with the objectives and any other provision of the WSP such as the layout, provision and location of services, b) the degree to which the subdivision may impact on the ability to service other existing or future sites in the WSP area that are compliant with SUB-S1, and c) the provision of adequate stormwater and wastewater infrastructure to service the WSP area supported by suitable technical assessment, modelling and design.'	Accept in part	Yes
S114.006	Central Hawkes Bay District Council	SUB-AM6	Add a new assessment matter in SUB-AM6 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 'Property Access 1. ... 2. ... 3. ... 3a. Within the Waipukurau South Precinct area, the degree to which new facilities for vehicles, pedestrians and cyclists are consistent with the layout, character, provision and location of services and access, and will achieve the outcomes and objectives and other matters identified in the applicable precinct overlay. ...'	Accept in part	Yes
S114.007	Central Hawkes Bay District Council	SUB-AM8	Add a new assessment matter in SUB-AM8 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 'General 1. ... ... 5. Where the subdivision is located within or partly within the Waipukurau South Plan area, the assessment of cumulative effects must in addition to the proposed development, take into account within the Waipukurau South Plan Area: a. any subdivision consents already granted, and b. the extent of development that could occur as a controlled activity under SUB-R1.'	Accept in part	Yes



Proposed Central Hawke's Bay District Plan

Officer's Report: Maps & Rezoning Requests

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S114.008	Central Hawkes Bay District Council	SUB - Principal Reasons	Add a new sentence into 'SUB - Principal Reasons' [to insert special provisions applicable to Waipukurau South Plan Area] as follows: !... <b>The specific methods and policies that relate to the Waipukurau South Plan area recognise constraints and the need for coordinated development of this part of the residential zone, and the specific requirements of the area with respect to infrastructure and natural hazards.'</b>	Accept in part	Yes
S114.009	Central Hawkes Bay District Council	GRZ-R1	Amend GRZ-R1 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: '1. Activity Status: PER Where the following conditions are met: a. Compliance with: ... <b>b. Compliance with:</b> <b>i. GRZ-S16.</b> 2. Activity status where compliance not achieved with conditions GRZ-R1(a)(ii), GRZ-R1(a)(iii), GRZ-R1(a)(iv), GRZ-R1(a)(v), GRZ-R1(a)(vii), GRZ-R1(a)(viii), GRZ-R1(a)(ix), GRZ-R1(a)(x), GRZ-R1(a)(xi), GRZ-R1(a)(xii), GRZ-R1(a)(xiii) or GRZ-R1(a)(xiv): RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. ... b. ... <b>3. Activity status where compliance not achieved with conditions GRZ-R1(a)(i) or GRZ(a)(vi) in the Waipukurau South Plan area: DIS</b> <b>[4.] Activity status where compliance with condition GRZ-R1(b) is not achieved: DIS'</b>	Accept in part	Yes
FS23.5	Kāinga Ora - Homes and Communities		Disallow	Reject	
S114.013	Central Hawkes Bay District Council	GRZ-R2	Amend GRZ-R2 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: '1. Activity Status: PER Where the following conditions are met: a. Limited to: ... b. Compliance with: ... <b>c. Compliance with:</b> <b>i. GRZ-S16.</b> 2. ... <b>3. Activity Status where compliance with conditions GRZ-R2(1)(a) or GRZ-R2(1)(c) is not achieved: DIS'</b>	Accept in part	Yes
FS23.6	Kāinga Ora - Homes and Communities		Disallow	Reject	
S114.015	Central Hawkes Bay District Council	GRZ-R3	Amend GRZ-R3 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: '1. Activity Status: PER Where the following conditions are met: a. Limited to: ... b. Compliance with: ... <b>c. Compliance with:</b> <b>i. GRZ-S16.</b> 2. ... <b>3. Activity Status where compliance with conditions GRZ-R3(1)(a) or GRZ-R3(1)(c) is not achieved: DIS'</b>	Accept in part	Yes

Proposed Central Hawke's Bay District Plan

Officer's Report: Maps & Rezoning Requests

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
.			b. Compliance with: ... <b>c. Compliance with:</b> i. <b>GRZ-S16</b> 2. ... 3. Activity status where compliance with conditions GRZ-R3(1)(a) or <b>GRZ-R3(1)(c)</b> is not achieved: DIS'		
S114.017	Central Hawkes Bay District Council	GRZ-R4	Amend GRZ-R4 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: '1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: ... <b>[c.] Compliance with</b> i. <b>GRZ-S16</b> 2. ... 3. Activity status where compliance with conditions GRZ-R4(1)(a) or <b>GRZ-R4(1)(c)</b> is not achieved: DIS'	Accept in part	Yes
S114.019	Central Hawkes Bay District Council	GRZ-R9	Introduce a new condition into Rule GRZ-R9(1) [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: ... <b>[c.] Compliance with:</b> i. <b>GRZ-S16</b> 2. ... <b>3. Activity status where compliance with conditions [GRZ-R9(1)(a)] or [GRZ-R9(1)(c)] is not achieved: DIS'</b>	Reject	No
S114.021	Central Hawkes Bay District Council	GRZ-S1	Amend GRZ-S1 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: '1. ... 2. Minimum net site area for any site connected to a reticulated sewerage system is: a. 350m <sup>2</sup> for each residential unit contained within the site, except that: b. for each residential unit with a gross floor area less than 60m <sup>2</sup> , the minimum net site area for any site is 150m <sup>2</sup> . <b>c. notwithstanding gross floor area, for each residential unit in the WSP area the minimum net site area for any unit is 500m<sup>2</sup>.</b> 3. ...'	Accept in part	Yes
S114.022	Central Hawkes Bay District Council	GRZ-SXX (new standard)	Introduce a new standard in the 'General Residential Zone' chapter of the Proposed Plan [to insert special provisions applicable to Waipukurau South Plan Area] as follows: <b>'GRZ-S16 Impervious Surfaces</b> <b>All</b>	Accept in part	Yes

Proposed Central Hawke's Bay District Plan

Officer's Report: Maps & Rezoning Requests

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			Within the Waipukurau Plan Area WSP, not more than 65% of the site may be occupied by impervious surfaces such as (but not restricted to) buildings and/or driveways.'		
S114.023	Central Hawkes Bay District Council	GRZ-AM2	Amend GRZ-AM2 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: '1. ... ... <b>4. A stormwater management plan (SMP) shall be developed that identifies and assesses the potential increase in the volume and rate of stormwater discharge from the site and the impact on Council stormwater infrastructure WSP. In addition reference must also be had to precinct overlay Outcome WSP-1 and assessment matters WSP-AM1 - WSP-AM9.</b>	Accept in part	Yes
S114.024	Central Hawkes Bay District Council	GRZ - Principal Reasons	Add the following to 'GRZ - Principal Reasons' [to insert special provisions applicable to Waipukurau South Plan Area] as follows: '... <b>Within the Waipukurau South Plan area the performance standards also recognise limitations on the ability to service development, particularly with regard to stormwater, and the opportunity to ensure adequate access to required infrastructure across the entire precinct overlay plan area.</b>	Accept in part	Yes
S114.025	Central Hawkes Bay District Council	GRZ-AERXX (new anticipated environmental results)	Add a new 'Anticipated Environmental Result' in the 'General Residential Zone' chapter of the Proposed Plan [to insert special provisions applicable to Waipukurau South Plan Area] as follows: <b>'GRZ-AER6 Logical and efficient development of serviced residential land on the southern edge of Waipukurau.'</b>	Accept in part	Yes
S114.026	Central Hawkes Bay District Council	MAPS	Introduce a new overlay and/or notations on the relevant Planning Maps to show the extent of the 'Waipukurau South Plan' precinct area (as indicated by the shaded green area on the map accompanying the full submission).	Accept in part	Yes
S114.027	Central Hawkes Bay District Council	GRZ - General Residential Zone	Introduce a new precinct plan called the 'Precinct Plan - Waipukurau South Plan (WSP)' into the 'General Residential Zone' chapter of the Proposed Plan, and include within that the suite of new and/or amended provisions proposed (as contained in the full submission).	Accept in part	Yes
S120.001	Heretaunga Tamatea Settlement Trust	MAPS	Include provision for the opportunity for tangata whenua to live on the margins of the Lake Whatumā. Amend the zoning over part of Section 7 Block II Motutaraia Survey District from 'Rural Production Zone' to 'Rural Lifestyle Zone' (as shown in Appendix 2 of the full submission).	Reject	No
S120.002	Heretaunga Tamatea Settlement Trust	MAPS	Include provision to enable the development of an environmental education facility. Amend the zoning of Lot 1 DP 7057 to include the 'Community Facility (CF)' notation over the site, to enable the use of the site for environmental education purposes and associated facilities (as shown in Appendix 2 of the full submission).	Reject	No

Proposed Central Hawke’s Bay District Plan

Officer’s Report: Maps & Rezoning Requests

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S120.003	Heretaunga Tamatea Settlement Trust	MAPS	Include provision for tangata whenua to live on their land on Pukeora Scenic Drive. Amend the zoning of Pt Lot 1 DP 25272 from 'General Rural Zone' to 'Rural Lifestyle Zone' in line with the Indicative Structure Plan (as shown in Appendix 2 of the full submission).	Reject	No
S120.004	Heretaunga Tamatea Settlement Trust	MAPS	Include provision for tangata whenua to live on their land on Pukeora Scenic Drive. Amend the zoning over approximately 39ha of Lot 4 DP 25272 from 'General Rural Zone' to 'Rural Lifestyle Zone', and a further 11ha from 'General Rural Zone' to '[General] Residential Zone' in line with the Indicative Structure Plan (as shown in Appendix 2 of the full submission).	Accept in part	Yes
S120.005	Heretaunga Tamatea Settlement Trust	MAPS	Amend the Planning Map to include a 'Community Facility (CF)' notation over the area of Te Aute College (as shown in Appendix 2 of the full submission).	Accept	Yes
S127.001	Livingston Properties Limited	Figure 3	Amend 'Figure 3 - Waipukurau Growth Direction' map to include within the urban boundaries the portion of 96 Mt Herbert Road requested to be zoned 'General Residential' by this submission. And make any necessary consequential amendments to the supporting text within the 'UFD - Urban Form and Development' chapter.	Reject	No
S127.002	Livingston Properties Limited	MAPS	Rezone portions of the property at 96 Mt Herbert Road, Waipukurau on the Planning Maps, from 'General Rural Zone' to as follows: - approximately 18.7ha to 'General Residential Zone'; - approximately 4,900m <sup>2</sup> to 'Commercial Zone'; and - approximately 39.1ha to 'Rural Lifestyle Zone'; leaving the remainder zoned 'General Rural' (84.5ha). The areas requested to be rezoned are defined in the Concept Plan attached as Appendix A in the submission. And make any consequential amendments to the text of the Proposed Plan to support the above requested mapping changes, including the incorporation of the concept plan to provide certainty for the nature of development on the Livingston Properties land.	Reject	No
S129.236	Kāinga Ora - Homes and Communities (Kāinga Ora)	MAPS	Expand the 'COMZ - Commercial Zone' on the Planning Maps, for the reasons set out.	Reject	No

## Rural Environment

### Updated Table: Summary of Recommended Responses to Submissions and Further Submissions

**Note:** where an Officer Recommendation in the table below is denoted with an asterisk (\*), this reflects that there are two separate recommendations in different 'Key Issue' sections applying to that single submission point within the collated section 42A report. The respective recommendations in the table below reflect the overall outcome of the recommendations across both 'Key Issues' e.g. where one recommendation is to 'Accept' and the other is to 'Reject', the overall recommendation is to 'Accept in part'.

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S6.002	IA & PD Waldrom	SUB-R5	Do not limit frequency of subdivision (currently proposed as one every three years, also the number of sections that can be subdivided in that timeframe - Rule SUB-R5(1)(a)(i) & (ii)).	Reject	No
S11.001	Hawke's Bay Regional Council	RLR - Rural Land Resource	No changes	Accept in part	No
S11.034	Hawke's Bay Regional Council	GRUZ - General Rural Zone	No changes	Accept in part	No
S11.035	Hawke's Bay Regional Council	RPROZ - Introduction	No changes	Accept in part	No
S12.001	Kenneth (John) MacLennan	SUB-S1	Oppose going to 12.6ha. Stay at the existing subdivision size.	Reject	No
S13.001	Kevin Williams	SUB-S1	Allow existing Lots within the Rural Production Zone less than 20 hectares to be further subdivided to create 1 additional Lot every 3 year period, not less than 2 hectares.	Reject	No
S27.001	Egg Producers Federation of New Zealand	Definitions	Include the following definition: <b>Free Range Poultry Farming</b> means the primary production of poultry for commercial purposes, where: a. All of the birds farmed have access to open air runs; and b. Permanent vegetation around ground cover exists on the land where birds are permitted to range; and c. Weatherproof buildings are provided for birds to roost. <b>Note: It is accepted that permanent vegetation ground cover is not practical in areas of regular foot traffic.</b>	Reject	No
S27.002	Egg Producers Federation of New Zealand	INTENSIVE PRIMARY PRODUCTION (Definition)	Amend the definition of 'intensive primary production' as follows: Intensive <b>Indoor</b> Primary Production refers to any of the following: a. commercial livestock (excluding the farming of mustelids) kept and fed in buildings or in outdoor enclosures on a particular site, where the stocking density precludes the maintenance of pasture or ground cover b. land and buildings used for the commercial boarding and/or breeding of cats, dogs and other domestic pets c. farming of mushrooms or other fungi	Accept in part	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			<del>d. commercially growing crops indoors in containers and/or on a permanent floor, with limited or no dependence on natural soil quality on the site means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or free range poultry farming.</del>		
S27.003	Egg Producers Federation of New Zealand	PRIMARY PRODUCTION (Definition)	Retain as proposed.	Accept	No
S27.004	Egg Producers Federation of New Zealand	SENSITIVE ACTIVITY (Definition)	Amend the definition as follows: Sensitive Activities Activities which are sensitive to noise, dust, the use and storage of hazardous substances, spray residue, odour or visual effects of nearby activities. Includes residential activities, marae, visitor accommodation, rest homes, retirement villages, day care facilities, educational facilities <del>and hospitals, community facilities and commercial activities (but doesn't include post-harvest activities).</del>	Accept in part	Yes
FS6.3	NZ Pork Industry Board		Allow	Accept in part	
S27.005	Egg Producers Federation of New Zealand	RPROZ-01	Retain as proposed.	Accept in part	No
S27.006	Egg Producers Federation of New Zealand	RPROZ-02	Retain as proposed.	Accept	No
S27.007	Egg Producers Federation of New Zealand	RPROZ-03	Retain as proposed.	Accept	No
S27.008	Egg Producers Federation of New Zealand	RPROZ-04	Retain as proposed.	Accept in part <i>(insofar as objective is retained, but amended in response to another submission)</i>	No
FS11.0010	The Ministry of Education		Allow	Accept in part	
S27.009	Egg Producers Federation of New Zealand	RPROZ-05	Retain as proposed.	Accept in part	No
S27.010	Egg Producers Federation of New Zealand	RPROZ-06	Retain as proposed.	Accept	No

**Commented [RM1]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (item 12 of Appendix 4) - consequential changes to recommendations63

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S27.011	Egg Producers Federation of New Zealand	RPROZ-07	Retain as proposed.	Accept	No
S27.012	Egg Producers Federation of New Zealand	RPROZ-P2	Amend RPROZ-P2 as follows: "To <b>only</b> allow <b>other non-production related</b> activities of a limited scale, which support the function and wellbeing of rural communities and/or enjoyment of the rural environment and contribute to the vitality and resilience of the District's economy, <b>where the activity does not constrain the operation and establishment of activities otherwise anticipated within the Rural Production Zone and only</b> where adverse effects are avoided, remedied or mitigated."	Accept in part <i>(insofar as policy is amended in response to another submission)</i>	No
FS17.127	Horticulture New Zealand		Allow in part Accept submission and amend as sought by HortNZ 81.147.	Accept in part	
S27.013	Egg Producers Federation of New Zealand	RPROZ-P5	Retain as proposed.	Accept	No
S27.014	Egg Producers Federation of New Zealand	RPROZ-R3	Amend RPROZ-R3 as follows: "Primary production activities (including <b>free-range poultry farming</b> , ancillary buildings and structures, but excluding post-harvest facilities, mining and quarrying)" ...	Reject	No
S27.015	Egg Producers Federation of New Zealand	RPROZ-R14	Amend RPROZ-R14 as follows: "Intensive primary production activities (other than commercial boarding and/or breeding of cats, dogs, and other domestic pets) 1. Activity Status: <b>CONPER</b> Where the following conditions are met: ... Matters over which <b>controlled discretion</b> is reserved: ..."	Reject	No
S27.016	Egg Producers Federation of New Zealand	RPROZ-S6	Amend RPROZ-S6 as follows: "Setback from Neighbours All Other Activities (excluding Accessory Buildings) 2. Minimum setback of buildings for an activity from internal boundaries is 15m and the minimum setback of buildings from any buildings or enclosure housing animals, associated with primary production activities or free-range poultry farming is 200m. Domestic water storage tanks up to 2m in height are exempt from this standard."	Reject	No
S27.017	Egg Producers Federation of New Zealand	RPROZ-S12	Retain as proposed.	Accept	No
FS6.17	NZ Pork Industry Board		Allow	Accept	
S27.018	Egg Producers Federation of New Zealand	GRUZ-01	Retain as proposed.	Accept	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S27.019	Egg Producers Federation of New Zealand	GRUZ-02	Retain as proposed.	Accept in part (insofar as objective is retained, but amended in response to another submission)	No
FS11.007	The Ministry of Education		Allow	Accept in part	
S27.020	Egg Producers Federation of New Zealand	GRUZ-03	Retain as proposed.	Accept	No
S27.021	Egg Producers Federation of New Zealand	GRUZ-04	Retain as proposed.	Accept	No
S27.022	Egg Producers Federation of New Zealand	GRUZ-P2	Amend GRUZ-P2 as follows: 'To <b>only</b> allow <b>other non-production related</b> activities of a limited scale which support the function and wellbeing of rural communities and/or enjoyment of the rural environment, and contribute to the vitality and resilience of the District's economy, <b>where the activity does not constrain the operation and establishment of activities otherwise anticipated within the General Rural Zone, and only</b> where adverse effects are avoided, remedied or mitigated.'	Accept in part (insofar as policy is amended in response to another submission)	Yes
FS17.89	Horticulture New Zealand		Allow	Accept in part	
S27.023	Egg Producers Federation of New Zealand	GRUZ-P5	Retain as proposed.	Accept	No
S27.024	Egg Producers Federation of New Zealand	GRUZ-R3	Amend GRUZ-R3 as follows: 'Primary production activities <b>and free-range poultry farming</b> (including ancillary buildings and structures, but excluding post-harvest facilities, mining and quarrying) ...'	Reject	No
S27.025	Egg Producers Federation of New Zealand	GRUZ-R14	Amend GRUZ-R14 as follows: Intensive primary production activities (other than commercial boarding and/or breeding of cats, dogs, and other domestic pets) 1. Activity Status: CONPER Where the following conditions are met: ...  Matters over which <del>control</del> discretion is reserved: ...'	Reject	No
S27.026	Egg Producers Federation of New Zealand	GRUZ-S5	Amend as follows: GRUZ-S6 Setback from Neighbours All Other Activities (excluding Accessory Buildings) 2. Minimum setback of buildings for an activity from internal boundaries is 15m <b>and the minimum setback of buildings from any buildings or enclosure housing animals, associated with primary production activities or free-range poultry farming is 200m.</b> Domestic water storage tanks up to 2m in height are exempt from this standard.	Reject	No



Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S27.027	Egg Producers Federation of New Zealand	GRUZ-S11	Retain as proposed.	Accept	No
FS6.13	NZ Pork Industry Board		Allow	Accept	
S27.028	Egg Producers Federation of New Zealand	NOISE-S5	Retain as proposed	Accept	No
S28.001	Gerard Pain	SUB - Subdivision	Consideration should be allowed for exceptions.	Accept in part	No
S28.002	Gerard Pain	SUB - Subdivision	If not a rumour, the resource consent process for the 312-lot subdivision near Ongaonga needs to be open to the public for meaningful consultation.	Reject	No
S36.001	Karen Middelberg	NOISE-S5	Amend NOISE-S5(13) to enable some rural airstrips to have an exemption to exceed the '14-days in any calendar year' limit applying to 'agricultural aviation movements'.	Reject	No
FS10.11	Aerospread Ltd		Allow	Reject	
FS14.13	NZ Agricultural Aviation Association		Allow	Reject	
S38.001	Aerospread Ltd	NOISE-S5	Amend NOISE-S5(11) to unlimited days for agricultural aviation movements.	Reject	No
FS14.5	NZ Agricultural Aviation Association		Allow	Reject	
S38.002	Aerospread Ltd	NOISE-S5	Delete NOISE-S5(12).	Reject	No
FS14.11	NZ Agricultural Aviation Association		Allow	Reject	
S38.003	Aerospread Ltd	NOISE-S5	Amend Noise -S5(13) to delete reference to 14 days usage in any calendar year in relation to agricultural aviation movements.	Reject	No
FS14.14	NZ Agricultural Aviation Association		Allow	Reject	
S38.004	Aerospread Ltd	NOISE-S5	Amend Noise -S5(16) to delete reference to 14 days usage in any calendar year in relation to agricultural aviation movements.	Reject	No
FS14.19	NZ Agricultural Aviation Association		Allow	Reject	
S38.007	Aerospread Ltd	GRUZ-R4	Retain GRUZ-R4	Accept in part	No
S38.008	Aerospread Ltd	GRUZ-R5	Make clear that GRUZ-R5 will not apply to facilities for agricultural aviation activity ancillary to primary production activities.	Accept in part/Reject	No
FS14.25	NZ Agricultural Aviation Association		Allow	Accept in part/Reject	
S38.009	Aerospread Ltd	RPROZ-R4	Retain RPROZ-R4.	Accept in part	No

**Commented [RM2]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 46-49 of Appendix 4) - consequential changes to recommendations

**Commented [RM3]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 46-49 of Appendix 4) - consequential changes to recommendations

**Commented [RM4]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 46-49 of Appendix 4) - consequential changes to recommendations

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S38.010	Aerospread Ltd	RPROZ-R5	Make clear that RPROZ-R5 will not apply to facilities for agricultural aviation activity ancillary to primary production activities.	Accept in part/Reject	No
FS14.31	NZ Agricultural Aviation Association		Allow	Accept in part/Reject	
S38.011	Aerospread Ltd	[General]	To be practical and to keep compliance simple, where covered by other regulatory bodies i.e CAA in the case of aviation, refer back to them.	Reject	No
S41.001	Jill Fraser	RPROZ-R1	Remove condition RPROZ-R1(a)(iii)(c) - the requirement for minor residential units to be located within 25m of the principal residential building on the site	Reject	No
S41.002	Jill Fraser	RPROZ-R5	I support the retention of this rule but seek some amendments to the description of the activity, the conditions for this permitted activity, and matters for discretion where rural airstrips are within 500m of the notional boundary of a noise sensitive activity. The description of the activity (RPROZ-R5 New, or expansion of existing, rural airstrips or helicopter landing areas) should include any increase in the intensity of aircraft movements on existing rural airstrips not just the physical extensions to a runway or buildings associated with the airstrip. Amend condition RPROZ-R5(1)(b) so that the frequency of flights is also considered along with the maximum of 1000 flight movements per calendar year. A suggestion to address this would be to have a daily or weekly maximum to avoid situations where flight movements are concentrated over a much shorter period of time and thereby creating a more intensive activity and effects on neighbouring noise sensitive activities. Add another condition so that flight movements occur within certain hours of operation and early morning (before 7am) and late night (after 10pm) flight movements are avoided for permitted activities.	Accept in part (insofar as rule is retained, but amended in response to another submission)	No
FS25.127	Federated Farmers of New Zealand		Disallow	Accept in part	
FS14.32	NZ Agricultural Aviation Association		Not stated Amend the rule framework to make a clear distinction between rural airstrips and helicopter landing areas used intermittently for agricultural aviation ancillary to primary production activities and facilities that are used on a regular basis	Accept in part	
FS10.26	Aerospread Ltd		Not stated Amend the rule framework to make a clear distinction between rural airstrips and helicopter landing areas used intermittently for agricultural aviation ancillary to primary production activities and facilities that are used on a regular basis	Accept in part	
S41.003	Jill Fraser	RPROZ-R5	In assessing and evaluating resource consents for full discretionary activities (where a rural airstrip is within 500m of a noise sensitive activity, RPROZ-R5(1)(a)(ii)), the following matters should be highlighted for consideration: 1. The flight path for take-offs and landings - this should not be over the site(s) on which the noise sensitive activity is located. 2. The total number and frequency of flights (a maximum number per calendar year or an average across a calendar year does not address the frequency of flights on any given day (noting that agricultural aircraft movements on the same site as the airstrip are excluded from these maximums). 3. The hours of operation of the rural airstrips. 4. Where any lighting of the airstrip is proposed. And the consent of the property owners and/or tenants of noise sensitive activities located within 500m of a proposed rural airstrip or extensions to a rural airstrip should be required for the resource consent to be considered on a non-notified basis.	Accept in part	Yes
FS14.33	NZ Agricultural Aviation Association		Not stated Amend the rule framework to make a clear distinction between rural airstrips and helicopter landing areas used intermittently for agricultural aviation ancillary to primary production activities and facilities that are used on a regular basis	Accept in part	
FS10.27	Aerospread Ltd		Not stated Amend the rule framework to make a clear distinction between rural airstrips and helicopter landing areas used intermittently for agricultural aviation ancillary to primary production activities and facilities that are used on a regular basis	Accept in part	

**Commented [RM5]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 46-49 of Appendix 4) - consequential changes to recommendations

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
FS25.128	Federated Farmers of New Zealand		Disallow	Accept in part	
S42.001	New Zealand Pork Industry Board	ANCILLARY BUILDINGS AND STRUCTURES (PRIMARY PRODUCTION) (Definition)	Provide a definition and rule structure that provides relief from the rules for buildings and structures as they might apply to mobile pig shelters. Add mobile pig shelters to the definition of 'Ancillary Buildings and Structures (Primary Production)'.	Accept in part	Yes
S42.003	New Zealand Pork Industry Board	INTENSIVE PRIMARY PRODUCTION (Definition)	Replace the definition of 'Intensive Primary Production' as follows: <b>'means any activity defined as intensive indoor primary production or intensive outdoor primary production.'</b>	Accept	Yes
S42.004	New Zealand Pork Industry Board	Definitions	Add new definition of 'Intensive Indoor Primary Production' as follows (as per National Planning Standards): <b>'means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.'</b>	Accept	Yes
FS17.1	Horticulture New Zealand		Allow in part Replace 'Intensive primary production' definition with 'Intensive Indoor Primary Production' as in the National Planning Standards.	Accept in part	Yes
S42.005	New Zealand Pork Industry Board	Definitions	Add new definition of 'Intensive Outdoor Primary Production' as follows: <b>'means any primary production activities involving the keeping or rearing of livestock (excluding calf-rearing for a specified time period), that principally occurs outdoors, which by the nature of the activity, precludes the maintenance of pasture or ground cover. Excludes extensive pig farming.'</b>	Accept in part	Yes
FS17.2	Horticulture New Zealand		Allow in part Replace 'Intensive primary production' definition with 'Intensive Indoor Primary Production' as in the National Planning Standards. Accept new definition of Intensive Outdoor primary production as sought by the submitter.	Accept	Yes
S42.006	New Zealand Pork Industry Board	Definitions	Add new definition for 'Extensive Pig Farming' as follows: <b>'means the keeping of pigs outdoors on land at a stock density which ensures permanent vegetation cover is maintained and in accordance with any relevant industry codes of practice, and where no fixed buildings are used for the continuous housing of animals.'</b>	Reject	No
S42.007	New Zealand Pork Industry Board	REVERSE SENSITIVITY (Definition)	Retain definition as proposed.	Accept	Yes
S42.008	New Zealand Pork Industry Board	SENSITIVE ACTIVITY (Definition)	Amend the definition of 'Sensitive Activity' to cover other activities that are equally sensitive to the effects of primary production in the rural zones. e.g.: - Camping grounds - Community facilities - Commercial activities - Healthcare facilities	Accept in part	Yes
FS24.001	New Zealand Motor Caravan Association		Allow in part I seek that part of this submission is disallowed with camping grounds removed from the definition of "sensitive activity".	Reject	
FS17.147	Horticulture New Zealand		Allow	Accept in part	

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S42.010	New Zealand Pork Industry Board	Definitions	Add new definition for 'Workers Accommodation' as follows: <b>'means a residential unit for people whose duties require them to live on-site, and in the rural zones for people who work on the site or in the surrounding rural area. Includes farm managers, workers and staff.'</b>	Reject	No
S42.011	New Zealand Pork Industry Board	RLR - Introduction	Amend the second paragraph of the Introduction as follows: <del>Land-based</del> <b>Primary production, including intensive primary production</b> , underpins the economic, social, and cultural well-being of the Central Hawke's Bay District...	Accept	Yes
S42.012	New Zealand Pork Industry Board	RLR-O2	Amend RLR-O2 as follows: <del>The primary production role and associated amenity of the District's rural land resource environment</del> is retained, and is not compromised by inappropriate subdivision, use and development.'	Reject	No
S42.013	New Zealand Pork Industry Board	RLR-P5	Retain RLR-P5 as proposed	Accept	No
S42.014	New Zealand Pork Industry Board	RLR-M1	Amend RLR-M1 Area-Specific Provisions as follows: GRUZ - General Rural Zone: The General Rural Zone encompasses the bulk of the District's rural land. This area is suitable for a wide range of <b>primary production activities (including intensive primary production)</b> to occur, that can require exclusive areas of land and establishes the flexibility for landowners to identify opportunities to innovatively utilise the resources of the area. Controls in this Zone are tailored to provide flexibility for landowners. RPROZ - Rural Production Zone: The Rural Production Zone encompasses the concentration of highly productive land in and around the Ruataniwha and Takapau Plains and Waipukurau, Waipawa and Otane. Standards in this Zone reflect the more intensive nature of <b>primary production activities (including intensive primary production)</b> , the increased interface between different land uses and the proximity of the Zone to the urban centres, and the pressures that this places on the soil resource.	Accept	Yes
S42.015	New Zealand Pork Industry Board	RLR - Principal Reasons	Amend the last paragraph of RLR-Principal Reasons as follows: <del>The rural environment provides for a range of activities and farm and associated buildings that are of a scale to meet the needs of the primary production sector (including intensive primary production). There is a limit on the scale of commercial and industrial activities in the rural environment and beyond the floor area standards outlined within the zones these types of activity should be located within the appropriate zones where the effects can be suitably accommodated.'</del>	Accept	Yes
S42.016	New Zealand Pork Industry Board	RLR-AER4	Retain RLR-AER4 as proposed.	Reject	No
S42.024	New Zealand Pork Industry Board	SUB-S4	Amend SUB-S4 (General Rural Zone, Rural Production Zone, Rural Lifestyle Zone) as follows: 1. For each lot capable of containing a residential dwelling, at least one stable building platform of 30 metres by 30 metres must be identified which is capable of (but is not limited)..... <b>2. The building platform shall be setback 400m from the closest outer edge of any paddocks, hardstand areas, structures, or buildings used to hold or house stock, and wastewater treatment systems used for intensive primary production.</b> <b>3. The establishment of a building platform on the same site as the intensive primary production are exempt from this rule requirement.'</b>	Reject	No
S42.025	New Zealand Pork Industry Board	SUB-AM11	Retain SUB-AM11 as proposed.	Accept in part <i>(insofar as matter is retained, but</i>	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
.				<i>amended in response to another submission)</i>	
S42.026	New Zealand Pork Industry Board	SUB-AM12	Retain SUB-AM12 as proposed.	Accept in part <i>(insofar as matter is retained, but amended in response to another submission)</i>	No
S42.027	New Zealand Pork Industry Board	SUB-AM13	Amend SUB-AM13(2)(c) as follows: 'Any lifestyle site proposed within 400 metres of an existing <del>rural production activity</del> <b>primary production activity including intensive primary production;</b>	Accept in part	Yes
S42.037	New Zealand Pork Industry Board	NOISE-P3	Retain NOISE-P3 as proposed.	Accept	No
S42.038	New Zealand Pork Industry Board	NOISE-S5	Retain Noise-S5 as proposed	Accept	No
S42.039	New Zealand Pork Industry Board	GRUZ - Introduction	Amend first sentence of GRUZ-Introduction as follows: 'The General Rural Zone, <b>which</b> encompasses the largest proportion of the rural area of the District is <b>used primarily for primary production including intensive primary production.</b> '	Accept	Yes
FS17.80	Horticulture New Zealand		Allow	Accept	
S42.040	New Zealand Pork Industry Board	GRUZ-I2	Amend GRUZ-I2 as follows: 'Protecting Rural Amenity, and the Quality of the Rural Environment, <b>and Primary Production Capability.</b> Land-based primary production, <b>intensive primary production</b> , and other complementary rural, residential, and recreation-based activities, underpin the social, economic, and cultural wellbeing of the District (particularly for the District's rural communities), but they can also adversely affect rural environmental, cultural, and amenity values <b>or result in conflict that affects primary production capability.</b> '	Accept in part	Yes
FS17.81	Horticulture New Zealand		Allow in part Accept submission but delete reference to 'land based' primary production.	Accept	
S42.041	New Zealand Pork Industry Board	GRUZ-I2	Retain the following in the explanation statement in GRUZ-I2 as proposed: para 1 - 'The rural environment supports a variety of land based primary production activities including dry stock farming, cropping, dairying, horticulture, plantation forestry, small niche farming land uses, as well as intensive primary production activities and rural service activities.' para 9 - 'If increasing density of rural subdivision is allowed in close proximity to existing intensive primary production activities, it can undermine the viability of such activities should complaints about heavy traffic or objectionable noise, dust or odour arise.' para 10 - 'Increasing density of subdivision can also intensify pressure on the range of infrastructure servicing (roads and reticulated services), and conflicts with infrastructure services for intensive primary production activities (e.g. if rural roads are expected to be of a higher quality).'	Accept	No
.					

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S42.042	New Zealand Pork Industry Board	GRUZ-01	Amend GRUZ-01 as follows: 'The General Rural Zone is predominantly used for primary production activities <b>including intensive primary production</b> and ancillary activities.'	Accept	Yes
S42.043	New Zealand Pork Industry Board	GRUZ-P1	Amend GRUZ-P1 as follows: 'To <b>allow enable land-based</b> primary production, <b>intensive primary production</b> and ancillary activities which are compatible with the primary productive purpose and predominant character and amenity of the General Rural Zone.'	Accept in part	Yes
S42.044	New Zealand Pork Industry Board	GRUZ-P5	Retain GRUZ-P5 as proposed.	Accept	No
S42.045	New Zealand Pork Industry Board	GRUZ-P7	Retain GRUZ-P7 as proposed.	Accept	No
S42.046	New Zealand Pork Industry Board	GRUZ-R1	Amend GRUZ-R1(1)(a)(v) as follows: 'v. one minor residential unit <b>or one workers' accommodation</b> per site: <b>In the case of a residential unit:</b> a. limited to a maximum gross floor area of 100m2 (exclusive of garages, and verandahs less than 20m2); and b. must share vehicle access with the principal residential unit on the site; and c. must be located no further than 50m from a principal residential unit on the site. <b>In the case of workers accommodation:</b> a. limited to a maximum gross floor area of 120m2 (exclusive of garages, and decks); and b. must share vehicle access with the principal residential unit on the site.'	Reject	No
S42.047	New Zealand Pork Industry Board	GRUZ-R3	Retain GRUZ-R3 as proposed.	Accept	No
S42.048	New Zealand Pork Industry Board	GRUZ-R8	Delete GRUZ-R8 or change activity status.	Accept in part/Reject	Yes/No
S42.049	New Zealand Pork Industry Board	GRUZ-R9	Delete GRUZ-R9 or change activity status.	Reject	No
FS27.3	Livingston Properties Limited		Disallow	Accept	
S42.050	New Zealand Pork Industry Board	GRUZ-R10	Delete GRUZ-R10 or change activity status.	Accept in part/Reject	Yes/No
FS17.102	Horticulture New Zealand		Allow	Accept in part/Reject	
S42.051	New Zealand Pork Industry Board	GRUZ-R11	Delete GRUZ-R11 or change activity status.	Accept in part/Reject	Yes/No
FS17.104	Horticulture New Zealand		Allow	Accept in part/Reject	
FS13.044	Heretaunga Tamatea Settlement Trust		Disallow	Reject/Accept	
S42.052	New Zealand Pork Industry Board	GRUZ-R14	Retain GRUZ-R14(1) Activity Status: CON Amend Matters of Control.	Reject	No

**Commented [RM6]:** Hearing Stream 6 - Right of Reply dated 9 Dec 22 - recommendation to change activity status to DIS on LUC 1-3 land as per alignment with NPS-HPL

**Commented [RM7]:** Hearing Stream 6 - Right of Reply dated 9 Dec 22 - recommendation to change activity status to DIS on LUC 1-3 land as per alignment with NPS-HPL

**Commented [RM8]:** Hearing Stream 6 - Right of Reply dated 9 Dec 22 - recommendation to change activity status to DIS on LUC 1-3 land as per alignment with NPS-HPL

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S42.053	New Zealand Pork Industry Board	GRUZ-R14	Amend GRUZ-R14(3) as follows: '3. Activity status where compliance with condition GRUZ-R14(1)(c) <b>and/or</b> GRUZ-R14(1)(a) is not achieved: DIS' Amend GRUZ-R14(4) as follows: '4. Activity status where compliance with conditions <del>GRUZ-R14(1)(a) and/or</del> GRUZ-R14(1)(d) is not achieved: NC'	Reject	No
S42.054	New Zealand Pork Industry Board	GRUZ-R16	Retain GRUZ-R16 as proposed.	Accept in part <i>(insofar as rule is retained, but amended in response to another submission)</i>	No
FS24.002	New Zealand Motor Caravan Association		Disallow I seek that the whole of this submission is disallowed. We do not support the Discretionary Activity status for camping grounds in the General Rural Zone (GRUZ).	Reject	
S42.055	New Zealand Pork Industry Board	GRUZ-S1	Delete 'Restaurants' from GRUZ-S1.	Reject	No
S42.056	New Zealand Pork Industry Board	GRUZ-S6	Delete GRUZ-S6 Trees on Boundaries.	Accept in part/Reject	Yes – clause 16(2) amendment
FS17.110	Horticulture New Zealand		Allow	Accept in part/Reject	
S42.057	New Zealand Pork Industry Board	GRUZ-S11	Amend GRUZ-S11 as follows: 'Minimum setback of buildings from any buildings or enclosure housing animals reared intensively, or from organic matter and effluent storage, treatment and utilisation associated with intensive primary production activities, is <del>200</del> <b>400</b> metres.'	Reject	No
S42.058	New Zealand Pork Industry Board	GRUZ-AM2	Delete GRUZ-AM2.	Accept in part/Reject	Yes – clause 16(2) amendment
FS17.115	Horticulture New Zealand		Allow	Accept in part/Reject	
S42.059	New Zealand Pork Industry Board	GRUZ-AM3	Retain RPROZ-AM3 as notified.	Accept	No
S42.060	New Zealand Pork Industry Board	GRUZ-AM9	Amend the assessment matters for 'Intensive Primary Production'.	Reject	No
S42.061	New Zealand Pork Industry Board	GRUZ-M3	Retain GRUZ-M3 as proposed.	Accept	No
S42.062	New Zealand Pork Industry Board	GRUZ - Principal Reasons	Retain GRUZ-Principal Reasons as proposed.	Accept	No
S42.064	New Zealand Pork Industry Board	RLZ-S6	Amend RLZ-S6 as follows: 'Minimum setback of buildings from any buildings or enclosure housing animals reared intensively, or from organic matter and effluent storage, treatment and utilisation associated with intensive primary production activities, is <del>200</del> <b>400</b> metres.'	Reject	No

**Commented [RM9]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 26 & 27 of Appendix 4) - consequential changes to recommendations

**Commented [RM10]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 26 & 27 of Appendix 4) - consequential changes to recommendations

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S42.065	New Zealand Pork Industry Board	RPROZ - Introduction	Amend paragraph 3 in RPROZ-Introduction as follows: 'The predominant land uses within this part of the rural area of the District are <b>primary production including intensive primary production, cropping, livestock farming, and horticulture (including viticulture).</b> '	Accept	Yes
FS17.118	Horticulture New Zealand		Allow	Accept	
S42.066	New Zealand Pork Industry Board	RPROZ-O1	Amend RPROZ-O1 as follows: 'The Rural Production Zone is predominantly used for primary production activities <b>including intensive primary production and ancillary activities.</b> '	Accept	Yes
S42.067	New Zealand Pork Industry Board	RPROZ-P1	Amend RPROZ -P1 as follows: 'To allow <b>enable land-based primary production, intensive primary production</b> and ancillary activities which are compatible with the primary productive purpose and predominant character and amenity of the Rural Production Zone.'	Accept	Yes
S42.068	New Zealand Pork Industry Board	RPROZ-P5	Retain RPROZ-P5 as proposed.	Accept	No
S42.069	New Zealand Pork Industry Board	RPROZ-P7	Retain RPROZ-P7 as proposed.	Accept	No
S42.070	New Zealand Pork Industry Board	RPROZ-R1	Amend RPROZ-R1(1)(a)(iii) as follows. 'iii. one minor residential unit <b>or one workers accommodation</b> per site: <b>In the case of a residential unit:</b> a. limited to a maximum gross floor area of 100m2 (exclusive of garages, and verandahs less than 20m2); and b. must share vehicle access with the principal residential unit on the site; c. and must be located no further than 25m 50m from a principal residential unit on the site. <b>In the case of workers accommodation:</b> d. limited to a maximum gross floor area of 120m2 (exclusive of garages, and decks); and e. must share vehicle access with the principal residential unit on the site.'	Reject	No
S42.071	New Zealand Pork Industry Board	RPROZ-R3	Retain RPROZ-R3 as proposed.	Accept	No
S42.072	New Zealand Pork Industry Board	RPROZ-R8	Delete RPROZ-R8 or change activity status.	Accept in part/Reject	Yes/No
FS17.141	Horticulture New Zealand		Allow	Accept in part/Reject	
S42.073	New Zealand Pork Industry Board	RPROZ-R9	Delete RPROZ-R9 or change activity status.	Reject	No
FS8.051	Silver Fern Farms Limited		Allow	Reject	
S42.074	New Zealand Pork Industry Board	RPROZ-R10	Delete RPROZ-R10 or change activity status.	Accept in part/Reject	Yes/No
FS8.052	Silver Fern Farms Limited		Allow	Accept in part/Reject	
FS17.142	Horticulture New Zealand		Allow	Accept in part/Reject	

**Commented [RM11]:** Hearing Stream 6 - Right of Reply dated 9 Dec 22 - recommendation to change activity status to DIS on LUC 1-3 land as per alignment with NPS-HPL

**Commented [RM12]:** Hearing Stream 6 - Right of Reply dated 9 Dec 22 - recommendation to change activity status to DIS on LUC 1-3 land as per alignment with NPS-HPL



Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S42.075	New Zealand Pork Industry Board	RPROZ-R11	Delete RPROZ-R11 or change activity status.	Accept in part/Reject	Yes/No
FS8.053	Silver Fern Farms Limited		Allow	Accept in part/Reject	
FS17.144	Horticulture New Zealand		Allow	Accept in part/Reject	
S42.076	New Zealand Pork Industry Board	RPROZ-R14	Retain RPROZ-R14(1) Activity Status: CON Amend Matters of Control.	Reject	No
S42.077	New Zealand Pork Industry Board	RPROZ-R14	Amend RPROZ-R14(3) as follows: 3. Activity status where compliance with condition RPROZ-R14(1)(c) and/or RPROZ-R14(1)(a) is not achieved: DIS And amend RPROZ-R14(4) as follows: 4. Activity status where compliance with conditions RPROZ-R14(1)(a) and/or RPROZ-R14(1)(d) is not achieved: NC	Reject	No
S42.078	New Zealand Pork Industry Board	RPROZ-S1	Delete 'Restaurants' from RPROZ-S1.	Reject	No
FS8.056	Silver Fern Farms Limited		Allow	Reject	
S42.079	New Zealand Pork Industry Board	RPROZ-S2	Delete RPROZ-S2 as it relates to intensive primary production.	Reject	No
S42.080	New Zealand Pork Industry Board	RPROZ-S7	Delete RPROZ-S7 Trees on Boundaries.	Accept in part/Reject	Yes – clause 16(2) amendment
S42.081	New Zealand Pork Industry Board	RPROZ-S12	Amend RPROZ-S12 as follows: Minimum setback of buildings from any buildings or enclosure housing animals reared intensively, or from organic matter and effluent storage, treatment and utilisation associated with intensive primary production activities, is 200 400 metres.	Reject	No
S42.082	New Zealand Pork Industry Board	RPROZ-AM2	Delete RPROZ-AM2 as notified.	Accept in part/Reject	Yes – clause 16(2) amendment
FS17.154	Horticulture New Zealand		Allow	Accept in part/Reject	
S42.083	New Zealand Pork Industry Board	RPROZ-AM3	Retain RPROZ-AM3 as notified.	Accept	No
S42.084	New Zealand Pork Industry Board	RPROZ-AM10	Amend the assessment matters for 'Intensive Primary Production'.	Reject	No
S42.085	New Zealand Pork Industry Board	RPROZ-M3	Retain RPROZ-M3 as proposed.	Accept	No
S42.086	New Zealand Pork Industry Board	RPROZ - Principal Reasons	Retain RPROZ-Principal Reasons as proposed.	Accept	No
FS17.155	Horticulture New Zealand		Allow	Accept	

**Commented [RM13]:** Hearing Stream 6 - Right of Reply dated 9 Dec 22 - recommendation to change activity status to DIS on LUC 1-3 land as per alignment with NPS-HPL

**Commented [RM14]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 26 & 27 of Appendix 4) - consequential changes to recommendations

**Commented [RM15]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 26 & 27 of Appendix 4) - consequential changes to recommendations

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S42.087	New Zealand Pork Industry Board	GRUZ-I2	Amend GRUZ-I2 as follows: "Protecting Rural Amenity, <del>and</del> the Quality of the Rural Environment, <b>and Primary Production Capability</b> Land-based primary production, <b>intensive primary production</b> , and other complementary rural, residential, and recreation-based activities, underpin the social, economic, and cultural wellbeing of the District (particularly for the District's rural communities), but they can also adversely affect rural environmental, cultural, and amenity values <b>or result in conflict that affects primary production capability.</b> "	Accept in part	Yes
S42.088	New Zealand Pork Industry Board	RPROZ-R16	Retain RPROZ-R16 as proposed.	Accept in part <i>(insofar as rule is retained, but amended in response to another submission)</i>	No
FS24.003	New Zealand Motor Caravan Association		Disallow I seek that the whole of this submission is disallowed, NZMCA do not support the Discretionary Activity status for camping grounds in the Rural Production Zone (RPROZ).	Reject	
S43.001	New Zealand Agricultural Aviation Association	NOISE-S5	Amend NOISE-S5(11) to unlimited days for agricultural aviation activity.	Reject	No
FS17.70	Horticulture New Zealand		Allow	Reject	
FS14.6	NZ Agricultural Aviation Association		Allow	Reject	
FS10.5	Aerospread Ltd		Allow	Reject	
S43.002	New Zealand Agricultural Aviation Association	NOISE-S5	Delete NOISE-S5(12).	Reject	No
FS14.12	NZ Agricultural Aviation Association		Allow	Reject	
FS10.10	Aerospread Ltd		Allow	Reject	
S43.003	New Zealand Agricultural Aviation Association	NOISE-S5	Amend NOISE-S5(13) as follows: "...and agricultural aviation movements <del>for up to 14 days in any calendar year.</del> "	Reject	No
FS14.15	NZ Agricultural Aviation Association		Allow	Reject	
FS17.72	Horticulture New Zealand		Allow	Reject	
FS10.12	Aerospread Ltd		Allow	Reject	
S43.004	New Zealand Agricultural Aviation Association	NOISE-S5	Amend NOISE-S5(16) as follows: "...and agricultural aviation movements <del>for up to 14 days in any calendar year.</del> "	Reject	No
FS14.20	NZ Agricultural Aviation Association		Allow	Reject	
FS17.73	Horticulture New Zealand		Allow	Reject	
FS10.16	Aerospread Ltd		Allow	Reject	
S43.005	New Zealand Agricultural Aviation Association	GRUZ-R4	Retain GRUZ-R4.	Accept in part	No
S43.006	New Zealand Agricultural Aviation Association	GRUZ-R5	Make clear that GRUZ-R5 will not apply to facilities for agricultural aviation activity ancillary to primary production activities.	Accept in part/Reject	No

**Commented [RM16]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 46-49 of Appendix 4) - consequential changes to recommendations

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
FS10.21	Aerospread Ltd		Allow	Accept in part/Reject	
FS17.99	Horticulture New Zealand		Allow	Accept in part/Reject	
FS14.26	NZ Agricultural Aviation Association		Allow	Accept in part/Reject	
S43.007	New Zealand Agricultural Aviation Association	RPROZ-R4	Retain RPROZ-R4.	Accept in part	No
S43.008	New Zealand Agricultural Aviation Association	RPROZ-R5	Make clear that RPROZ-R5 will not apply to facilities for agricultural aviation activity ancillary to primary production activities.	Accept in part/Reject	No
FS14.34	NZ Agricultural Aviation Association		Allow	Accept in part/Reject	
FS17.139	Horticulture New Zealand		Allow	Accept in part/Reject	
FS10.28	Aerospread Ltd		Allow	Accept in part/Reject	
S43.009	New Zealand Agricultural Aviation Association	HELICOPTER LANDING AREA (Definition)	Adopt the definitions used by the Civil Aviation Authority for primary and secondary operating bases, and operating areas (main base, remote base, aerodrome, airstrip, heliport, and landing zone).	Reject	No
FS17.5	Horticulture New Zealand		Allow in part Amend the definition of helicopter landing area either as sought by HortNZ's submission or use CAA terms.	Reject	
FS14.1	NZ Agricultural Aviation Association		Not stated Amend the definition of helicopter landing area either as sought by HortNZ or use CAA terms.	Reject	
FS10.1	Aerospread Ltd		Not stated Amend the definition of helicopter landing area either as sought by HortNZ or use CAA terms.	Reject	
S43.010	New Zealand Agricultural Aviation Association	NOISE-S4	Adopt the CAA definition of Day from the CAA Rule Part 1 and the daylight tables published in the NZAIP as the guide for daylight operations for agricultural aircraft operation.	Reject	No
FS17.69	Horticulture New Zealand		Allow in part Ensure that agricultural aviation activities can be undertaken in early morning and late afternoon.	Accept in part	
FS14.4	NZ Agricultural Aviation Association		Not stated Ensure that agricultural aviation activities can be undertaken in early morning and late afternoon.	Accept in part	
FS10.4	Aerospread Ltd		Not stated Ensure that agricultural aviation activities can be undertaken in early morning and late afternoon.	Accept in part	
S50.007	The Surveying Company (HB) Ltd	SUB-R5	A possible option is to amend SUB-R5(1)(a) to allow the creation of 1 lifestyle lot per 20ha up to a maximum of 5 new sites. The time provision could remain.	Reject	No
S50.008	The Surveying Company (HB) Ltd	SUB-R5	Amend SUB-R5(5)(a)(ii) to remove the requirement to amalgamate a balance lot if the balance lot is more than 12ha.	Reject	No
S50.009	The Surveying Company (HB) Ltd	SUB - Rules	Inclusion of a Farm Park option within the rural zones, similar to the Hastings District Council rules.	Reject	No
FS4.4	James Bridge		Allow	Reject	
S50.013	The Surveying Company (HB) Ltd	SUB-S2	Amend SUB-S2(4) as follows: Rural Production Zone 3. ... 4. Maximum net site area for Lifestyle Lot - 4000m <sup>2</sup> -1ha.'	Accept	Yes

**Commented [RM17]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 46-49 of Appendix 4) - consequential changes to recommendations

**Commented [RM18]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 46-49 of Appendix 4) - consequential changes to recommendations

**Commented [RM19]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 46-49 of Appendix 4) - consequential changes to recommendations

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S50.014	The Surveying Company (HB) Ltd	GRUZ-S5	Amend GRUZ-S5 to allow setbacks from internal boundaries to be 5m for residential buildings and 10m for accessory buildings.	Reject	No
FS17.108	Horticulture New Zealand		Disallow	Accept	
S50.015	The Surveying Company (HB) Ltd	RLZ-S5	Amend RLZ-S5 to allow setbacks from internal boundaries to be 5m for residential buildings and 10m for accessory buildings.	Reject	No
S50.016	The Surveying Company (HB) Ltd	RPROZ-S6	Amend RPROZ-S6 to allow setbacks from internal boundaries to be 5m for residential buildings and 10m for accessory buildings.	Reject	No
FS17.146	Horticulture New Zealand		Disallow	Accept	
S50.029	The Surveying Company (HB) Ltd	[General]	Retain general direction of the PDP to protect the District's highly productive soils. Retain the three distinct rural zones. Retain the provisions of the new Rural Lifestyle Zone.	Accept in part <i>(insofar as provisions are retained, but amended in response to other submissions)</i>	No
S50.030	The Surveying Company (HB) Ltd	SUB-S2	Retain minimum lot size for lifestyle lots at 2500m2.	Accept	No
S55.061	Heritage New Zealand Pouhere Taonga	SUB-R5	Retain SUB-R5 as notified.	Accept in part <i>(insofar as rule is retained, but amended in response to another submission)</i>	No
S57.013	Fire and Emergency New Zealand	RLR-P4	Retain RLR-P4 as notified.	Accept in part <i>(insofar as policy is retained, but amended in response to another submission)</i>	No
S57.138	Fire and Emergency New Zealand	GRUZ-P2	Retain GRUZ-P2 as notified.	Accept in part <i>(insofar as policy is retained, but amended in response to another submission)</i>	No
S57.139	Fire and Emergency New Zealand	GRUZ-PXX (new policy)	Add a new policy to the 'General Rural Zone' as follows:	Accept in part	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			'GRUZ-P10 Ensure all development and subdivision provide a suitable on-site wastewater treatment and disposal system, stormwater systems, and water supply unless an approved alternative system is available.'		
FS25.88	Federated Farmers of New Zealand		Disallow	Reject	
FS17.85	Horticulture New Zealand		Disallow Reject the submission or include as a condition of subdivision, not all rural development.	Reject	
<b>S57.140</b>	<b>Fire and Emergency New Zealand</b>	GRUZ-R1	Amend GRUZ-R1(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. ... ... <b>x. GRUZ-S15 Servicing...</b> ' And amend GRUZ-R1(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ... <b>x. GRUZ-AM13.</b> ...'	Accept	Yes
FS25.90	Federated Farmers of New Zealand		Disallow	Reject	
FS17.95	Horticulture New Zealand		Disallow	Reject	
<b>S57.141</b>	<b>Fire and Emergency New Zealand</b>	GRUZ-R2	Amend GRUZ-R2(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. ... ... <b>x. GRUZ-S15 Servicing.</b> ' And amend GRUZ-R2(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ... <b>x. GRUZ-AM13.</b> ...'	Accept	Yes
FS25.91	Federated Farmers of New Zealand		Disallow	Reject	
FS17.96	Horticulture New Zealand		Disallow	Reject	
<b>S57.142</b>	<b>Fire and Emergency New Zealand</b>	GRUZ-R3	Amend GRUZ-R3(1) as follows: '...Where the following conditions are met: a. Compliance with: i. ... ... <b>x. GRUZ-S15 Servicing...</b> ' And amend GRUZ-R3(2) as follows: '...Matters over which discretion is restricted:	Accept	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			a. Assessment matters: i. ... ... <b>x. GRUZ-AM13.</b> ...		
FS25.92	Federated Farmers of New Zealand		Disallow	Reject	
FS17.97	Horticulture New Zealand		Disallow	Reject	
S57.143	Fire and Emergency New Zealand	GRUZ-R6	Amend GRUZ-R6(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. ... ... <b>x. GRUZ-S15 Servicing...</b> And amend GRUZ-R6(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ... <b>x. GRUZ-AM13.</b> ...'	Accept	Yes
FS17.101	Horticulture New Zealand		Disallow	Reject	
S57.144	Fire and Emergency New Zealand	GRUZ-R8	Amend GRUZ-R8(1) as follows: '...Where the following conditions are met: a. ... b. ... c. Compliance with: i. ... ... <b>x. GRUZ-S15 Servicing...</b> And amend GRUZ-R8(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ... <b>x. GRUZ-AM13.</b> ...'	Accept	Yes
S57.145	Fire and Emergency New Zealand	GRUZ-R10	Amend GRUZ-R10(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. ... ... <b>x. GRUZ-S15 Servicing...</b> And amend GRUZ-R10(2) as follows: '...Matters over which discretion is restricted:	Accept	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			a. Assessment matters: i. ... ... <b>x. GRUZ-AM13.</b> ...		
FS25.93	Federated Farmers of New Zealand		Disallow	Reject	
S57.146	Fire and Emergency New Zealand	GRUZ-R11	Amend GRUZ-R11(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. ... ... <b>x. GRUZ-S15 Servicing....'</b> And amend GRUZ-R11(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ... <b>x. GRUZ-AM13.</b> ...'	Accept	Yes
S57.147	Fire and Emergency New Zealand	GRUZ-R12	Amend GRUZ-R12(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. ... ... <b>x. GRUZ-S15 Servicing....'</b> And amend GRUZ-R12(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ... <b>x. GRUZ-AM13.</b> ...'	Accept	Yes
S57.148	Fire and Emergency New Zealand	GRUZ-R12	Amend GRUZ-R12, subject to consequential amendments sought in this chapter. Add in provision for 'emergency aviation movements'.	Accept	Yes
S57.149	Fire and Emergency New Zealand	GRUZ-R14	Amend GRUZ-R14(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. ... ... <b>x. GRUZ-S15 Servicing.'</b> And amend GRUZ-R14(2) as follows:	Accept	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
.			'...Matters over which discretion is restricted: a. Assessment matters: i. ... ... x. <b>GRUZ-AM13.</b> ...'		
S57.150	Fire and Emergency New Zealand	GRUZ-S2	Amend GRUZ-S2 as follows: 'All (except frost fans) 1. Maximum height of any building(s) is 10m. <b>Note: Hose drying towers up to 15m in height are exempt from this rule...'</b>	Reject	No
S57.151	Fire and Emergency New Zealand	GRUZ-S3	Amend GRUZ-S3 as follows: 'All 1. No part of a building must exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary, except for the following: a. ... ... <b>d. Hose drying towers up to 15m in height...'</b>	Reject	No
S57.152	Fire and Emergency New Zealand	GRUZ-S4	Retain GRUZ-S4 as notified.	Accept in part (insofar as standard is retained, but amended in response to another submission)	No
S57.153	Fire and Emergency New Zealand	GRUZ-S5	Retain GRUZ-S5 as notified.	Accept in part (insofar as standard is retained, but amended in response to another submission)	No
S57.154	Fire and Emergency New Zealand	GRUZ-S8	Retain GRUZ-S8 as notified.	Accept	No
S57.155	Fire and Emergency New Zealand	GRUZ-SXX (new standard)	Add a new standard in the 'General Rural Zone' chapter as follows: <b>'GRUZ-S15 Servicing</b> <b>1. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available.</b> <b>2. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</b> <b>Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding.</b>	Accept in part	Yes



Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.'		
FS17.107	Horticulture New Zealand		Disallow	Reject	
S57.156	Fire and Emergency New Zealand	GRUZ-AMXX (new assessment matter)	Add a new assessment matter in the 'General Rural Zone' chapter as follows: 'GRUZ-AM13 Servicing 1. The provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.'	Accept in part	Yes
FS17.114	Horticulture New Zealand		Disallow	Reject	
FS25.101	Federated Farmers of New Zealand		Disallow	Reject	
S57.157	Fire and Emergency New Zealand	RLZ-P3	Amend RLZ-P3 as follows: 'To provide for home businesses, rural commercial activities, emergency service activities, visitor accommodation and educational facilities which are complementary to the rural residential use of the land and are compatible in scale with rural residential living in the zone.'	Accept	Yes
S57.158	Fire and Emergency New Zealand	RLZ-P4	Retain RLZ-P4 as notified.	Accept	No
S57.159	Fire and Emergency New Zealand	RLZ-R1	Amend RLZ-R1(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. ... ... <b>x. RLZ-S16 Servicing.'</b> And amend RLZ-R1(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ... <b>x. RLZ-AM11.</b> '	Accept	Yes
S57.160	Fire and Emergency New Zealand	RLZ-R2	Amend RLZ-R2(1) as follows: '...Where the following conditions are met: a. Compliance with: i. ... ... <b>x. RLZ-S16 Servicing.'</b> And amend RLZ-R2(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ... <b>x. RLZ-AM11.</b> '	Accept	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S57.161	Fire and Emergency New Zealand	RLZ-R4	Amend RLZ-R4(1) as follows: "...Where the following conditions are met: a. ... b. ... c. Compliance with: i. ... ... <b>x. RLZ-S16 Servicing.'</b> And amend RLZ-R4(2) as follows: "...Matters over which discretion is restricted: a. Assessment matters: i. ... ... <b>x. RLZ-AM11.</b> ... ..."	Accept	Yes
S57.162	Fire and Emergency New Zealand	RLZ-R5	Amend RLZ-R5(1) as follows: "...Where the following conditions are met: a. ... b. ... c. Compliance with: i. ... ... <b>x. RLZ-S16 Servicing.'</b> And amend RLZ-R5(2) as follows: "...Matters over which discretion is restricted: a. Assessment matters: i. ... ... <b>x. RLZ-AM11.</b> ... ..."	Accept	Yes
S57.163	Fire and Emergency New Zealand	RLZ-R6	Amend RLZ-R6(1) as follows: "...Where the following conditions are met: a. ... b. Compliance with: i. ... ... <b>x. RLZ-S16 Servicing.'</b> And amend RLZ-R6(2) as follows: "...Matters over which discretion is restricted: a. Assessment matters: i. ... ... <b>x. RLZ-AM11.</b> ... ..."	Accept	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S57.164	Fire and Emergency New Zealand	RLZ-R7	Amend RLZ-R7(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. ... ... <b>x. RLZ-S16 Servicing.'</b> And amend RLZ-R7(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ... <b>x. RLZ-AM11.</b> ...' ...'	Accept	Yes
S57.165	Fire and Emergency New Zealand	RLZ-R8	Amend RLZ-R8(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. ... ... <b>x. RLZ-S16 Servicing.'</b> And amend RLZ-R8(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ... <b>x. RLZ-AM11.</b> ...' ...'	Accept	Yes
S57.166	Fire and Emergency New Zealand	RLZ-R8	Amend RLZ-R8, subject to consequential amendments sought in this chapter. Add in provision for 'emergency aviation movements'.	Accept	Yes
S57.167	Fire and Emergency New Zealand	RLZ-S2	Amend RLZ-S2 as follows: 'All 1. Maximum height of any building(s) is 10m. Note: in all instances, height is measured from the natural ground level. <b>Hose drying towers up to 15m in height are exempt from this rule.'</b>	Reject	No
S57.168	Fire and Emergency New Zealand	RLZ-S3	Amend RLZ-S3 as follows: 'All 1. No part of a building must exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary, except for the following: ... <b>d. Hose drying towers up to 15m in height...</b> '	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S57.170	Fire and Emergency New Zealand	RLZ-S5	Retain RLZ-S5 as notified.	Accept in part <i>(insofar as standard is retained, but amended in response to another submission)</i>	No
S57.171	Fire and Emergency New Zealand	RLZ-S8	Retain RLZ-S8 as notified.	Accept	No
S57.172	Fire and Emergency New Zealand	RLZ-S10	Amend RLZ-S10 as follows: Non Residential Activities 1. ... 2. ... <b>3. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</b>	Accept	Yes
S57.173	Fire and Emergency New Zealand	RLZ-S12	Retain RLZ-S12 as notified.	Accept	No
S57.174	Fire and Emergency New Zealand	RLZ-SXX (new standard)	Add a new standard to the 'Rural Lifestyle Zone' chapter as follows: <b>'RLZ-S16 Servicing</b> <b>1. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available.</b> <b>2. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</b> <b>Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding.</b> <b>Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.'</b>	Accept in part	Yes
S57.175	Fire and Emergency New Zealand	RLZ-AMXX (new assessment matter)	Add a new assessment matter to the 'Rural Lifestyle Zone' chapter as follows: <b>'RLZ-AM11 Servicing</b> <b>1. The provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.'</b>	Accept in part	Yes
S57.176	Fire and Emergency New Zealand	RPROZ-P2	Retain RPROZ-P2 as notified.	Accept in part <i>(insofar as policy is retained, but amended in response to another submission)</i>	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S57.177	Fire and Emergency New Zealand	RPROZ-PXX (new policy)	Add a new policy to the 'Rural Production Zone' chapter as follows: <b>'RPROZ-P11 To require activities within the Rural Production Zone to be self-sufficient in the provision of on-site water supply, wastewater and stormwater disposal, unless a reticulated supply is available to connect to.'</b>	Accept in part	Yes
FS25.103	Federated Farmers of New Zealand		Disallow	Reject	
FS17.123	Horticulture New Zealand		Disallow Reject the submission or include as a condition of subdivision, not all rural development.	Reject	
S57.178	Fire and Emergency New Zealand	RPROZ-R1	Amend RPROZ-R1(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. ... ... <b>x. RPROZ-S17 Servicing....'</b> And amend RPROZ-R1(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ... <b>x. RPROZ-AM15.</b> '	Accept	Yes
FS17.135	Horticulture New Zealand		Disallow	Reject	
FS25.106	Federated Farmers of New Zealand		Disallow	Reject	
S57.179	Fire and Emergency New Zealand	RPROZ-R2	Amend RPROZ-R2(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. ... ... <b>x. RPROZ-S17 Servicing....'</b> And amend RPROZ-R2(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ... <b>x. RPROZ-AM15.</b> '	Accept	Yes
FS25.107	Federated Farmers of New Zealand		Disallow	Reject	
FS17.136	Horticulture New Zealand		Disallow	Reject	
S57.180	Fire and Emergency New Zealand	RPROZ-R3	Amend RPROZ-R3(1) as follows: '...Where the following conditions are met: a. Compliance with: i. ... ... <b>x. RPROZ-S17 Servicing....'</b> And amend RPROZ-R3(2) as follows:	Accept	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			'...Matters over which discretion is restricted: a. Assessment matters: i. ... ... <b>x. RPROZ-AM15.</b> ... '		
FS25.108	Federated Farmers of New Zealand		Disallow	Reject	
FS17.137	Horticulture New Zealand		Disallow	Reject	
<b>S57.181</b>	<b>Fire and Emergency New Zealand</b>	RPROZ-R6	Amend RPROZ-R6(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. ... ... <b>x. RPROZ-S17 Servicing...</b> And amend RPROZ-R6(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ... <b>x. RPROZ-AM15.</b> ... '	Accept	Yes
FS25.109	Federated Farmers of New Zealand		Disallow	Reject	
FS17.140	Horticulture New Zealand		Disallow	Reject	
<b>S57.182</b>	<b>Fire and Emergency New Zealand</b>	RPROZ-R8	Amend RPROZ-R8(1) as follows: '...Where the following conditions are met: a. ... b. ... c. Compliance with: i. ... ... <b>x. RPROZ-S17 Servicing...</b> And amend RPROZ-R8(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ... <b>x. RPROZ-AM15.</b> ... '	Accept	Yes
FS25.110	Federated Farmers of New Zealand		Disallow	Reject	
<b>S57.183</b>	<b>Fire and Emergency New Zealand</b>	RPROZ-R9	Amend RPROZ-R9(1) as follows: '...Where the following conditions are met: a. ... b. ... c. Compliance with:	Accept	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			i. ... ... <b>x. RPROZ-S17 Servicing....'</b> And amend RPROZ-R9(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ... <b>x. RPROZ-AM15.</b> '		
FS25.111	Federated Farmers of New Zealand		Disallow	Reject	
S57.184	Fire and Emergency New Zealand	RPROZ-R10	Amend RPROZ-R10(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. ... ... <b>x. RPROZ-S17 Servicing....'</b> And amend RPROZ-R10(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ... <b>x. RPROZ-AM15.</b> '	Accept	Yes
FS25.112	Federated Farmers of New Zealand		Disallow	Reject	
S57.185	Fire and Emergency New Zealand	RPROZ-R11	Amend RPROZ-R11(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. ... ... <b>x. RPROZ-S17 Servicing....'</b> And amend RPROZ-R11(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ... <b>x. RPROZ-AM15.</b> '	Accept	Yes
FS25.113	Federated Farmers of New Zealand		Disallow	Reject	
S57.186	Fire and Emergency New Zealand	RPROZ-R12	Amend RPROZ-R12(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. ...	Accept	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			<p>...  <b>x. RPROZ-S17 Servicing....'</b>            And amend RPROZ-R12(2) as follows:            '...Matters over which discretion is restricted:            a. Assessment matters:            i. ...            ...  <b>x. RPROZ-AM15.</b>            ...'</p>		
FS25.114	Federated Farmers of New Zealand		Disallow	Reject	
S57.187	Fire and Emergency New Zealand	RPROZ-R12	Amend RPROZ-R12, subject to consequential amendments sought in this chapter. Add in provision for 'emergency aviation movements'.	Accept	Yes
S57.188	Fire and Emergency New Zealand	RPROZ-R14	Amend RPROZ-R14(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. ... ... <b>x. RPROZ-S17 Servicing....'</b> And amend RPROZ-R14(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ... <b>x. RPROZ-AM15.</b> ...'	Accept	Yes
FS25.115	Federated Farmers of New Zealand		Disallow	Reject	
S57.189	Fire and Emergency New Zealand	RPROZ-S3	Amend RPROZ-S3 as follows: 'All (except for frost fans) 1. Maximum height of any building(s) is 10m. <b>Note: Hose drying towers up to 15m in height are exempt from this rule....'</b>	Reject	No
S57.190	Fire and Emergency New Zealand	RPROZ-S4	Amend RPROZ-S4 as follows: 'All 1. No part of a building must exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary, except for the following: a. ... ... <b>d. Hose drying towers up to 15m in height....'</b>	Reject	No
S57.191	Fire and Emergency New Zealand	RPROZ-S5	Retain RPROZ-S5 as notified.	Accept in part (insofar as standard is retained, but amended in	No



Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation <i>(response to another submission)</i>	Amendments to Proposed Plan?
.					
S57.192	Fire and Emergency New Zealand	RPROZ-S6	Retain RPROZ-S6 as notified.	Accept in part <i>(insofar as standard is retained, but amended in response to another submission)</i>	No
.					
S57.193	Fire and Emergency New Zealand	RPROZ-S9	Retain RPROZ-S9 as notified.	Accept	No
.					
S57.194	Fire and Emergency New Zealand	RPROZ-SXX (new standard)	Add a new standard to the 'Rural Production Zone' chapter as follows: <b>'RPROZ-S17 Servicing</b> <b>1. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available.</b> <b>2. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</b> <b>Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding.</b> <b>Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.'</b>	Accept in part	Yes
FS17.145	Horticulture New Zealand		Disallow	Reject	
S57.195	Fire and Emergency New Zealand	RPROZ-AMXX (new assessment matter)	Add a new assessment matter to the 'Rural Production Zone' chapter as follows: <b>'RPROZ-AM15 Servicing</b> <b>1. The provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008'</b>	Accept in part	Yes
FS25.129	Federated Farmers of New Zealand		Disallow	Reject	
FS17.153	Horticulture New Zealand		Disallow	Reject	
S57.264	Fire and Emergency New Zealand	GRUZ-R9	Amend GRUZ-R9(1) as follows: '...Where the following conditions are met: a. ... b. ... c. Compliance with: i. ... ... x. <b>GRUZ-S15 Servicing...</b> ' And amend GRUZ-R9(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ...'	Accept	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			x. GRUZ-AM13. ...		
S58.001	Josh and Suzie Calder	GRUZ-R5	Delete all the permitted activity conditions (being conditions a - f) of GRUZ-R5(1). Make all other necessary adjustments to the Plan in order to give effect to this.	Accept in part/Reject	Yes/No
FS25.100	Federated Farmers of New Zealand		Allow in part	Accept in part	Yes
FS10.22	Aerospread Ltd		Not stated Amend the rule framework to make a clear distinction between rural airstrips and helicopter landing areas used intermittently for agricultural aviation ancillary to primary production activities and facilities that are used on a regular basis	Accept in part	Yes
FS14.27	NZ Agricultural Aviation Association		Not stated Amend the rule framework to make a clear distinction between rural airstrips and helicopter landing areas used intermittently for agricultural aviation ancillary to primary production activities and facilities that are used on a regular basis	Accept in part	Yes
S58.002	Josh and Suzie Calder	RPROZ-R5	Delete all the permitted activity conditions (being conditions a - f) of RPROZ-R5(1). Make all other necessary adjustments to the Plan in order to give effect to this.	Accept in part/Reject	Yes/No
FS2.3	Jill Fraser		Disallow	Accept in part	No
FS14.35	NZ Agricultural Aviation Association		Not stated Amend the rule framework to make a clear distinction between rural airstrips and helicopter landing areas used intermittently for agricultural aviation ancillary to primary production activities and facilities that are used on a regular basis	Accept in part	Yes
FS10.29	Aerospread Ltd		Not stated Amend the rule framework to make a clear distinction between rural airstrips and helicopter landing areas used intermittently for agricultural aviation ancillary to primary production activities and facilities that are used on a regular basis	Accept in part	Yes
S58.003	Josh and Suzie Calder	NOISE-S5	Remove NOISE-S5(11) & (12) and simply make 'Agricultural Aviation Movements' exempt. Make all other necessary adjustments to the Plan in order to give effect to this.	Reject	No
FS14.7	NZ Agricultural Aviation Association		Allow	Reject	
FS10.6	Aerospread Ltd		Allow	Reject	
S58.004	Josh and Suzie Calder	RURAL AIRSTRIP (Definition)	Amend definition to ensure that the definition of 'Rural Airstrip' includes airstrips from which aircraft involved in agricultural aviation fly from and to at the start and finish of each working day. Make all other necessary adjustments to the Plan in order to give effect to this.	Accept in part/Reject	Yes/No
FS14.2	NZ Agricultural Aviation Association		Disallow	Accept in part	
FS10.2	Aerospread Ltd		Disallow	Accept in part	
S73.005	Ministry of Education	NOISE SENSITIVE ACTIVITY (Definition)	Retain definition of 'Noise Sensitive Activity' as proposed.	Accept	No
S73.006	Ministry of Education	SENSITIVE ACTIVITY (Definition)	Retain definition of 'Sensitive Activity' as proposed.	Accept in part (insofar as definition is retained, but amended in response to another submission)	No

**Commented [RM20]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 46-49 of Appendix 4) - consequential changes to recommendations

**Commented [RM21]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 46-49 of Appendix 4) - consequential changes to recommendations

**Commented [RM22]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 46-49 of Appendix 4) - consequential changes to recommendations

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
FS24.005	New Zealand Motor Caravan Association		Allow I seek that the whole of this submission be allowed and the definition of "sensitive activity" is retained as proposed.	Reject	
S73.018	Ministry of Education	GRUZ-O2	Retain GRUZ-O2 as proposed.	Accept in part <i>(insofar as objective is retained, but amended in response to another submission)</i>	No
S73.019	Ministry of Education	GRUZ-P2	Retain GRUZ-P2 as proposed.	Accept in part <i>(insofar as policy is retained, but amended in response to another submission)</i>	No
S73.020	Ministry of Education	GRUZ-R11	Amend GRUZ-R11(1)(a) as follows: '1. Activity Status: PER Where the following conditions are met: a) Limited to <del>300</del> 300m <sup>2</sup> gross floor area. b) ...' And amend GRUZ-R11(2) as follows: '2. Activity status where <b>gross floor area is 300-500m<sup>2</sup> and/or</b> compliance with condition GRUZ-R11(1)(b) is not achieved: RDIS ...' And amend GRUZ-R11(3) as follows: '3. Activity status <b>where gross floor area is over 500m<sup>2</sup> and/or</b> where compliance with condition <del>GRUZ-R11(1)(a) and/or</del> GRUZ-R11(1)(c) is not achieved: DIS' ...	Accept in part	Yes
FS13.045	Heretaunga Tamatea Settlement Trust		Allow	Accept in part	
FS17.105	Horticulture New Zealand		Disallow	Accept in part	
S73.021	Ministry of Education	RLZ-P3	Retain RLZ-P3 as proposed.	Accept <i>(insofar as policy is retained, but amended in response to another submission)</i>	No
S73.022	Ministry of Education	RLZ-P7	Amend RLZ-P7 as follows: 'To <b>enable limit the scale</b> of Community Facilities and Educational Facilities in the Rural Lifestyle Zone to <b>in a way which that maintains the character and amenity of the zone while providing for social infrastructure.</b> '	Accept in part	Yes
S73.023	Ministry of Education	RLZ-R7	Amend RLZ-R7(1)(a) as follows: '1. Activity Status: PER Where the following conditions are met: a) Limited to <del>200</del> 200m <sup>2</sup> gross floor area. b) ...'	Accept	Yes

**Commented [RM23]:** Hearing Stream 6 - Right of Reply dated 9 Dec 22 - recommendation remains the same even though revised recommendation is to change activity status to DIS on LUC 1-3 land as per alignment with NPS-HPL

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S73.024	Ministry of Education	RPROZ-O4	Retain RPROZ-O4 as proposed.	Accept in part <i>(insofar as objective is retained, but amended in response to another submission)</i>	No
S73.025	Ministry of Education	RPROZ-R11	Amend RPROZ-R11(1)(a) as follows: '1. Activity Status: PER Where the following conditions are met: a) Limited to 200100m2 gross floor area. b) ...'	Accept in part	Yes
FS8.054	Silver Fern Farms Limited		Disallow	Reject	
FS17.143	Horticulture New Zealand		Disallow	Reject	
S73.035	Ministry of Education	GRUZ-AM8	Retain GRUZ-AM8 as proposed.	Accept in part <i>(insofar as matter is retained, but amended in response to another submission)</i>	No
FS17.116	Horticulture New Zealand		Allow in part Accept HortNZ submission to amend GRUZ-AM8 in the General Rural Zone.	Accept in part	
S73.036	Ministry of Education	RPROZ-AM9	Retain RPROZ-AM9 as proposed.	Accept in part <i>(insofar as matter is retained, but amended in response to another submission)</i>	No
S73.037	Ministry of Education	RLZ-AM9	Retain RLZ-AM9 as proposed.	Accept	No
S76.001	Ballance Agri-Nutrients Limited	NOISE-S5	Amend NOISE-S5(11) and (12) as follows: 'Agricultural Aviation Movements 11. Exempt for up to 14 days in any calendar year. 12. Otherwise, must comply with the noise limits as for rural airstrips (NOISE-S5(13), (14) & (15)) and helicopter landing areas (NOISE-S5(16), (17) & (18)).'	Reject	No
FS14.8	NZ Agricultural Aviation Association		Allow	Reject	
FS10.7	Aerospread Ltd		Allow	Reject	
S76.002	Ballance Agri-Nutrients Limited	NOISE-S5	Amend NOISE-S5(13) as follows: 'Rural Airstrips 13. The day-night average sound level (Ldn) generated by aircraft movements (excluding emergency aviation movements, and agricultural aviation movements for up to 14 days in any calendar year) must not exceed 55 dB Ldn, measured at the notional boundary	Reject	No

**Commented [RM24]:** Hearing Stream 6 - Right of Reply dated 9 Dec 22 - recommendation to change gross floor area remains but recommendation to change activity status to DIS on LUC 1-3 land as per alignment with NPS-HPL

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			of any building containing a noise sensitive activity on a separate site under different ownership in the General Rural and Rural Production Zones, or at the boundary of any site containing a noise sensitive activity in all other zones.'		
FS10.13	Aerospread Ltd		Allow	Reject	
FS14.16	NZ Agricultural Aviation Association		Allow	Reject	
S76.003	Ballance Agri-Nutrients Limited	NOISE-S5	Amend NOISE-S5(16) as follows: 'Helicopter Landing Areas 16. The day-night average sound level (Ldn) generated by helicopter movements (excluding emergency aviation movements, and agricultural aviation movements for up to 14 days in any calendar year) must not exceed 50 dB Ldn measured at the notional boundary of any building containing a noise sensitive activity on a separate site under different ownership in the General Rural and Rural Production Zones, or at the boundary of any site containing a noise sensitive activity in all other zones.'	Reject	No
FS14.21	NZ Agricultural Aviation Association		Allow	Reject	
FS10.17	Aerospread Ltd		Allow	Reject	
S76.004	Ballance Agri-Nutrients Limited	GRUZ-R4	Retain GRUZ-R4.	Accept in part	No
S76.005	Ballance Agri-Nutrients Limited	GRUZ-R5	Amend GRUZ-R5 to clarify that the rule will not apply to facilities for agricultural aviation movements ancillary to primary production activities.	Accept in part/Reject	No
FS14.28	NZ Agricultural Aviation Association		Not stated Amend the rule framework to make a clear distinction between rural airstrips and helicopter landing areas used intermittently for agricultural aviation ancillary to primary production activities and facilities that are used on a regular basis	Accept in part	
FS10.23	Aerospread Ltd		Not stated Amend the rule framework to make a clear distinction between rural airstrips and helicopter landing areas used intermittently for agricultural aviation ancillary to primary production activities and facilities that are used on a regular basis	Accept in part	
S76.006	Ballance Agri-Nutrients Limited	RPROZ-R4	Retain RPROZ-R4.	Accept in part	No
S76.007	Ballance Agri-Nutrients Limited	RPROZ-R5	Amend RPROZ-R5 to clarify that the rule will not apply to facilities for agricultural aviation movements ancillary to primary production activities.	Accept in part/Reject	No
FS14.36	NZ Agricultural Aviation Association		Not stated Amend the rule framework to make a clear distinction between rural airstrips and helicopter landing areas used intermittently for agricultural aviation ancillary to primary production activities and facilities that are used on a regular basis	Accept in part	
FS10.30	Aerospread Ltd		Not stated Amend the rule framework to make a clear distinction between rural airstrips and helicopter landing areas used intermittently for agricultural aviation ancillary to primary production activities and facilities that are used on a regular basis	Accept in part	
S78.004	Waka Kotahi NZ Transport Agency	NOISE SENSITIVE ACTIVITY (Definition)	Retain definition of 'Noise Sensitive Activity' as written.	Accept	No
FS11.001	The Ministry of Education		Allow	Accept	
S79.013	Transpower New Zealand Ltd	SENSITIVE ACTIVITY (Definition)	Amend the definition of 'Sensitive Activity' as follows: 'activities which are sensitive to noise, dust, the use and storage of hazardous substances, spray residue, odour or visual effects of nearby activities. Includes residential activities, marae, urupā, visitor accommodation, rest homes, retirement villages, day care facilities.'	Accept in part	Yes

**Commented [RM25]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 46-49 of Appendix 4) - consequential changes to recommendations

**Commented [RM26]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 46-49 of Appendix 4) - consequential changes to recommendations

**Commented [RM27]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 46-49 of Appendix 4) - consequential changes to recommendations

**Commented [RM28]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 46-49 of Appendix 4) - consequential changes to recommendations

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			educational facilities and hospitals.' Alternately, Transpower would support a definition that is specific to the National Grid.		
FS6.4	NZ Pork Industry Board		Allow in part	Accept in part	
FS17.10	Horticulture New Zealand		Allow in part Amend the definition of sensitive activities and include a separate definition for sensitive activities in the National Grid Yard to be consistent with the NPSET.	Accept in part	No
FS23.114	Kāinga Ora - Homes and Communities		Allow in part	Accept in part	
S79.016	Transpower New Zealand Ltd	RLR-P4	Amend RLR-P4 as follows: 'To provide for a wide range of activities to establish, which complement the resources of the rural area, provided that they do not <b>unduly</b> compromise the primary production role and associated amenity of the rural land resource, particularly in the Rural Production Zone, <b>recognising that some non-primary production activities are more appropriately located within a rural location.</b> '	Accept in part	Yes
FS17.16	Horticulture New Zealand		Allow in part Amend RLR-P4 as sought by HortNZ.	Accept in part	
S79.095	Transpower New Zealand Ltd	GRUZ - General Rural Zone	Merge, relocate and renumber the relevant National Grid rules contained in the 'GRUZ - General Rural Zone' chapter to the 'NU - Network Utilities' chapter, as follows: <b>'NU-xx National Grid Yard Buildings, structures and activities within the National Grid Yard – PER 1. Activity Status: PER Where the following conditions are met: a. Compliance with GRUZ-S13 (setbacks from National Grid). 2. Activity status where compliance with GRUZ-S13 (setbacks from National Grid) is not achieved: NC NU-xy National Grid Yard Buildings, structures, and activities within the National Grid Yard – NC 1. Activity Status: NC Where: a. Compliance is not achieved with GRUZ-S13 (setbacks from National Grid); or b. The building or structure is not provided for within NU-xx. c. Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard d. Any change of use of an existing building to a sensitive land use within the National Grid Yard e. The establishment of any new sensitive land use within the National Grid Yard f. Any new hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centre line of a National Grid Transmission Line g. Dairy/milking sheds (excluding accessory structures and buildings), commercial glass houses, PSA structures or buildings for intensive primary production within the National Grid Yard.'</b> And 'GRUZ-S13 Setback from National Grid Yard and National Grid Substation Sensitive Activities 1. Minimum setback of buildings and structures from the designated boundary of a National Grid substation is 25m. All Buildings and Structures 2. Under the National Grid conductors (wires): a. on all sites within any part of the National Grid Yard, all buildings and structures must: i. if for an existing sensitive activity, not involve an increase in the building height or footprint where alterations and additions to existing buildings occur; or ii. be a fence less than 2.5m high; or iii. be an uninhabitable farm building or structure for primary production activities (but not a milking/dairy shed (excluding ancillary structures), enclosed protective canopies made from impermeable material, commercial greenhouses, or intensive primary production buildings); or	Accept in part	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			<p>iv. be an uninhabited horticultural building or structure (but not a commercial greenhouse).</p> <p>b. all buildings or structures permitted by a. must comply with the following conditions:</p> <p>i. demonstrate that safe electrical clearance distances required by NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances are maintained under all National Grid line operating conditions.</p> <p>ii. not permanently physically impede existing vehicular access to a National Grid support structure.</p> <p>3. Around National Grid support structures: buildings and structures permitted under clause 2 above must be set back at least 12m from <del>atower, or 8m from a pole, forming part of a</del> National Grid support structure, except where the building or structure is:</p> <p>a. a fence less than 2.5m in height and more than 5m from the nearest National Grid support structure foundation; or</p> <p>b. an artificial crop protection structure or crop support structure between 8m and 12m from a pole support structure and any associated stay wire, that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p>ii. is no more than 2.5m high;</p> <p>iii. is removable or temporary, to allow a clear working space 12 metres from the pole when necessary for maintenance and emergency repair purposes; and</p> <p>iv. allows all-weather access to the pole and a sufficient area for maintenance equipment, including a crane; or</p> <p>c. a horticultural structure for which Transpower has given written approval in accordance with clause 2.4.1 of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances to be located within 12m of a tower or 8m of a pole support structure.'</p>		
FS17.79	Horticulture New Zealand		Allow in part Retain rule and standards in the relevant zone sections of the Plan. Reject submission points to amend GRUZ-S13 to delete setback of 8m from a pole. Remove reference to PSA Structures in GRUZ-S13 (or its replacement)	Accept in part	
FS25.87	Federated Farmers of New Zealand		Disallow	Accept in part	
FS23.132	Kāinga Ora - Homes and Communities		Disallow	Accept in part	
S79.096	Transpower New Zealand Ltd	GRUZ-P2	Amend GRUZ-P2 as follows: 'To allow activities of a limited scale (such as Network Utilities) which support the function and wellbeing of rural communities and/or enjoyment of the rural environment, and contribute to the vitality and resilience of the District's economy, <del>where adverse effects are avoided, remedied or mitigated.</del> '	Reject	No
FS17.90	Horticulture New Zealand		Disallow	Accept	
S79.097	Transpower New Zealand Ltd	GRUZ - Rules	Add to following to the 'GRUZ - Rules' introductory statement: '... <b>Rules for activities within the National Grid Yard within the General Rural Zone are contained in the Network Utilities (NU) Chapter.</b> '	Reject	No
FS17.92	Horticulture New Zealand		Allow in part Retain rule and standards in the relevant zone sections of the Plan.	Accept	
FS23.133	Kāinga Ora - Homes and Communities		Disallow	Accept	
S79.098	Transpower New Zealand Ltd	GRUZ-R1	Amend GRUZ-R1 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. ... ... <del>d. Compliance with GRUZ-S13 (setbacks from National Grid);</del> ...'	Reject	No
FS25.94	Federated Farmers of New Zealand		Disallow	Accept	
FS23.134	Kāinga Ora - Homes and Communities		Disallow	Accept	

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S79.099	Transpower New Zealand Ltd	GRUZ-R2	Amend GRUZ-R2 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. ... ... d. <del>Compliance with GRUZ-S13 (setbacks from National Grid).</del> ...	Reject	No
FS25.95	Federated Farmers of New Zealand		Disallow	Accept	
FS23.135	Kāinga Ora - Homes and Communities		Disallow	Accept	
S79.100	Transpower New Zealand Ltd	GRUZ-R3	Amend GRUZ-R3 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. ... ... e. <del>Compliance with GRUZ-S13 (setbacks from National Grid).</del> ...	Reject	No
FS25.96	Federated Farmers of New Zealand		Disallow	Accept	
FS23.136	Kāinga Ora - Homes and Communities		Disallow	Accept	
S79.101	Transpower New Zealand Ltd	GRUZ-R5	Amend GRUZ-R5 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. ... ... f. <del>Compliance with GRUZ-S13 (setbacks from National Grid).</del> ...	Reject	No
FS23.137	Kāinga Ora - Homes and Communities		Disallow	Accept	
FS25.97	Federated Farmers of New Zealand		Disallow	Accept	
S79.102	Transpower New Zealand Ltd	GRUZ-R6	Amend GRUZ-R6 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. ... ... d. <del>Compliance with GRUZ-S13 (setbacks from National Grid).</del> ...	Reject	No
FS23.138	Kāinga Ora - Homes and Communities		Disallow	Accept	
S79.103	Transpower New Zealand Ltd	GRUZ-R7	Amend GRUZ-R7 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. ... ... d. <del>Compliance with GRUZ-S13 (setbacks from National Grid).</del> ...	Reject	No



Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
FS23.139	Kāinga Ora - Homes and Communities		Disallow	Accept	
<b>S79.104</b>	<b>Transpower New Zealand Ltd</b>	GRUZ-R8	Amend GRUZ-R8 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. ... ... e. <del>Compliance with GRUZ-S13 (setbacks from National Grid).</del> ...	Reject	No
FS23.140	Kāinga Ora - Homes and Communities		Disallow	Accept	
<b>S79.105</b>	<b>Transpower New Zealand Ltd</b>	GRUZ-R9	Amend GRUZ-R9 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. ... ... e. <del>Compliance with GRUZ-S13 (setbacks from National Grid).</del> ...	Reject	No
FS25.98	Federated Farmers of New Zealand		Disallow	Accept	
FS23.141	Kāinga Ora - Homes and Communities		Disallow	Accept	
<b>S79.106</b>	<b>Transpower New Zealand Ltd</b>	GRUZ-R10	Amend GRUZ-R10 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. ... ... d. <del>Compliance with GRUZ-S13 (setbacks from National Grid).</del> ...	Reject	No
FS23.142	Kāinga Ora - Homes and Communities		Disallow	Accept	
<b>S79.107</b>	<b>Transpower New Zealand Ltd</b>	GRUZ-R11	Amend GRUZ-R11 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. ... ... d. <del>Compliance with GRUZ-S13 (setbacks from National Grid).</del> ...	Reject	No
FS3.024	First Gas Limited		Allow	Accept	
FS23.143	Kāinga Ora - Homes and Communities		Disallow	Accept	
<b>S79.108</b>	<b>Transpower New Zealand Ltd</b>	GRUZ-R12	Amend GRUZ-R12 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. ... ... d. <del>Compliance with GRUZ-S13 (setbacks from National Grid).</del> ...	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
FS23.144	Kāinga Ora - Homes and Communities		Disallow	Accept	
S79.109	Transpower New Zealand Ltd	GRUZ-R14	Amend GRUZ-R14 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: CON Where the following conditions are met: a. ... .... d. Compliance with GRUZ-S13 (setbacks from National Grid). ...' ...	Reject	No
FS23.145	Kāinga Ora - Homes and Communities		Disallow	Accept	
S79.110	Transpower New Zealand Ltd	GRUZ-S13	Delete GRUZ-S13 (as part of relocating as a new amended standard in the 'NU - Network Utilities' chapter).	Reject	No
FS25.99	Federated Farmers of New Zealand		Disallow	Accept	
S79.111	Transpower New Zealand Ltd	RPROZ - Rural Production Zone	Merge, relocate and renumber the relevant National Grid rules contained in the 'RPROZ - Rural Production Zone' chapter to the 'NU - Network Utilities' chapter, as follows: <b>'NU-xx National Grid Yard</b> <b>Buildings, structures and activities within the National Grid Yard – PER</b> 1. Activity Status: PER Where the following conditions are met: a. Compliance with RPROZ-S13 (setbacks from National Grid). 2. Activity status where compliance with RPROZ-S15 (setbacks from National Grid) is not achieved: NC <b>NU-xy National Grid Yard</b> <b>Buildings, structures, and activities within the National Grid Yard – NC</b> 1. Activity Status: NC Where: a. Compliance is not achieved with RPROZ-S15 (setbacks from National Grid); or b. The building or structure is not provided for within NU-xx. c. Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard d. Any change of use of an existing building to a sensitive land use within the National Grid Yard e. The establishment of any new sensitive land use within the National Grid Yard f. Any new hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centre line of a National Grid Transmission Line g. Dairy/milking sheds (excluding accessory structures and buildings), commercial glass houses, PSA structures or buildings for intensive primary production within the National Grid Yard.' And 'RROZ-S15 Setback from National Grid Yard and National Grid Substation Sensitive Activities 1. Minimum setback of buildings and structures from the designated boundary of a National Grid substation is 25m. All Buildings and Structures 2. Under the National Grid conductors (wires): a. on all sites within any part of the National Grid Yard, all buildings and structures must: i. if for an existing sensitive activity, not involve an increase in the building height or footprint where alterations and additions to existing buildings occur; or ii. be a fence less than 2.5m high; or iii. be an uninhabitable farm building or structure for primary production activities (but not a milking/dairy shed (excluding ancillary structures), enclosed protective canopies made from impermeable material, commercial greenhouses, or intensive primary production buildings); or	Accept in part	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			<p>iv. be an uninhabited horticultural building or structure (but not a commercial greenhouse);</p> <p>b. all buildings or structures permitted by a. must comply with the following conditions:</p> <p>i. demonstrate that safe electrical clearance distances required by NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances are maintained under all National Grid line operating conditions.</p> <p>ii. not permanently physically impede existing vehicular access to a National Grid support structure.</p> <p>3. Around National Grid support structures: buildings and structures permitted under clause 2 above must be set back at least 12m from <del>atower, or 8m from a pole, forming part of a</del> National Grid support structure, except where the building or structure is:</p> <p>a. a fence less than 2.5m in height and more than 5m from the nearest National Grid support structure foundation; or</p> <p>b. an artificial crop protection structure or crop support structure between 8m and 12m from a pole support structure and any associated stay wire, that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p>ii. is no more than 2.5m high;</p> <p>iii. is removable or temporary, to allow a clear working space 12 metres from the pole when necessary for maintenance and emergency repair purposes; and</p> <p>iv. allows all-weather access to the pole and a sufficient area for maintenance equipment, including a crane; or</p> <p>c. a horticultural structure for which Transpower has given written approval in accordance with clause 2.4.1 of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances to be located within 12m of a tower or 8m of a pole support structure.'</p>		
FS25.102	Federated Farmers of New Zealand		Allow in part	Accept in part	
FS17.117	Horticulture New Zealand		Allow in part Retain rule and standards in the relevant zone sections of the Plan. Reject submission points to amend RPROZ-S15 to delete setback of 8m from a pole. Remove reference to PSA Structures in RPROZ-S15 (or its replacement)	Accept in part	
FS23.146	Kāinga Ora - Homes and Communities		Disallow	Accept in part	
S79.112	Transpower New Zealand Ltd	RPROZ-P2	Amend RPROZ-P2 as follows: 'To allow activities of a <del>limited scale (such as Network Utilities)</del> which support the function and wellbeing of rural communities and/or enjoyment of the rural environment, and contribute to the vitality and resilience of the District's economy, <del>where adverse effects are avoided, remedied or mitigated.</del> '	Reject	No
FS17.128	Horticulture New Zealand		Disallow	Accept	
FS23.147	Kāinga Ora - Homes and Communities		Disallow	Accept	
S79.113	Transpower New Zealand Ltd	RPROZ - Rules	Add to following to the 'RPROZ - Rules' introductory statement: '... <b>Rules for activities within the National Grid Yard within the Rural Production Zone are contained in the Network Utilities (NU) Chapter.</b> '	Reject	No
FS23.148	Kāinga Ora - Homes and Communities		Disallow	Accept	
FS25.104	Federated Farmers of New Zealand		Allow in part	Accept	
S79.114	Transpower New Zealand Ltd	RPROZ-R1	Amend RPROZ-R1 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. ... ... <del>d. Compliance with RPROZ-S15 (setbacks from National Grid).</del> ... '	Reject	No
FS25.116	Federated Farmers of New Zealand		Disallow	Accept	

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
FS23.149	Kāinga Ora - Homes and Communities		Disallow	Accept	
<b>S79.115</b>	<b>Transpower New Zealand Ltd</b>	RPROZ-R2	Amend RPROZ-R2 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. ... ... <del>d. Compliance with RPROZ-S15 (setbacks from National Grid).</del> ... '	Reject	No
FS25.117	Federated Farmers of New Zealand		Disallow	Accept	
FS23.150	Kāinga Ora - Homes and Communities		Disallow	Accept	
<b>S79.116</b>	<b>Transpower New Zealand Ltd</b>	RPROZ-R3	Amend RPROZ-R3 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. ... ... <del>e. Compliance with RPROZ-S15 (setbacks from National Grid).</del> ... '	Reject	No
FS25.118	Federated Farmers of New Zealand		Disallow	Accept	
FS23.151	Kāinga Ora - Homes and Communities		Disallow	Accept	
<b>S79.117</b>	<b>Transpower New Zealand Ltd</b>	RPROZ-R5	Amend RPROZ-R5 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. ... ... <del>f. Compliance with RPROZ-S15 (setbacks from National Grid).</del> ... '	Reject	No
FS25.119	Federated Farmers of New Zealand		Disallow	Accept	
FS23.152	Kāinga Ora - Homes and Communities		Disallow	Accept	
<b>S79.118</b>	<b>Transpower New Zealand Ltd</b>	RPROZ-R6	Amend RPROZ-R6 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. ... ... <del>d. Compliance with RPROZ-S15 (setbacks from National Grid).</del> ... '	Reject	No
FS25.120	Federated Farmers of New Zealand		Disallow	Accept	
FS23.153	Kāinga Ora - Homes and Communities		Disallow	Accept	
<b>S79.119</b>	<b>Transpower New Zealand Ltd</b>	RPROZ-R7	Amend RPROZ-R7 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met:	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			a. ... ... <del>d. Compliance with RPROZ-S15 (setbacks from National Grid).</del> ...		
FS25.121	Federated Farmers of New Zealand		Disallow	Accept	
S79.120	Transpower New Zealand Ltd	RPROZ-R8	Amend RPROZ-R8 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): "1. Activity Status: PER Where the following conditions are met: a. ... ... <del>e. Compliance with RPROZ-S15 (setbacks from National Grid).</del> ..."	Reject	No
FS25.122	Federated Farmers of New Zealand		Disallow	Accept	
S79.121	Transpower New Zealand Ltd	RPROZ-R9	Amend RPROZ-R9 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): "1. Activity Status: PER Where the following conditions are met: a. ... ... <del>e. Compliance with RPROZ-S15 (setbacks from National Grid).</del> ..."	Reject	No
FS25.123	Federated Farmers of New Zealand		Disallow	Accept	
FS23.154	Kāinga Ora - Homes and Communities		Disallow	Accept	
S79.122	Transpower New Zealand Ltd	RPROZ-R10	Amend RPROZ-R10 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): "1. Activity Status: PER Where the following conditions are met: a. ... ... <del>d. Compliance with RPROZ-S15 (setbacks from National Grid).</del> ..."	Reject	No
FS23.155	Kāinga Ora - Homes and Communities		Disallow	Accept	
FS25.124	Federated Farmers of New Zealand		Disallow	Accept	
S79.123	Transpower New Zealand Ltd	RPROZ-R11	Amend RPROZ-R11 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): "1. Activity Status: PER Where the following conditions are met: a. ... ... <del>d. Compliance with RPROZ-S15 (setbacks from National Grid).</del> ..."	Reject	No
FS25.125	Federated Farmers of New Zealand		Disallow	Accept	
FS23.156	Kāinga Ora - Homes and Communities		Disallow	Accept	

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S79.124	Transpower New Zealand Ltd	RPROZ-R12	Amend RPROZ-R12 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): *1. Activity Status: PER Where the following conditions are met: a. ... ... <del>d. Compliance with RPROZ-S15 (setbacks from National Grid).</del> ...	Reject	No
FS25.126	Federated Farmers of New Zealand		Disallow	Accept	
FS23.157	Kāinga Ora - Homes and Communities		Disallow	Accept	
S79.125	Transpower New Zealand Ltd	[General]	Amend RPROZ-R14 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): *1. Activity Status: CON Where the following conditions are met: a. ... ... <del>d. Compliance with RPROZ-S15 (setbacks from National Grid).</del> ...	Reject	No
FS23.131	Kāinga Ora - Homes and Communities		Disallow	Accept	
FS17.75	Horticulture New Zealand		Allow in part Ensure that provisions for the National Grid are clear, certain and accessible to plan users.	Accept	
S79.126	Transpower New Zealand Ltd	RPROZ-S15	Delete RPROZ-S15 (as part of relocating as a new amended standard in the 'NU - Network Utilities' chapter).	Reject	No
FS23.158	Kāinga Ora - Homes and Communities		Disallow	Accept	
S81.001	Horticulture New Zealand	RLR - Rural Land Resource	Retain 'RLR - Rural Land Resource' chapter, subject to submissions on specific provisions in this chapter.	Accept in part <i>(insofar as provisions are retained, but amended in response to other submissions)</i>	No
FS8.057	Silver Fern Farms Limited		Allow	Accept in part	
S81.002	Horticulture New Zealand	RPROZ - Rural Production Zone	Retain the 'RPROZ - Rural Production Zone', subject to submissions on specific provisions in this chapter.	Accept in part <i>(insofar as provisions are retained, but amended in response to other submissions)</i>	No
S81.003	Horticulture New Zealand	RLZ - Rural Lifestyle Zone	Retain the 'RLZ - Rural Lifestyle Zone', subject to submissions on specific provisions in this chapter.	Accept in part <i>(insofar as provisions are retained, but amended in</i>	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation <i>response to other submissions</i>	Amendments to Proposed Plan?
S81.004	Horticulture New Zealand	ACCESSORY BUILDING (Definition)	Retain the definition of 'Accessory Building', but clarify relationship with 'Ancillary Buildings and Structures (Primary Production)'.	Accept	No
S81.005	Horticulture New Zealand	AGRICULTURAL AVIATION MOVEMENTS (Definition)	Retain the definition of 'Agricultural Aviation Movements'.	Accept <u>in part</u>	No
S81.006	Horticulture New Zealand	ANCILLARY BUILDINGS AND STRUCTURES (PRIMARY PRODUCTION) (Definition)	Retain the definition of 'Ancillary Buildings and Structures (Primary Production)'.	Accept	No
S81.008	Horticulture New Zealand	ARTIFICIAL CROP PROTECTION STRUCTURES (Definition)	Retain the definition of 'Artificial Crop Protection Structures'.	Accept	No
S81.009	Horticulture New Zealand	AUDIBLE BIRD SCARING DEVICE (Definition)	Retain the definition of 'Audible Bird Scaring Device'.	Accept	No
S81.011	Horticulture New Zealand	CROP SUPPORT STRUCTURES (Definition)	Retain the definition of 'Crop Support Structures'.	Accept	No
S81.013	Horticulture New Zealand	FROST FANS (Definition)	Retain the definition of 'Frost Fans'.	Accept	No
S81.014	Horticulture New Zealand	GREENHOUSE (Definition)	Retain the definition of 'Greenhouse'.	Accept	No
S81.015	Horticulture New Zealand	HELICOPTER LANDING AREA (Definition)	Amend the definition of 'Helicopter Landing Area' to exclude intermittent use for agricultural aviation movements OR Replace with the definition of 'Helicopter Depot' as in the Draft Plan ('a site regularly used as a base for the operation, servicing, refueling and storage of helicopters').	Reject	No

**Commented [RM29]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 46-49 of Appendix 4) - consequential changes to recommendations

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S81.018	Horticulture New Zealand	INTENSIVE PRIMARY PRODUCTION (Definition)	Delete the definition of 'Intensive Primary Production'. And replace with the National Planning Standards definition 'Intensive Indoor Primary Production', being: <b>'INTENSIVE INDOOR PRIMARY PRODUCTION means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.'</b>	Accept in part	Yes
S81.022	Horticulture New Zealand	NOISE SENSITIVE ACTIVITY (Definition)	Amend the definition of 'Noise Sensitive Activity' as follows: 'means <b>any buildings used for the following activities:</b> a. Residential activity b. ... c. ...	Reject	No
FS11.002	The Ministry of Education		Disallow	Accept	
FS16.2	Waka Kotahi NZ Transport Agency		Disallow Retain the standard Noise Sensitive Activity definition as notified in proposed plan.	Accept	
S81.023	Horticulture New Zealand	POST-HARVEST FACILITY (Definition)	Retain the definition of 'Post-Harvest Facility'.	Accept in part <i>(insofar as definition is retained, but amended in response to another submission)</i>	No
S81.024	Horticulture New Zealand	PRIMARY PRODUCTION (Definition)	Retain the definition of 'Primary Production'.	Accept	No
S81.025	Horticulture New Zealand	REVERSE SENSITIVITY (Definition)	Retain the definition of 'Reverse Sensitivity'.	Accept	No
S81.026	Horticulture New Zealand	Definitions	Add a new definition for 'Rural Industry' from the National Planning Standard, as follows: <b>'RURAL INDUSTRY means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.'</b>	Accept	Yes
FS8.017	Silver Fern Farms Limited		Allow	Accept	
S81.027	Horticulture New Zealand	SEASONAL WORKERS ACCOMMODATION (Definition)	Retain the definition of 'Seasonal Workers Accommodation'.	Accept	No
S81.028	Horticulture New Zealand	SENSITIVE ACTIVITY (Definition)	Amend the definition of 'Sensitive Activity' as follows: 'activities which are sensitive to noise, dust, the use and storage of hazardous substances, spray residue, odour or visual effects of nearby activities. Includes residential activities, marae, urupa, visitor accommodation, <b>camping grounds</b> , rest homes, retirement villages, day care facilities, educational facilities, <b>community facilities</b> , <b>health care facilities</b> and hospitals. And include a separate definition specifically in relation to the National Grid, as follows: <b>'SENSITIVITY[SENSITIVE?] ACTIVITY (NATIONAL GRID)</b>	Accept in part	Yes

**Commented [RM30]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (item 35 of Appendix 4) - consequential changes to recommendations



Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			includes schools, residential buildings and hospitals.'		
FS6.5	NZ Pork Industry Board		Allow	Accept in part	
FS24.004	New Zealand Motor Caravan Association		Allow in part I seek that part of this submission be disallowed and camping grounds is not included in the definition of "sensitive activity".	Reject	
S81.029	Horticulture New Zealand	SHELTER BELT (Definition)	Amend the definition of 'Shelterbelt' as follows: 'a continuous line of trees or a hedge that exceeds 2m in height along all or part of a property boundary which has been planted for shelter purposes.'	Accept	Yes
S81.030	Horticulture New Zealand	Definitions	Add a new definition of 'Special Audible Characteristic' from the National Planning Standard, as follows: <b>'SPECIAL AUDIBLE CHARACTERISTIC has the same meaning as 'special audible characteristic' in section 6.3 of New Zealand Standard 6802:2008 Acoustics - Environmental Noise.'</b>	Reject	No
S81.032	Horticulture New Zealand	Definitions	Add a new definition for 'Land-Based Primary Production' as follows: <b>'LAND-BASED PRIMARY PRODUCTION A subset of primary production, excluding aquaculture.'</b> Or amend all references to 'land-based primary production' throughout the Plan.	Accept	Yes
S81.033	Horticulture New Zealand	Definitions	Add a new definition for 'Highly Productive Land', which should clarify the spatial scope and include LUC 1, 2 and 3.	Reject	No
S81.034	Horticulture New Zealand	RLR-11	Amend the third paragraph of the explanation in RLR-11 as follows: 'Land fragmentation can result in a loss of versatility and the productive capability of rural land, mostly through: 1. ... ... <b>5. Reverse sensitivity can lead to constraints on established rural production operations.'</b>	Accept in part	Yes
FS8.020	Silver Fern Farms Limited		Allow	Accept in part	
S81.035	Horticulture New Zealand	RLR-01	Retain RLR-01.	Accept	No
S81.036	Horticulture New Zealand	RLR-02	Retain RLR-02.	Accept in part (insofar as objective is retained, but amended in response to another submission)	No
S81.037	Horticulture New Zealand	RLR-03	Retain RLR-03.	Accept	No
S81.038	Horticulture New Zealand	RLR-04	Retain RLR-04.	Accept	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S81.039	Horticulture New Zealand	RLR-P1	Retain RLR-P1.	Accept	No
S81.040	Horticulture New Zealand	RLR-P2	Retain RLR-P2, subject to retention of UFD-O2 as well, otherwise amend RLR-P2 to include reference to planned development as well.	Accept in part (insofar as RLR-P2 & UFD-O2 are retained)	No
FS8.022	Silver Fern Farms Limited		Allow in part Subject to retention of the amendments recommended by Silver Fern Farms' submission point S116.010.	Accept	
S81.041	Horticulture New Zealand	RLR-P3	Amend RLR-P3 as follows: 'To limit the amount of further fragmentation of the District's rural land resource through <del>limiting</del> restricting lifestyle subdivision, particularly in the Rural Production Zone.'	Accept/Reject	Yes/No
S81.042	Horticulture New Zealand	RLR-P4	Amend RLR-P4 as follows: <del>'To provide for a wide range of activities to establish, which complement the resources of the rural area, provided that they do not compromise the primary production role and associated amenity of the rural land resource, particularly in the Rural Production Zone. To manage non-primary production activities that have an operational or functional need to locate in a rural location, provided they do not compromise primary production and the associated rural character.'</del>	Accept in part	Yes
S81.043	Horticulture New Zealand	RLR-P5	Retain RLR-P5.	Accept	No
S81.044	Horticulture New Zealand	RLR - Principal Reasons	Amend paragraph 2 of 'RLR - Principal Reasons' as follows: '... The Plan aims to prevent large numbers of small holdings for <b>non-primary productive purposes</b> in the rural environment.'	Reject	No
S81.045	Horticulture New Zealand	RLR-AER4	Amend RLR-AER4 as follows: <del>'A diversity of activity in the rural area</del> <b>Activities in the rural area are primary production and related activities.'</b>	Accept in part	Yes
FS8.023	Silver Fern Farms Limited		Allow in part Allow in part, as follows: <del>'A diversity of activity in the rural area</del> <b>Activities in the rural area are primary production and related activities (such as rural industry)'</b>	Reject	
S81.081	Horticulture New Zealand	SUB-R5	Amend SUB-R5(1) as follows: General Rural Zone (outside of the Coastal Environment Area 1. Activity Status: CON Where the following conditions are met: a. Limited to: i. ... <del>ii. A site is only eligible to be subdivided to create a lifestyle site once every 3 years, and at least 3 years has elapsed from the date the subject title was created.</del> iii. ...' And amend SUB-R5(5) as follows: 'Rural Production Zone 5. Activity Status: CONRDIS '...'	Reject	No
FS8.038	Silver Fern Farms Limited		Allow	Reject	

**Commented [RM31]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (item 5 of Appendix 4) - consequential changes to recommendations

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S81.082	Horticulture New Zealand	SUB-S4	Retain SUB-S4 (subject to amendments sought in zone setbacks). OR Amend SUB-S4 to require a 30m setback for a building platform from internal boundary in the RPROZ - Rural Production Zone.	Accept (insofar as the standard is retained)	No
S81.083	Horticulture New Zealand	SUB-AM11	Retain SUB-AM11.	Accept in part (insofar as matter is retained, but amended in response to another submission)	No
S81.084	Horticulture New Zealand	SUB-AM12	Retain SUB-AM12.	Accept in part (insofar as matter is retained, but amended in response to another submission)	No
S81.085	Horticulture New Zealand	SUB-AM13	Retain SUB-AM13, but make minor amendment to SUB-AM13(2)(c) as follows: ... c. Any lifestyle site proposed within 400 metres of an existing <del>rural</del> <b>primary</b> production activity; ... ...	Accept in part	Yes
S81.099	Horticulture New Zealand	NOISE-S5	Amend NOISE-S5(7) to include 'stock' in the exemption.	Reject	No
S81.100	Horticulture New Zealand	NOISE-S5	Amend NOISE-S5(11) to provide a total exemption for 'agricultural aviation movements'.	Reject	No
FS14.9	NZ Agricultural Aviation Association		Allow	Reject	
FS10.8	Aerospread Ltd		Allow	Reject	
S81.101	Horticulture New Zealand	NOISE-S5	Amend NOISE-S5(13) as follows: 'Rural Airstrips 13. The day-night average sound level (Ldn) generated by aircraft movements (excluding emergency aviation movements, and agricultural aviation movements <del>for up to 14 days in any calendar year</del> ) must not exceed 55dBLdn, measured at the notional boundary of any building containing a noise sensitive activity on a separate site under different ownership in the General Rural, <del>and</del> Rural Production <del>and</del> Rural Lifestyle Zones, or at the boundary of any site containing a noise sensitive activity in all other zones. 14. ... 15. ...'	Accept in part	Yes
FS14.17	NZ Agricultural Aviation Association		Allow	Accept in part	
FS10.14	Aerospread Ltd		Allow	Accept in part	
S81.102	Horticulture New Zealand	NOISE-S5	Amend NOISE-S5(16) as follows: 'Helicopter Landing Areas 16. The day-night average sound level (Ldn) generated by aircraft movements (excluding emergency aviation movements, and	Accept in part	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			agricultural aviation movements for up to 14 days in any calendar year) must not exceed 55dB <sub>Ldn</sub> , measured at the notional boundary of any building containing a noise sensitive activity on a separate site under different ownership in the General Rural, and Rural Production and Rural Lifestyle Zones, or at the boundary of any site containing a noise sensitive activity in all other zones. 17. ... 18. ...'		
FS14.22	NZ Agricultural Aviation Association		Allow	Accept in part	
FS10.18	Aerospread Ltd		Allow	Accept in part	
S81.103	Horticulture New Zealand	NOISE-S5	Amend NOISE-S5(27) and NOISE-S5(29) as follows: 'Audible Bird Scaring Devices 27. Noise from audible explosive bird scaring devices must only be operated between the period 30mins before sunrise and 30mins after sunset, and must not exceed 100dB L <sub>Zpeak</sub> , when measured within the notional boundary of any other site in the General Rural, or Rural Production or Rural Lifestyle Zones, or within the site boundary of any site in the Rural Lifestyle, General Residential or Settlements Zones. 28. ... 29. Where audible sound is used over a short or variable time duration, no event may result in a noise level greater than 50dB LA <sub>E</sub> 65dB ASEL when assessed at the notional boundary of any other site in the General Rural, or Rural Production, or Rural Lifestyle Zones, or within the site boundary of any site in the Rural Lifestyle, General Residential or Settlement Zones.'	Accept in part	Yes
S81.104	Horticulture New Zealand	NOISE-S5	Amend NOISE-S5(30) as follows: 'Frost Fans 30. Noise generated by frost fans must not exceed 55dB LA <sub>eq</sub> 10min 65dB LA <sub>eq</sub> 15min when assessed within the notional boundary of any other site in the General Rural, or Rural Production, or Rural Lifestyle Zones, or within the site boundary of any site in the Rural Lifestyle, General Residential or Settlement Zones.'	Accept in part	Yes
S81.105	Horticulture New Zealand	GRUZ-O2	Amend GRUZ-O2 as follows: The predominant character of the Rural Production Zone is maintained, which includes: 1. Overall low-density built form, with open space and few structures; 2. a predominance of rural and land-based primary production activities and associated buildings such as barns and sheds, post harvest facilities, seasonal worker accommodation and artificial crop protection structures and crop support structures, which may vary across the district and seasonally; 3. sounds, and smells and traffic associated with legitimate primary production activities and anticipated from a working rural environment; 4. ...'	Accept in part	Yes
S81.106	Horticulture New Zealand	GRUZ-O4	Retain GRUZ-O4.	Accept	No
S81.107	Horticulture New Zealand	GRUZ-P1	Amend RPROZ-P1 as follows: 'To allow land-based Enable primary production and ancillary activities, recognising the which are compatible with the primary productive purpose and predominant character and amenity of the General Rural Zone.'	Accept	Yes
S81.108	Horticulture New Zealand	GRUZ-P3	Amend GRUZ-P3 as follows: 'To manage the scale of post-harvest facilities and rural commercial activities rural industry to ensure that they remain compatible with the primary productive purpose of the General Rural Zone, and potential adverse effects on the character and amenity of the rural area are avoided, remedied or mitigated.'	Accept in part/Reject	Yes/No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
FS27.2	Livingston Properties Limited		Disallow	Accept in part	
FS8.044	Silver Fern Farms Limited		Disallow	Accept in part	
S81.109	Horticulture New Zealand	GRUZ-P5	Retain GRUZ-P5.	Accept	No
S81.110	Horticulture New Zealand	GRUZ-P6	Amend RPROZ-P6[GRUZ-P6?] as follows: <del>To avoid adverse effects of shading from trees on</del> <b>Manage location of trees so that adjoining public roads and properties are not adversely affected by shading.</b>	Accept in part	Yes
S81.111	Horticulture New Zealand	GRUZ-P7	Amend GRUZ-P7 as follows: To ensure incompatible activities do not locate in the General Rural Zone where the activity will: 1. ... 2. ...; and/or 3. ...; or <b>4. Does not have a functional or operational need for a rural location.'</b>	Accept in part	Yes
S81.112	Horticulture New Zealand	GRUZ-R1	Amend GRUZ-R1(2) as follows: 2. Activity status where compliance with condition GRUZ-R1(1)(b) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. ... ... <b>iv. GRUZ-AM5....'</b>	Reject	No
S81.113	Horticulture New Zealand	GRUZ-R2	Amend GRUZ-R2(1) as follows: Delete either (1)(a)(i) <del>i. A maximum gross floor area of 125m<sup>2</sup>.</del> or (1)(a)(ii) <del>ii. A maximum number of people to be accommodated on site of 24.</del> And include: <b>'Be constructed in accordance with the specific Code of Practice for Seasonal Worker Accommodation.'</b> And exclude the upgrading of existing facilities from new requirements.	Accept in part/Reject	Yes/No
S81.114	Horticulture New Zealand	GRUZ-R3	Amend GRUZ-R3 as follows: 1. Activity Status: PER Where the following conditions are met: a. Compliance with: ... <del>b. Compliance with GRUZ-S12 (setback from gas transmission network).</del> c. ... ... And include a specific permitted activity rule for 'Artificial Crop Protection Structures' as per alternative drafting for a standalone rule provided by the submitter, as follows: <b>[GRUZ-RXX?] Artificial Crop Protection Structures</b> 1. Activity Status - PER Where the following conditions are met: a. [Limited to:?]	Accept in part*	Yes

**Commented [RM32]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (item 42 of Appendix 4) - consequential changes to recommendations

**Commented [RM33]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 26 & 27 of Appendix 4) - consequential changes to recommendations

**Commented [RM34]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (item 34 of Appendix 4) - consequential changes to recommendations

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			<p>i. Green or black cloth shall be used on vertical faces within 30m of the site boundary;  ii. Green, black or white cloth shall be used on horizontal surfaces.  b. Compliance with:  i. [GRUZ-S2?] Height of buildings  ii. [GRUZ-S7?] Electricity safe distances  iii. [GRUZ-S13?] National Grid Yard  2. Activity status where compliance with conditions [GRUZ-RXX(1)?] is not achieved: RDIS  Matters over which discretion is restricted:  a. The effects of not meeting the conditions in [GRUZ-RXX(1)?] in respect to cloth colour and building height.  b. The effects of not meeting setbacks to electricity lines and the National Grid.'</p>		
FS3.020	First Gas Limited		<p>Allow in part  Suggest that GRUZ-R3 is amended to remove link to GRUZ-S12.</p>	Accept	
S81.115	Horticulture New Zealand	GRUZ-R4	Retain GRUZ-R4.	Accept in part	No
S81.116	Horticulture New Zealand	GRUZ-R6	<p>Amend GRUZ-R6(1) as follows:  '1. Activity Status: PER  Where the following conditions are met:  a. ...  b. ...  c. Compliance with GRUZ-S12 (setback from gas transmission network).  ...'  And add to GRUZ-R6(2) as follows:  '2. Activity status where compliance with condition GRUZ-R6(1)(b) is not achieved: RDIS  Matters over which discretion is restricted (where relevant to the infringed standard(s)):  a. Assessment matters:  i. ...  ii. ...  iii. GRUZ-AM6.  ...'</p>	Accept in part*	Yes/No
FS3.021	First Gas Limited		<p>Allow in part  Suggest that GRUZ-R6 is amended to remove link to GRUZ-S12.</p>	Reject	
S81.117	Horticulture New Zealand	GRUZ-R8	<p>Amend GRUZ-R8(1) as follows:  '1. Activity Status: PER  Where the following conditions are met:  a. Limited to:  i. Length of stay for any one guest must be no greater than 3 months in any 12-month period Limited to no more than 4 guests at one time.  ...'  And amend GRUZ-R8(2) as follows:  '2. Activity status where compliance with condition GRUZ-R8(1)(c) is not achieved: RDIS  Matters over which discretion is restricted (where relevant to the infringed standard(s)):  a. Assessment matters:  i. ...  ii. ...  iii. ...  iv. GRUZ-AM7.  ...'</p>	Reject	No

**Commented [RM35]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 46-49 of Appendix 4) - consequential changes to recommendations

**Commented [RM36]:** Hearing 3 - correction to reflect recommendation results in deletion of condition requiring compliance with RPROZ-S14 (setback from gas transmission network) as per section 2.3.30 of Volume 4 of s42A Rural Environment report

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S81.118	Horticulture New Zealand	GRUZ-R9	<p>Amend GRUZ-R9 as follows:</p> <p><del>Commercial activities not otherwise provided for Rural Industry</del></p> <p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. ...</p> <p>b. ...</p> <p>c. ...</p> <p>d. <del>Compliance with GRUZ-S12 (setback from gas transmission network).</del></p> <p>...</p> <p>And add to GRUZ-R9(2) as follows:</p> <p>2. Activity status where compliance with condition GRUZ-R9(1)(c) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>ii. ...</p> <p>iii. ...</p> <p>iv. <b>GRUZ-AM7.</b></p> <p>...</p>	Accept in part*	<del>Yes/No</del>
FS3.022	First Gas Limited		Allow in part	Accept	
FS27.4	Livingston Properties Limited		Disallow	Accept	
S81.119	Horticulture New Zealand	GRUZ-R10	<p>Amend GRUZ-R10(1) as follows:</p> <p>*1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. ...</p> <p>b. ...</p> <p>c. Compliance with:</p> <p>i. ...</p> <p>ii. <del>GRUZ-S12 (setback from gas transmission network).</del></p> <p>...</p> <p>And add to GRUZ-R10(2) as follows:</p> <p>2. Activity status where compliance with condition GRUZ-R10(1)(b) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>ii. ...</p> <p>iii. ...</p> <p>iv. <b>GRUZ-AM7.</b></p> <p>...</p>	Accept in part*	Yes
FS3.023	First Gas Limited		Allow in part	Accept	
S81.120	Horticulture New Zealand	GRUZ-R11	<p>Amend GRUZ-R11(1) as follows:</p> <p>*1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. ...</p> <p>b. ...</p> <p>c. Compliance with:</p> <p>i. ...</p>	Accept in part*	<del>Yes/No</del>

**Commented [RM37]:** Hearing 3 - correction to reflect recommendation results in deletion of condition requiring compliance with RPROZ-S14 (setback from gas transmission network) as per section 2.3.30 of Volume 4 of s42A Rural Environment report

**Commented [RM38]:** Hearing 3 - correction to reflect recommendation results in deletion of condition requiring compliance with RPROZ-S14 (setback from gas transmission network) as per section 2.3.30 of Volume 4 of s42A Rural Environment report

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			<p>ii. GRUZ-S12 (setback from gas transmission network):</p> <p>...</p> <p>And add to GRUZ-R11(2) as follows:</p> <p>2. Activity status where compliance with condition GRUZ-R11(1)(b) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>ii. ...</p> <p>iii. ...</p> <p><b>iv. GRUZ-AM7.</b></p> <p>...</p>		
FS3.025	First Gas Limited		Allow in part	Accept	
S81.121	Horticulture New Zealand	GRUZ-R14	<p>Amend GRUZ-R14 as follows:</p> <p>Intensive <b>indoor</b> primary production activities...</p> <p>1. Activity Status: CON</p> <p>Where the following conditions are met:</p> <p>a. ...</p> <p>b. ...</p> <p><del>c. Compliance with GRUZ-S12 (setback from gas transmission network):</del></p> <p>...</p> <p>And add to GRUZ-R14(2) as follows:</p> <p>2. Activity status where compliance with condition GRUZ-R14(1)(b) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>ii. ...</p> <p><b>iii. GRUZ-AM9.</b></p> <p>...</p>	Accept in part*	Yes/No
FS3.026	First Gas Limited		Allow in part	Accept	
S81.122	Horticulture New Zealand	GRUZ-R16	Retain discretionary activity status in GRUZ-R16.	Accept in part <i>(insofar as activity status is amended to restricted discretionary in response to another submission)</i>	No
S81.123	Horticulture New Zealand	GRUZ-S1	<p>Amend GRUZ-S1 to delete 'restaurants' as follows:</p> <p>Commercial Activities</p> <p>Visitor Accommodation</p> <p>Home Businesses</p> <p>(excludes retail sales <del>and restaurants</del>)</p> <p>1. ...</p> <p>2. ...</p> <p>Retail Sales of produce reared or produced on the site</p> <p>3. ...</p> <p>4. ...</p> <p><del>Restaurants</del></p>	Reject	No

**Commented [RM39]:** Hearing 3 - correction to reflect recommendation results in deletion of condition requiring compliance with RPROZ-S14 (setback from gas transmission network) as per section 2.3.30 of Volume 4 of s42A Rural Environment report



Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			5. Maximum gross floor area for serving customers per site is 400m <sup>2</sup> (excluding uncovered outdoor areas); 6. Maximum number of customers to be accommodated at any one time is 40 persons. 7. Limited to the following hours of operation: a. 0800 – 2200 hours, seven days a week. ...		
S81.124	Horticulture New Zealand	GRUZ-S2	Retain GRUZ-S2.	Accept	No
S81.125	Horticulture New Zealand	GRUZ-S3	Amend GRUZ-S3 as follows: 'Height in Relation to Boundary All 1. ... 2. ... <b>This does not apply to artificial crop protection structures.'</b>	Accept	Yes
S81.126	Horticulture New Zealand	GRUZ-S4	Amend GRUZ-S4 as follows: 'Setback from Roads and Rail Network ... <del>Accessory Buildings</del> <b>Ancillary Buildings and Structures</b> associated with Primary Production Activities 4. ... 5. ... 6. ... ...'	Accept	Yes
S81.127	Horticulture New Zealand	GRUZ-S5	Amend GRUZ-S6[S5?] as follows: 'Setback from Neighbours ... <del>Accessory Buildings</del> <b>Ancillary Buildings and Structures</b> associated with Primary Production Activities 3. ...' And include a new setback specific to 'artificial crop protection structures' as follows: <b>'Artificial Crop Protection Structures</b> <b>4. Minimum setback from internal boundaries of 1m.'</b>	Accept in part*	Yes
S81.128	Horticulture New Zealand	GRUZ-S6	Retain the Operative Central Hawke's Bay District Plan provision.	Reject	No
S81.129	Horticulture New Zealand	GRUZ-S13	Amend GRUZ-S13(3)(b) as follows: 'Setback from National Grid Yard and National Grid Substation ... 3. Around National Grid support structures: buildings and structures permitted under clause 2 above must be setback at least 12m from a tower, or 8m from a pole, forming part of a National Grid support structure, except where the building or structure is: a. ... b. an artificial crop protection structure or crop <del>protection</del> <b>support</b> structure between 8m and 12m from a pole support structure and any associated stay wire, that: i. ... ...'	Accept	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
FS18.29	Transpower New Zealand Limited		Allow	Accept	
S81.130	Horticulture New Zealand	GRUZ-AM7	Amend GRUZ-AM7 as follows: ' <del>Commercial Activities</del> <b>Rural Industry</b> , Visitor Accommodation, Home Businesses...'	Reject	No
S81.131	Horticulture New Zealand	GRUZ-AM1	Retain reference to reverse sensitivity (and the need to assess this) in GRUZ-AM1(1)(b).	Accept	No
S81.132	Horticulture New Zealand	GRUZ-AM5	Retain reference to reverse sensitivity (and the need to assess this) in GRUZ-AM5(2).	Accept	No
S81.133	Horticulture New Zealand	GRUZ-AM7	Retain reference to reverse sensitivity (and the need to assess this) in GRUZ-AM7(4).	Accept	No
S81.134	Horticulture New Zealand	GRUZ-AM8	Retain reference to reverse sensitivity (and the need to assess this) in GRUZ-AM8(2)(a). And amend GRUZ-AM8 as follows: ... <b>6. The functional or operational need to locate in the Rural Production Zone[General Rural Zone?].'</b>	Accept in part	Yes
S81.135	Horticulture New Zealand	GRUZ-AM11	Retain reference to reverse sensitivity (and the need to assess this) in GRUZ-AM11(3).	Accept	No
S81.136	Horticulture New Zealand	GRUZ-AM13	Retain reference to reverse sensitivity (and the need to assess this) in GRUZ-AM13(4).	Accept	No
S81.137	Horticulture New Zealand	GRUZ-AM9	Amend GRUZ-AM9 as follows: 'Intensive <b>Indoor</b> Primary Production Activities (located more than 500 metres from a General Residential, Large Lot Residential, Rural Lifestyle, Settlement, or Commercial Zone boundary) ...'	Reject	No
S81.138	Horticulture New Zealand	RLZ-S5	Amend RLZ-S5 as follows: 'Minimum setback of buildings for an activity from internal boundaries, <b>or boundary with the General Rural or Rural Productive[Production?] Zone</b> is 15m. Domestic water storage tanks up to 2m in height are exempt from this standard.'	Accept	Yes
S81.139	Horticulture New Zealand	RPROZ - Introduction	Retain 'RPROZ - Introduction', but amend final paragraph to refer to 'rural industry' as follows: '... There are a small number of <b>rural industries</b> <del>commercial or industrial activities</del> within the Zone that are of small scale and largely servicing primary production and rural communities.'	Accept in part	Yes
S81.140	Horticulture New Zealand	RPROZ-01	Retain RPROZ-01.	Accept in part ( <i>insofar as objective is retained, but amended in</i> )	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation <i>(response to another submission)</i>	Amendments to Proposed Plan?
S81.141	Horticulture New Zealand	RPROZ-O2	Retain RPROZ-O2.	Accept	No
S81.142	Horticulture New Zealand	RPROZ-O3	Retain RPROZ-O3.	Accept	No
S81.143	Horticulture New Zealand	RPROZ-O4	Amend RPROZ-O4 as follows: The predominant character of the Rural Production Zone is maintained, which includes: 1. <b>Overall</b> low-density built form, with open space and few structures; 2. a predominance of rural <del>and land-based</del> primary production activities and associated buildings such as barns and sheds, <b>post harvest facilities, seasonal worker accommodation</b> and artificial crop protection structures and crop support structures, <b>which may vary across the district and seasonally</b> ; 3. sounds, and smells <b>and traffic</b> associated with legitimate primary production activities <b>and anticipated from a working rural environment</b> ; 4. ... ...	Accept in part	Yes
FS8.046	Silver Fern Farms Limited		Allow in part	Accept	
S81.144	Horticulture New Zealand	RPROZ-O5	Amend RPROZ-O5 as follows: <del>'Adverse effects of activities are managed to maintain rural character and amenity. Non-primary production related activities are managed to ensure that adverse effects do not compromise rural character and amenity or create reverse sensitivity effects.'</del>	<del>Accept in part</del> <b>Reject</b>	<del>Yes</del> <b>No</b>
S81.145	Horticulture New Zealand	RPROZ-O6	Retain RPROZ-O6.	Accept	No
S81.146	Horticulture New Zealand	RPROZ-P1	Amend RPROZ-P1 as follows: <del>'To allow land-based</del> <b>Enable</b> primary production and ancillary activities, <b>recognising the</b> which are compatible with the primary productive purpose and predominant character and amenity of the Rural Production Zone.'	Accept in part	Yes
S81.147	Horticulture New Zealand	RPROZ-P2	Amend RPROZ-P2 as follows: <del>'To allow activities of a limited scale, which support the function and wellbeing of rural communities and/or enjoyment of the rural environment and contribute to the vitality and resilience of the District's economy, where adverse effects are avoided, remedied or mitigated-Provide for non- primary production activities that have a functional need or operational need for a rural location that are managed to ensure that:</del> i. Their scale, intensity and built form are in keeping with rural character. ii. They maintain a level of amenity in keeping with the rural character of the rural environment. iii. They minimise reverse sensitivity effects on existing rural production activities, intensive farming, mineral extraction or rural industrial activities. iv. <b>Adverse effects are avoided, remedied or mitigated.'</b>	Accept in part	Yes
FS8.047	Silver Fern Farms Limited		Allow	Accept in part	
S81.148	Horticulture New Zealand	RPROZ-P3	Amend RPROZ-P3 as follows: <del>'To manage the scale of post-harvest facilities and rural industry</del> <b>rural commercial activities to...</b>	<del>Accept in part</del> <b>Reject</b>	<del>Yes</del> <b>No</b>

**Commented [RM40]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (item 12 of Appendix 4) - consequential changes to recommendations

**Commented [RM41]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (item 42 of Appendix 4) - consequential changes to recommendations

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S81.149	Horticulture New Zealand	RPROZ-P4	Amend RPROZ-P4 as follows: 'To manage the bulk, scale and location of buildings to maintain the character and amenity of the rural areas, <b>whilst recognising that it is a rural working environment.</b> '	Accept	Yes
S81.150	Horticulture New Zealand	RPROZ-P5	Retain RPROZ-P5, but amend to refer to 'intensive <b>indoor</b> primary production'.	Accept in part (insofar as policy is retained, but not amended)	No
S81.151	Horticulture New Zealand	RPROZ-P6	Amend RPROZ-P6 as follows: <del>To avoid adverse effects of shading from trees on</del> <b>Manage location of trees so that adjoining public roads and properties are not adversely affected by shading.'</b>	Accept <del>in part</del>	Yes
S81.152	Horticulture New Zealand	RPROZ-P7	Amend RPROZ-P7 as follows: 'To ensure activities do not locate in the Rural Productive Zone where the activity: 1. <b>has no functional or operational need for a rural location and</b> will be inconsistent with the primary productive purpose and predominant character of the Rural Productive Zone; ...'	Accept	Yes
S81.153	Horticulture New Zealand	RPROZ-P8	Retain RPROZ-P8.	Accept in part (insofar as policy is retained, but amended in response to another submission)	No
S81.154	Horticulture New Zealand	RPROZ-P9	Retain RPROZ-P9.	Accept	No
S81.155	Horticulture New Zealand	RPROZ-R1	Amend RPROZ-R1(2) as follows: '2. Activity status where compliance with condition RPROZ-R1(1)(b) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s): a. Assessment matters: i. ... ... <b>v. RPROZ-AM6.</b> ...'	Reject	No
S81.156	Horticulture New Zealand	RPROZ-R2	Amend RPROZ-R2(1) as follows: Delete either (1)(a)(i) 'A maximum gross floor area of 125m <sup>2</sup> ' or (1)(a)(ii) 'A maximum number of people to be accommodated on site of 24'. And include: <b>'Be constructed in accordance with the specific Code of Practice for Seasonal Worker Accommodation.'</b> And exclude the upgrading of existing facilities from new requirements.	Accept in part <del>Reject</del>	Yes <del>No</del>

**Commented [RM42]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 26 & 27 of Appendix 4) - consequential changes to recommendations

**Commented [RM43]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (item 34 of Appendix 4) - consequential changes to recommendations

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S81.157	Horticulture New Zealand	RPROZ-R3	<p>Amend RPROZ-R3 as follows:</p> <p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. Compliance with:</p> <p>...</p> <p>b. Compliance with:</p> <p>i. ...</p> <p>ii. RPROZ-S12 (setback from gas transmission network).</p> <p>c. ...</p> <p>...</p> <p>And include a specific permitted activity rule for 'Artificial Crop Protection Structures' as per alternative drafting for a standalone rule provided by the submitter, as follows:</p> <p><b>RPROZ-RXX Artificial Crop Protection Structures</b></p> <p><b>1. Activity Status – PER</b></p> <p>Where the following conditions are met:</p> <p>a. [Limited to:?]</p> <p>i. Green or black cloth shall be used on vertical faces within 30m of the site boundary;</p> <p>ii. Green, black or white cloth shall be used on horizontal surfaces.</p> <p>b. Compliance with:</p> <p>i. RPROZ-S3 Height of buildings</p> <p>ii. RPROZ-S8 Electricity safe distances</p> <p>iii. RPROZ-S15 National Grid Yard</p> <p><b>2. Activity status where compliance with conditions RPROZ-RXX(1) is not achieved: RDIS</b></p> <p>Matters over which discretion is restricted:</p> <p>a. The effects of not meeting the conditions in RPROZ-RXX(1) in respect to cloth colour and building height.</p> <p>b. The effects of not meeting setbacks to electricity lines and the National Grid.'</p>	Accept in part*	Yes
FS3.028	First Gas Limited		Allow in part	Accept	
S81.158	Horticulture New Zealand	RPROZ-R4	Retain RPROZ-R4.	Accept in part	No
S81.159	Horticulture New Zealand	RPROZ-R6	<p>Amend RPROZ-R6(1) as follows:</p> <p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. ...</p> <p>b. ...</p> <p>c. Compliance with:</p> <p>i. ...</p> <p>ii. RPROZ-S14 (setback from gas transmission network).</p> <p>...</p> <p>...</p> <p>And add to RPROZ-R6(2) as follows:</p> <p>2. Activity status where compliance with condition RPROZ-R6(1)(b) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>ii. ...</p> <p>iii. RPROZ-AM7.</p> <p>...</p> <p>...</p>	Accept in part*	Yes/No

**Commented [RM44]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 46-49 of Appendix 4) - consequential changes to recommendations

**Commented [RM45]:** Hearing 3 - correction to reflect recommendation results in deletion of condition requiring compliance with RPROZ-S14 (setback from gas transmission network) as per section 2.3.30 of Volume 4 of s42A Rural Environment report

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
FS3.030	First Gas Limited		Allow in part	Accept	
S81.160	Horticulture New Zealand	RPROZ-R7	Amend RPROZ-R7(2) as follows: 2. Activity status where compliance with condition RPROZ-R7(1)(b) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. ... ii. ... iii. ... iv. RPROZ-AM8. v. ... vi. ...	Reject	No
S81.161	Horticulture New Zealand	RPROZ-R8	Amend activity status for RPROZ-R8 to require consent - unless activity thresholds are amended so as to capture very small scale accommodation that is unlikely to result in reverse sensitivity effects. And amend RPROZ-R8(2) as follows: 2. Activity status where compliance with condition RPROZ-R8(1)(c) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. ... ii. ... iii. ... iv. RPROZ-AM8. v. ...	Accept in part/Reject	Yes/No
FS8.050	Silver Fern Farms Limited		Allow	Accept in part/Reject	
S81.162	Horticulture New Zealand	RPROZ-R9	Amend RPROZ-R9 as follows: <del>Commercial activities not otherwise provided for Rural Industry</del> 1. Activity Status: PER Where the following conditions are met: a. ... b. ... c. ... d. Compliance with: i. ... ii. ... iii. RPROZ-S14 (setback from gas transmission network). iv. ... And add to RPROZ-R9(2) as follows: 2. Activity status where compliance with condition RPROZ-R9(1)(c) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. ... ii. ... iii. ... iv. RPROZ-AM8. v. ...	Accept in part*	Yes/No
FS3.031	First Gas Limited		Allow in part	Accept	
S81.163	Horticulture New Zealand	RPROZ-R10	Amend RPROZ-R10(1) as follows: Community Facilities	Accept in part*	Yes/No

**Commented [RM46]:** Hearing Stream 6 - Right of Reply dated 9 Dec 22 - recommendation to change activity status to DIS on LUC 1-3 land as per alignment with NPS-HPL

**Commented [RM47]:** Hearing 3 - correction to reflect recommendation results in deletion of condition requiring compliance with RPROZ-S14 (setback from gas transmission network) as per section 2.3.30 of Volume 4 of s42A Rural Environment report

**Commented [RM48]:** Hearing Stream 6 - Right of Reply dated 9 Dec 22 - recommendation remains the same even though revised recommendation is to change activity status to DIS on LUC 1-3 land as per alignment with NPS-HPL

**Commented [RM49]:** Hearing 3 - correction to reflect recommendation results in deletion of condition requiring compliance with RPROZ-S14 (setback from gas transmission network) as per section 2.3.30 of Volume 4 of s42A Rural Environment report

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			<p>1. Activity Status: <b>PERRDIS [or DIS]</b> Where the following conditions are met:</p> <p>a. ... b. ... c. Compliance with: i. ... ii. ... iii. <b>RPROZ-S14 (setback from gas transmission network).</b> d. ...</p> <p>And amend RPROZ-R10(2) as follows: 2. Activity status where compliance with condition RPROZ-R10(1)(b) is not achieved: <b>RDIS</b> Matters over which discretion is restricted (where relevant to the infringed standard): a. Assessment matters: i. ... ... <b>v. RPROZ-AM9.</b> ... ..</p>		
FS3.032	First Gas Limited		Allow in part	Accept	
S81.164	Horticulture New Zealand	RPROZ-R11	<p>Amend RPROZ-R11(1) as follows: Educational facilities</p> <p>1. Activity Status: <b>PERRDIS [or DIS]</b> Where the following conditions are met:</p> <p>a. ... b. ... c. Compliance with: i. ... ii. ... iii. <b>RPROZ-S14 (setback from gas transmission network).</b> d. ...</p> <p>And amend RPROZ-R11(2) as follows: 2. Activity status where compliance with condition RPROZ-R11(1)(b) is not achieved: <b>RDIS</b> Matters over which discretion is restricted (where relevant to the infringed standard): a. Assessment matters: i. ... ... <b>v. RPROZ-AM9.</b> ... ..</p>	Accept in part*	Yes/No
FS3.033	First Gas Limited		Allow in part	Accept	
S81.165	Horticulture New Zealand	RPROZ-R14	<p>Amend RPROZ-R14 as follows: Intensive <b>indoor</b> primary production activities...</p> <p>1. Activity Status: <b>CON</b> Where the following conditions are met:</p> <p>a. ... b. ... c. Compliance with: i. ... ii. <b>RPROZ-S14 (setback from gas transmission network).</b> ... ..</p>	Accept in part*	Yes/No

**Commented [RM50]:** Hearing Stream 6 - Right of Reply dated 9 Dec 22 - recommendation remains the same even though revised recommendation is to change activity status to DIS on LUC 1-3 land as per alignment with NPS-HPL

**Commented [RM51]:** Hearing 3 - correction to reflect recommendation results in deletion of condition requiring compliance with RPROZ-S14 (setback from gas transmission network) as per section 2.3.30 of Volume 4 of s42A Rural Environment report

**Commented [RM52]:** Hearing 3 - correction to reflect recommendation results in deletion of condition requiring compliance with RPROZ-S14 (setback from gas transmission network) as per section 2.3.30 of Volume 4 of s42A Rural Environment report

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			And add to RPROZ-R14(2) as follows: 2. Activity status where compliance with condition RPROZ-R14(1)(b) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. ... ii. ... iii. ... iv. <b>RPROZ-AM10.</b> ...		
FS3.034	First Gas Limited		Allow in part	Accept	
S81.166	Horticulture New Zealand	RPROZ-R16	Retain discretionary activity status for RPROZ-R16.	Accept in part <i>(insofar as activity status is amended to restricted discretionary in response to another submission)</i>	No
S81.167	Horticulture New Zealand	RPROZ-S1	Amend RPROZ-S1 to delete 'restaurants' as follows: 'Commercial Activities Visitor Accommodation Home Businesses (excludes retail sales and restaurants) 1. ... 2. ... Retail Sales of produce reared or produced on the site 3. ... 4. ... Restaurants 5. <del>Maximum gross floor area for serving customers per site is 100m2 (excluding uncovered outdoor areas).</del> 6. <del>Maximum number of customers to be accommodated at any one time is 40 persons.</del> 7. <del>Limited to the following hours of operation:</del> a. <del>0800 – 2200 hours, seven days a week.</del> ...	Reject	No
S81.168	Horticulture New Zealand	RPROZ-S2	Amend RPROZ-S2(2) as follows: '2. Netting, structures <b>(including artificial crop protection structures and crop support structures)</b> , and greenhouses <del>where crops are grown under or within these structures directly in the soil of the site,</del> are excluded from total building coverage calculations.'	Accept in part	Yes
S81.169	Horticulture New Zealand	RPROZ-S3	Retain RPROZ-S3.	Accept	No
S81.170	Horticulture New Zealand	RPROZ-S4	Amend RPROZ-S4 as follows: 'Height in Relation to Boundary All 1. ...	Accept	Yes



Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			2. ... <b>This does not apply to artificial crop protection structures.'</b>		
S81.171	Horticulture New Zealand	RPROZ-S5	Amend RPROZ-S4 as follows: 'Setback from Roads and Rail Network ... <del>Accessary Buildings</del> <b>Ancillary Buildings and Structures</b> associated with Primary Production Activities 4. ... 5. ... 6. ... ...'	Accept in part	Yes
S81.172	Horticulture New Zealand	RPROZ-S6	Amend RPROZ-S6 as follows: 'Setback from Neighbours ... <del>Accessary Buildings</del> <b>Ancillary Buildings and Structures</b> associated with Primary Production Activities 3. ...' And include a new setback specific to 'residential activities' as follows: <b>Residential Activities</b> <b>4. Minimum setback of buildings for an activity from internal boundaries is 30m. Domestic water storage tanks up to 2m in height are exempt from this standard.'</b> And include a new setback specific to 'artificial crop protection structures' as follows: <b>Artificial Crop Protection Structures</b> <b>5. Minimum setback from internal boundaries of 1m.'</b>	Accept in part	Yes
S81.173	Horticulture New Zealand	RPROZ-S7	Retain the Operative Central Hawke's Bay District Plan provision.	Reject	No
S81.174	Horticulture New Zealand	RPROZ-S15	Amend RPROZ-S15(3)(b) as follows: 'Setback from National Grid Yard and National Grid Substation ... 3. Around National Grid support structures: buildings and structures permitted under clause 2 above must be setback at least 12m from a tower, or 8m from a pole, forming part of a National Grid support structure, except where the building or structure is: a. ... b. an artificial crop protection structure or crop <del>protection</del> <b>support</b> structure between 8m and 12m from a pole support structure and any associated stay wire, that: i. ... ...'	Accept	Yes
FS18.32	Transpower New Zealand Limited		Allow	Accept	
S81.175	Horticulture New Zealand	RPROZ-AM1	Retain reference to reverse sensitivity (and the need to assess this) in RPROZ-AM1(1)(b).	Accept	No
S81.176	Horticulture New Zealand	RPROZ-AM6	Retain reference to reverse sensitivity (and the need to assess this) in RPROZ-AM6(2).	Accept	No
S81.177	Horticulture New Zealand	RPROZ-AM8	Amend RPROZ-AM8 as follows: <del>Commercial Activities</del> <b>Rural Industry</b> , Visitor Accommodation, Home Businesses	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			... And retain reference to reverse sensitivity (and the need to assess this) in RPROZ-AM8(4).		
FS8.058	Silver Fern Farms Limited		Disallow	Accept	
S81.178	Horticulture New Zealand	RPROZ-AM9	Retain reference to reverse sensitivity (and the need to assess this) in RPROZ-AM9(2)(a). And amend RPROZ-AM9 as follows: ... <b>6. The functional or operational need to locate in the Rural Production Zone.'</b>	Accept	Yes
S81.179	Horticulture New Zealand	RPROZ-AM12	Retain reference to reverse sensitivity (and the need to assess this) in RPROZ-AM12(3).	Accept	No
S81.180	Horticulture New Zealand	RPROZ-AM14	Retain reference to reverse sensitivity (and the need to assess this) in RPROZ-AM14(4).	Accept	No
S90.043	Centralines Limited	GRUZ - Rules	Insert new matters for discretion for RDIS activities which relate to a breach of the Electricity Safety Distance standard (GRUZ-S7) in all relevant rules in the 'GRUZ - General Rural Zone' to include: <b>a. Impacts on the operation, maintenance, upgrading and development of the electricity network.</b> <b>b. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</b> <b>c. The risk to the structural integrity of any support structures associated with the electricity network.</b> <b>d. Technical advice provided by the National Grid owner (Transpower) or electricity distribution network operator (Centralines Limited).'</b> And insert a notification clause requiring written approval.	Accept in part	Yes
FS25.89	Federated Farmers of New Zealand		Disallow	Accept in part	
FS17.93	Horticulture New Zealand		Allow in part If Matters of discretion are included for GRUZ-S7 they should relate to the specific non-compliance with NZECP34.2001.	Reject	
S90.044	Centralines Limited	RLZ - Rules	Insert new matters for discretion for RDIS activities which relate to a breach of the Electricity Safety Distance standard (RLZ-S11) in all relevant rules in the 'RLZ - Rural Lifestyle Zone' to include: <b>a. Impacts on the operation, maintenance, upgrading and development of the electricity network.</b> <b>b. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</b> <b>c. The risk to the structural integrity of any support structures associated with the electricity network.</b> <b>d. Technical advice provided by the National Grid owner (Transpower) or electricity distribution network operator (Centralines Limited).'</b> And insert a notification clause requiring written approval.	Accept in part	Yes
S90.045	Centralines Limited	RPROZ - Rules	Insert new matters for discretion for RDIS activities which relate to a breach of the Electricity Safety Distance standard (RPROZ-S8) in all relevant rules in the 'RPROZ - Rural Production Zone' to include: <b>a. Impacts on the operation, maintenance, upgrading and development of the electricity network.</b> <b>b. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</b> <b>c. The risk to the structural integrity of any support structures associated with the electricity network.</b> <b>d. Technical advice provided by the National Grid owner (Transpower) or electricity distribution network operator (Centralines Limited).'</b> And insert a notification clause requiring written approval.	Accept in part	Yes
FS25.105	Federated Farmers of New Zealand		Disallow	Accept in part	
FS17.132	Horticulture New Zealand		Allow in part	Reject	

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			If Matters of discretion are included for RPROZ-S8 they should relate to the specific non-compliance with NZECP34:2001.		
S90.056	Centralines Limited	GRUZ-S7	Retain GRUZ-S7.	Accept	No
S90.057	Centralines Limited	RLZ-S11	Retain RLZ-S11.	Accept	No
S90.058	Centralines Limited	RPROZ-S8	Retain RPROZ-S8.	Accept	No
S94.003	Surveying the Bay Ltd	SUB-R5	Amend SUB-R5(1)(a) to clarify that the commencement of the three year period only applies to titles from which lifestyle sites were previously created.	Accept	Yes
S94.005	Surveying the Bay Ltd	SUB - Rules	Include provision for 'Farm Parks' in the 'General Rural Zone'.	Reject	No
S97.004	Ara Poutama Aotearoa the Department of Corrections	GRUZ-R18	Retain GRUZ-R18.	Accept	No
S97.005	Ara Poutama Aotearoa the Department of Corrections	RLZ-R12	Retain RLZ-R12.	Accept	No
S97.006	Ara Poutama Aotearoa the Department of Corrections	RPROZ-R18	Retain RPROZ-R18.	Accept	No
S97.014	Ara Poutama Aotearoa the Department of Corrections	GRUZ-R1	Retain GRUZ-R1.	Accept	No
S97.015	Ara Poutama Aotearoa the Department of Corrections	RLZ-R1	Retain RLZ-R1.	Accept in part (insofar as rule is retained, but amended in response to another submission)	No
S97.016	Ara Poutama Aotearoa the Department of Corrections	RPROZ-R1	Retain RPROZ-R1.	Accept in part (insofar as rule is retained, but amended in	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation <i>(response to another submission)</i>	Amendments to Proposed Plan?
S98.004	Hatuma Lime Co Ltd	REVERSE SENSITIVITY (Definition)	Retain the definition of 'Reverse Sensitivity' as proposed.	Accept	No
S98.005	Hatuma Lime Co Ltd	SENSITIVE ACTIVITY (Definition)	Retain the definition of 'Sensitive Activity' as proposed.	Accept in part <i>(insofar as definition is retained, but amended in response to another submission)</i>	No
S98.006	Hatuma Lime Co Ltd	RLR-11	Retain RLR-11 as proposed.	Accept in part <i>(insofar as issue is retained, but amended in response to another submission)</i>	No
S98.007	Hatuma Lime Co Ltd	RLR-02	Amend RLR-02 as follows: 'The primary production role, <b>lawfully established activities (such as quarries)</b> and associated amenity of the District's rural land resource is retained, and is not compromised by inappropriate subdivision, use and development.'	Reject	No
S98.008	Hatuma Lime Co Ltd	RLR-03	Retain RLR-03 as proposed.	Accept	No
S98.009	Hatuma Lime Co Ltd	RLR-04	Retain RLR-04 as proposed.	Accept	No
S98.010	Hatuma Lime Co Ltd	RLR-P5	Amend RLR-P5 as follows: 'To enable primary production and related activities to operate in rural areas <b>provided in the General Rural Zone and Rural Zone Production[Rural Production Zone?]</b> in accordance with accepted practices without being compromised by other activities demanding higher levels of amenity.'	Reject	No
S98.011	Hatuma Lime Co Ltd	GRUZ-11	Retain GRUZ-11 as proposed.	Accept	No
S98.012	Hatuma Lime Co Ltd	GRUZ-01	Retain GRUZ-01 as proposed.	Accept	No
S98.013	Hatuma Lime Co Ltd	GRUZ-04	Amend GRUZ-04 to provide more explanation as to what are incompatible activities.	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S98.014	Hatuma Lime Co Ltd	GRUZ-P1	Retain GRUZ-P1 as proposed.	Accept	No
S98.015	Hatuma Lime Co Ltd	GRUZ-P5	Retain GRUZ-P5 as proposed.	Accept	No
S98.016	Hatuma Lime Co Ltd	GRUZ-P7	Retain GRUZ-P7 as proposed.	Accept	No
S98.017	Hatuma Lime Co Ltd	GRUZ-P8	Retain GRUZ-P8 as proposed.	Accept	No
S101.003	New Zealand Motor Caravan Association	GRUZ-R16	Amend GRUZ-R16 to provide for 'camping grounds' as a Permitted Activity, subject to permitted activity conditions.	Accept in part	Yes
S101.005	New Zealand Motor Caravan Association	RPROZ-R16	Amend RPROZ-R16 to provide for 'camping grounds' as a Permitted Activity, subject to permitted activity conditions.	Accept in part	Yes
FS8.055	Silver Fern Farms Limited		Disallow	Accept in part	
S101.008	New Zealand Motor Caravan Association	[General]	Explicitly exclude 'freedom camping' from the Proposed Plan, and avoid the need for a land use consent in areas where Council bylaw or Reserve Management Plan permits freedom camping.	Accept	Yes
S102.005	Te Mata Mushrooms Land Company Limited	PRIMARY PRODUCTION (Definition)	Retain the definition of 'Primary Production' as proposed.	Accept	No
S102.006	Te Mata Mushrooms Land Company Limited	INTENSIVE PRIMARY PRODUCTION (Definition)	Amend the definition of 'Intensive Primary Production' as follows: refers to any of the following: a. ... b. ... c. farming of mushrooms or other fungi <b>and the production of compost</b> d. ...	Reject	No
S102.007	Te Mata Mushrooms Land Company Limited	SERVICE ACTIVITY (Definition)	Retain the definition of 'Service Activity' as proposed.	Accept	No
S102.008	Te Mata Mushrooms Land Company Limited	POST-HARVEST FACILITY (Definition)	Amend the definition of 'Post-Harvest Facility' to clarify wording. And add a new definition of 'Rural Service Activities' as follows: <b>'RURAL SERVICE ACTIVITIES</b>	Accept in part	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			means activities that are related to primary production activities, forestry harvesting and intensive primary production including but not limited to seed cleaning, rural contractors, rural engineering or repair services, rural transport, fuel and machinery hire, stock transportation and grain drying, ancillary retail activities to support the rural workforce. And add in a new definition of 'Rural Industrial Activity' as follows: <b>'RURAL INDUSTRIAL ACTIVITY</b> means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials derived from the rural environment and (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the rural industrial activity.'		
FS17.8	Horticulture New Zealand		Disallow	Accept in part	
S102.011	Te Mata Mushrooms Land Company Limited	RLR-11	Retain RLR-11 as proposed.	Accept in part <i>(insofar as issue is retained, but amended in response to another submission)</i>	No
S102.012	Te Mata Mushrooms Land Company Limited	RLR-01	Retain RLR-01, and/or amend if a 'Future Development Area' overlay for land near Takapau is adopted.	Accept <i>(insofar as the objective is retained)</i>	No
FS8.003	Silver Fern Farms Limited		Disallow	Accept <i>(insofar as the objective is retained)</i>	
S102.013	Te Mata Mushrooms Land Company Limited	RLR-02	Amend RLR-02 as follows: 'The primary production role, <b>lawfully established rural industries and intensive rural production activities</b> and associated amenity of the District's rural land resource is retained, and is not compromised by inappropriate subdivision, use and development.'	Reject	No
FS8.001	Silver Fern Farms Limited		Allow	Reject	
FS17.14	Horticulture New Zealand		Allow in part Include 'related rural industry' in RLR-02	Reject	
S102.014	Te Mata Mushrooms Land Company Limited	RLR-03	Retain RLR-03 as proposed.	Accept	No
S102.015	Te Mata Mushrooms Land Company Limited	RLR-04	Retain RLR-04 as proposed.	Accept	No
S102.016	Te Mata Mushrooms Land Company Limited	RLR-P1	Retain RLR-P1 as proposed.	Accept	No
S102.017	Te Mata Mushrooms Land Company Limited	RLR-P2	Retain RLR-P2 and/or amend if a 'Future Development Area' overlay for land near Takapau is adopted.	Accept <i>(insofar as policy is retained)</i>	No
FS8.004	Silver Fern Farms Limited		Disallow	Accept <i>(insofar as policy is retained)</i>	

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S102.018	Te Mata Mushrooms Land Company Limited	RLR-P3	Retain RLR-P3 as proposed.	Accept in part (insofar as policy is retained, but amended in response to another submission)	No
S102.019	Te Mata Mushrooms Land Company Limited	RLR-P4	Amend RLR-P4 as follows: 'To provide for a wide range of activities to establish in the <b>General Rural Zone and Rural Zone Production[Rural Production Zone?]</b> , which complement the resources of the rural area, provided that they do not compromise the primary production role and associated amenity of the rural land resource, particularly in the Rural Production Zone.'	Reject	No
FS8.005	Silver Fern Farms Limited		Disallow	Accept in part	
S102.020	Te Mata Mushrooms Land Company Limited	RLR-P5	Amend RLR-P5 as follows: 'To enable primary production and related activities to operate in rural areas <b>provided in the General Rural Zone and Rural Zone Production[Rural Production Zone?]</b> in accordance with accepted practices without being compromised by other activities demanding higher levels of amenity.'	Reject	No
S102.021	Te Mata Mushrooms Land Company Limited	RLR-M1	Amend RLR-M1 as follows: 'The use of zoning to direct activities to appropriate locations: GRUZ - General Rural Zone The General Rural Zone encompasses the bulk of the District's rural land. This area is suitable for a wide range of activities to occur <b>such as primary production activities, including intensive indoor primary production, associated rural industry, and other activities that require a rural location</b> , that can require exclusive areas of land and establishes the flexibility for landowners to identify opportunities to innovatively utilise the resources of the area. Controls in this Zone are tailored to provide flexibility for landowners.' RPROZ - Rural Production Zone The Rural Production Zone encompasses the concentration of highly productive land in and around the Ruataniwha and Takapau Plains and Waipukurau, Waipawa and Otane. <b>The Rural Production Zone is to provide for land uses that are predominantly for primary production activities that rely on the productive nature of the land and intensive indoor primary production. The zone enables a range of activities that support primary production activities, including associated rural industry and other activities that require a rural location.</b> Standards in this Zone reflect the more intensive nature of activities, the increased interface between different land uses and the proximity of the Zone to the urban centres, and the pressures that this places on the soil resource. <b>To provide for a planned and coordinated area of greenfield business land, an area east of Takapau settlement is identified as a Future Development Area whereby a Structure Plan or Development Plan will be developed to integrate the various land uses, servicing, access and infrastructure, and boundary treatments.'</b>	Accept in part	Yes
FS8.006	Silver Fern Farms Limited		Disallow	Accept in part	
FS17.18	Horticulture New Zealand		Allow in part Amend to clarify that the Rural zones may include rural industry or other activities that require a rural location.	Accept in part	
S102.035	Te Mata Mushrooms Land Company Limited	GRUZ-I1	Retain GRUZ-I1 as proposed.	Accept	No
S102.036	Te Mata Mushrooms Land Company Limited	GRUZ-I2	Amend GRUZ-I2 as follows: <b>Protecting Rural Amenity and the Quality of the Rural Environment</b> Land-based primary production, and other complementary rural, rural industry and service activities, residential, and recreation-based activities, underpin the social, economic, and cultural wellbeing of the District (particularly for the District's rural communities), but they can also adversely affect rural environmental, cultural, and amenity values.	Reject (Note: The proposed Future Development Area aspect of this submission will be	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			<p>... Explanation ...</p> <p>Avoidance of inappropriate and incompatible land uses that are inconsistent with the rural environment's location specific values is important to maintain environmental quality and ensure that the productive use of land resources (for a resilient and diverse economy) is not compromised. There is a need to strike a balance between providing for a range of uses and development of natural and physical resources, and the preservation of that character, and those amenity values (such as vegetation prevailing over built elements, open space, privacy, ease of access and landscape and scenic values).</p> <p><b>A Future Development Area east of Takapau settlement is to provide for intensive primary production activities, rural industrial activities, general industrial activities, dairy processing plant and renewable energy (solar farm), and commercial activities.</b></p> <p><b>To activate the Future Development Area for this range of activities, a structure plan or Development Plan shall be prepared in order to coordinate servicing, access and the various land use activities anticipated, to provide amenity along the stream and connect with the surrounding area, including the nearby Takapau settlement. In the interim, the area would continue to operate with the Rural Production Zone rules, albeit with some greater recognition rural industry and service activities.</b></p> <p>...</p>	addressed in Hearing Stream 6)	
FS8.008	Silver Fern Farms Limited		Disallow	Pending (Note: The proposed Future Development Area aspect of this submission will be addressed in Hearing Stream 6)	
S102.037	Te Mata Mushrooms Land Company Limited	GRUZ-01	Amend GRUZ-01 as follows (and any consequential amendments): 'The General Rural Zone [is?]is predominantly used] to enable for primary production activities, intensive primary production, rural industry and service activities, and ancillary activities that require a rural location.'	Accept in part	Yes
FS17.83	Horticulture New Zealand		Allow in part Ensure that any changes to the objective wording retain a clear focus on providing for primary production activities in the GRUZ.	Accept	
S102.038	Te Mata Mushrooms Land Company Limited	GRUZ-OXX (new objective)	Add a new objective in the 'General Rural Zone' chapter of the Proposed Plan (after GRUZ-02) as follows: <b>'Recognise that the character of the General Rural Zone may change in areas where the land supports the following activities:</b> <b>a. primary production activities,</b> <b>b. intensive primary production activities,</b> <b>c. rural industry and service activities,</b> <b>d. ancillary activities that require a rural location, whereby these above types of activities have buildings and structures that different[differ?] to those captured in Objective GRUZ-02.'</b>	Reject	No
FS17.82	Horticulture New Zealand		Allow in part Ensure that any changes to the objectives have a clear focus on providing for primary production activities in the GRUZ.	Accept in part	
S102.039	Te Mata Mushrooms Land Company Limited	GRUZ-03	Retain GRUZ-03 as proposed.	Accept	No
S102.040	Te Mata Mushrooms Land Company Limited	GRUZ-04	Amend GRUZ-04, to provide more explanation as to what are incompatible activities.	Reject	No
S102.041	Te Mata Mushrooms Land Company Limited	GRUZ-P1	Amend GRUZ-P1 as follows: 'To allow land-based primary production, intensive primary production, rural industry and service activities, and ancillary activities that require a rural location which are compatible with the primary productive purpose and predominant character and amenity of the General Rural Zone.'	Accept in part	Yes



Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
FS17.88	Horticulture New Zealand		Disallow Reject the submission to amend GRUZ-P1	Accept in part	
S102.042	Te Mata Mushrooms Land Company Limited	GRUZ-P2	Retain GRUZ-P2 as proposed.	Accept in part <i>(insofar as policy is retained, but amended in response to another submission)</i>	No
S102.043	Te Mata Mushrooms Land Company Limited	GRUZ-P3	Retain GRUZ-P3 as proposed.	Accept in part	No
S102.044	Te Mata Mushrooms Land Company Limited	GRUZ-P4	Retain GRUZ-P4 as proposed.	Accept	No
S102.045	Te Mata Mushrooms Land Company Limited	GRUZ-P5	Amend GRUZ-P5 as follows: To require sufficient separation between sensitive activities and existing primary production and intensive primary production activities, and between new intensive primary production activities and property and zone boundaries, in order to avoid, remedy or mitigate potential adverse effects, including reverse sensitivity and land use conflict. <b>Reduced separation distances may be appropriate at property boundaries, and a restricted discretionary activity consent process can be used to determine whether an appropriate level of effects at a property boundary can be provided for.</b>	Reject	No
S102.046	Te Mata Mushrooms Land Company Limited	GRUZ-P6	Retain GRUZ-P6 as proposed.	Accept in part <i>(insofar as policy is retained, but amended in response to another submission)</i>	No
S102.047	Te Mata Mushrooms Land Company Limited	GRUZ-P7	Retain GRUZ-P7 as proposed.	Accept	No
S102.048	Te Mata Mushrooms Land Company Limited	GRUZ-P8	Retain GRUZ-P8 as proposed.	Accept	No
S102.049	Te Mata Mushrooms Land Company Limited	GRUZ-P9	Retain GRUZ-P9 as proposed.	Accept	No
S102.050	Te Mata Mushrooms Land Company Limited	GRUZ-PXX (new policy)	Add a new policy in the 'General Rural Zone' chapter of the Proposed Plan as follows: <b>To enable the development and use of rural industrial activities and service activities, which support primary production and intensive production activities, within the General Rural Zone.'</b>	Reject	No
FS17.86	Horticulture New Zealand		Allow in part Accept need to recognise rural industry in the policy framework.	Reject	
FS8.009	Silver Fern Farms Limited		Disallow	Accept in part	

**Commented [RM53]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (item 42 of Appendix 4) - consequential changes to recommendations

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S102.051	Te Mata Mushrooms Land Company Limited	GRUZ-PXX (new policy)	Add a new policy in the 'General Rural Zone' chapter of the Proposed Plan as follows: <b>'Recognise the economic benefits derived from well functioning and operating intensive primary production activities, as well as the flow on to post harvest facilities, rural industry, service activities, the generation of employment and overall increase of social and cultural wellbeing to the local community.'</b>	Reject	No
FS8.0010	Silver Fern Farms Limited		Disallow	Accept	
FS17.87	Horticulture New Zealand		Allow in part Ensure recognition of the economic benefits of primary production.	Reject	
S102.052	Te Mata Mushrooms Land Company Limited	GRUZ-R3	Clarify what 'initial processing' as set out in the definition of 'Primary Production' is permitted by GRUZ-R3, and what is considered to be post-harvest facilities.	Accept <i>(insofar as clarification is provided in s42A report)</i>	No
S102.053	Te Mata Mushrooms Land Company Limited	GRUZ-R3	Retain GRUZ-R3(2) and 'Restricted Discretionary' activity status.	Accept	No
S102.054	Te Mata Mushrooms Land Company Limited	GRUZ-R14	Retain GRUZ-R14(1) and 'Controlled' activity status.	Accept	No
S102.055	Te Mata Mushrooms Land Company Limited	GRUZ-R14	Amend GRUZ-R14(2) as follows: '2. Activity status where compliance with condition <b>GRUZ-R14(1)(a)(ii) and/or</b> GRUZ-R14(1)(b) is not achieved: RDIS	Accept in part	Yes
FS6.10	NZ Pork Industry Board		Allow in part	Accept in part	
S102.056	Te Mata Mushrooms Land Company Limited	GRUZ-R14	Clarify within GRUZ-R14(3) and in the definition of the 'Gas Transmission Network' if the gas transmission network includes the high and low networks shown on the Planning Maps.	Reject	No
S102.057	Te Mata Mushrooms Land Company Limited	GRUZ-R14	Amend GRUZ-R14(4) as follows: '4. Activity status where compliance with conditions GRUZ-R14(1)(a)(i) and/or GRUZ-R14(1)(d) is not achieved: NC'	Accept	Yes
FS6.11	NZ Pork Industry Board		Allow in part	Reject	
S102.058	Te Mata Mushrooms Land Company Limited	GRUZ-R19	Amend GRUZ-R19 as follows (or similar wording): 'Industrial activities (other than post-harvest facilities, <b>and rural industrial activities</b> ) ...' <b>And add a new definition of 'Rural Industrial Activity' (refer submission point S102.008).</b>	Accept in part	Yes
FS17.106	Horticulture New Zealand		Allow in part It should be clear that rural industry is not included in GRUZ-R19.	Accept	
S102.059	Te Mata Mushrooms Land Company Limited	GRUZ-RXX (new rule)	Add a new rule in the 'General Rural Zone' chapter of the Proposed Plan as follows: <b>'Rural Industrial Activities and Rural Service Activities</b> <b>1. Activity Status: Permitted</b> <b>Where the following conditions are met:</b> <b>a. Limited to 2500m2 gross floor area per site.</b> <b>b. Compliance with:</b> <b>i. GRUZ-S2 (Height of Buildings);</b> <b>ii. GRUZ-S3 (Height in Relation to Boundary);</b> <b>iii. GRUZ-S4 (Setback from Roads and Rail Network);</b> <b>iv. GRUZ-S5 (Setback from Neighbours);</b>	Accept in part	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			<p>v. GRUZ-S6 (Shading of Land and Roads);  vi. GRUZ-S7 (Electricity Safety Distances);  vii. GRUZ-S8 (Transport);  viii. GRUZ-S9 (Light); and  ix. GRUZ-S10 (Noise).  c. Compliance with GRUZ-S12 (setback from gas transmission network).  d. Compliance with GRUZ-S13 (setbacks from National Grid).Matters over which control is reserved:  e. Effects on character and amenity of the zone from traffic generated by the proposal and the hours of operation.  f. The method of storage and use of materials associated with the operation of the activity that may generate noxious, offensive, or objectionable odour beyond the site boundary.  g. Methods of disposal of stormwater and wastewater for the activity.  h. Setbacks from wāhi tapu, wāhi taonga and sites of significance identified in SASM SCHED3 that are located within the site of the activity.</p> <p>2. Activity status where compliance with condition GRUZ-R20(1)(b) is not achieved: RDIS  Matters over which discretion is restricted (where relevant to the infringed standard(s)):  a. Assessment matters:  i. GRUZ-AM1.  ii. GRUZ-AM2.  iii. GRUZ-AM3.  b. Assessment matters in the following chapters:  i. TRAN - Transport.  ii. LIGHT - Light.  iii. NOISE - Noise.</p> <p>3. Activity status where compliance with condition GRUZ-R20(1)(c) is not achieved: DIS  4. Activity status where compliance with condition GRUZ-R20(1)(d) is not achieved: NC'</p>		
FS17.94	Horticulture New Zealand		Allow in part Provide for rural industry in the rule framework.	Accept	
S102.060	Te Mata Mushrooms Land Company Limited	RPROZ-O1	Amend RPROZ-O1 as follows: The Rural Production Zone [is?]is-predominantly-used to enable for primary production activities, intensive primary production and intensive indoor primary production and ancillary activities. The zone enables a range of activities that support primary production activities, including associated rural industry, unless an urban zone is more suitable, and other activities that require a rural location. And make any consequential amendments.	Accept in part	Yes
FS8.014	Silver Fern Farms Limited		Allow in part	Accept in part	
FS17.120	Horticulture New Zealand		Allow in part Ensure that any changes to the objective wording retain a clear focus on providing for primary production activities in the RPROZ. Include a separate objective for rural industry.	Accept in part	
S102.062	Te Mata Mushrooms Land Company Limited	RPROZ-O3	Retain RPROZ-O3 as proposed.	Accept	No
S102.063	Te Mata Mushrooms Land Company Limited	RPROZ-OXX (new objective)	Add a new objective in the 'Rural Production Zone' chapter of the Proposed Plan (after RPROZ-O4) as follows: The character of the Rural Production Zone may change in areas where the land supports the following activities: a. primary production activities, b. intensive primary production activities, c. rural industry and service activities, d. ancillary activities that require a rural location, whereby these above types of activities have buildings and structures that differ?different to those captured in Objective RPROZ -O4.'	Reject	No
FS8.011	Silver Fern Farms Limited		Disallow	Accept in part	

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
FS17.119	Horticulture New Zealand		Allow in part Ensure that any changes to the objectives have a clear focus on providing for primary production activities in the RPROZ	Accept in part	
S102.064	Te Mata Mushrooms Land Company Limited	RPROZ-O5	Retain RPROZ-O5 as proposed.	Accept <u>in part</u>	No
S102.065	Te Mata Mushrooms Land Company Limited	RPROZ-O6	Amend RPROZ-O6, to provide more explanation as to what are incompatible activities.	Reject	No
S102.066	Te Mata Mushrooms Land Company Limited	RPROZ-P1	Amend RPROZ-P1 as follows: 'To allow land-based primary production, <b>intensive primary production and intensive indoor primary production</b> and ancillary activities. <b>A range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location</b> which are compatible with the primary productive purpose and predominant character and amenity of the Rural Production Zone.'	Accept in part ( <i>insofar as policy is amended in response to another submission</i> )	No
FS17.126	Horticulture New Zealand		Disallow Reject the submission to amend RPROZ-P1	Accept in part	
S102.067	Te Mata Mushrooms Land Company Limited	RPROZ-P2	Clarify what type of activities are envisaged with RPROZ-P2.	Accept in part ( <i>insofar as clarification is provided in s42A report</i> )	No
S102.068	Te Mata Mushrooms Land Company Limited	RPROZ-P3	Retain RPROZ-P3 as proposed.	Accept <u>in part</u>	No
S102.069	Te Mata Mushrooms Land Company Limited	RPROZ-P4	Retain RPROZ-P4 as proposed.	Accept in part ( <i>insofar as policy is retained, but amended in response to another submission</i> )	No
S102.070	Te Mata Mushrooms Land Company Limited	RPROZ-P5	Amend RPROZ-P5 as follows: 'To require sufficient separation between sensitive activities and existing primary production and intensive primary production activities, and between new intensive primary production activities and property and zone boundaries, in order to avoid, remedy or mitigate potential adverse effects, including reverse sensitivity and land use conflict. <b>Reduced separation distances may be appropriate at property boundaries, and a restricted discretionary activity consent process can be used to determine whether an appropriate level of effects at a property boundary can be provided for.</b> '	Reject	No
FS17.129	Horticulture New Zealand		Disallow	Accept	
S102.071	Te Mata Mushrooms Land Company Limited	RPROZ-P7	Retain RPROZ-P7 as proposed.	Accept	No
S102.072	Te Mata Mushrooms Land Company Limited	RPROZ-P8	Retain RPROZ-P8 as proposed.	Accept in part ( <i>insofar as policy is retained, but amended in</i>	No

**Commented [RM54]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (item 12 of Appendix 4) - consequential changes to recommendations

**Commented [RM55]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (item 42 of Appendix 4) - consequential changes to recommendations

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation <i>(response to another submission)</i>	Amendments to Proposed Plan?
.					
S102.074	Te Mata Mushrooms Land Company Limited	RPROZ-PXX (new policy)	Add a new policy in the 'Rural Production Zone' chapter in the Proposed Plan as follows: <b>'To enable the development and use of rural industrial activities and service activities, which support primary production and intensive production activities, within the Rural Production Zone.'</b> And make any consequential amendments.	Reject	No
FS8.012	Silver Fern Farms Limited		Disallow	Accept in part	
FS17.124	Horticulture New Zealand		Allow in part Accept need to recognise rural industry in the policy framework.	Reject	
S102.075	Te Mata Mushrooms Land Company Limited	RPROZ-PXX (new policy)	Add a new policy in the 'Rural Production Zone' chapter in the Proposed Plan as follows: <b>'Recognise the economic benefits derived from well functioning and operating intensive primary production activities, as well as the flow on to post harvest facilities, service activities, the generation of employment and overall increase of social and cultural wellbeing to the local community.'</b>	Reject	No
FS8.013	Silver Fern Farms Limited		Disallow	Accept	
FS17.125	Horticulture New Zealand		Allow in part Ensure recognition of the economic benefits of primary production.	Reject	
S102.076	Te Mata Mushrooms Land Company Limited	RPROZ-R3	Clarify what 'initial processing' as set out in the definition of 'Primary Production' is permitted by RPROZ-R3, and what is considered to be post-harvest facilities.	Accept <i>(insofar as clarification is provided in s42A report)</i>	No
.					
S102.077	Te Mata Mushrooms Land Company Limited	RPROZ-R3	Retain RPROZ-R3(2), (3), and (4).	Accept	No
.					
S102.078	Te Mata Mushrooms Land Company Limited	RPROZ-R6	Retain RPROZ-R6, and the activity status applied in RPROZ-R6(1), (2) and (3).	Accept	No
.					
S102.079	Te Mata Mushrooms Land Company Limited	RPROZ-R14	Retain RPROZ- R14(1), and 'Controlled' activity status.	Accept	No
.					
S102.080	Te Mata Mushrooms Land Company Limited	RPROZ-R14	Amend RPROZ- R14(2) as follows: '2. Activity status where compliance with condition <b>RPROZ-R14(1)(a)(ii) and/or</b> RPROZ-R14(1)(b) is not achieved: RDIS'	Accept in part	Yes
FS6.14	NZ Pork Industry Board		Allow in part	Accept in part	
S102.081	Te Mata Mushrooms Land Company Limited	RPROZ-R14	Clarify within RPROZ-R14(3) and in the definition of the 'Gas Transmission Network' if the gas transmission network includes the high and low networks shown on the Planning Maps.	Reject	No
.					
S102.082	Te Mata Mushrooms Land Company Limited	RPROZ-R14	Amend RPROZ-R14(4) as follows: '4. Activity status where compliance with conditions RPROZ -R14(1)(a)(f) and/or RPROZ -R14(1)(d) is not achieved: NC'	Accept	Yes
FS6.15	NZ Pork Industry Board		Allow in part	Reject	

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S102.083	Te Mata Mushrooms Land Company Limited	RPROZ-R19	Amend RPROZ-R19 as follows (or similar wording): RPROZ -R19 Industrial activities (other than post-harvest facilities, <b>rural industrial activities</b> )	Accept in part	Yes
S102.084	Te Mata Mushrooms Land Company Limited	RPROZ-RXX (new rule)	Add a new rule in the 'Rural Production Zone' chapter in the Proposed Plan as follows: <b>'Rural Industrial Activities and Rural Service Activities</b> <b>1. Activity Status: Permitted</b> Where the following conditions are met: a. Limited to 2500m2 gross floor area per site, b. Compliance with: i. RPROZ -S2 [Total Building Coverage]; ii. RPROZ -S3 (Height of buildings); iii. RPROZ -S4 (Height in Relation to Boundary); iv. RPROZ -S5 (Setback from Roads and Rail Network); v. RPROZ -S6 (Setback from Neighbours); vi. RPROZ -S7 (Shading of Land and Roads); vii. RPROZ -S8 (Electricity Safety Distances); viii. RPROZ -S9 (Transport); ix. RPROZ -S10 (Light); and x. RPROZ -S11 (Noise). c. Compliance with i. RPROZ -S13 (building restrictions near Waipukurau Aerodrome); and ii. RPROZ -S14 (setback from gas transmission network). d. Compliance with RPROZ -S15 (setbacks from National Grid). Matters over which control is reserved: e. Effects on character and amenity of the zone from traffic generated by the proposal and the hours of operation. f. The method of storage and use of materials associated with the operation of the activity that may generate noxious, offensive, or objectionable odour beyond the site boundary. g. Methods of disposal of stormwater and wastewater for the activity. h. Setbacks from wāhi tapu, wāhi taonga and sites of significance identified in SASMSCHED3 that are located within the site of the activity. <b>2. Activity status where compliance with condition RPROZ-R20(1)(b) is not achieved: RDIS</b> Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters:i. RPROZ -AM1.ii. RPROZ -AM2.iii. RPROZ -AM3.b. Assessment matters in the following chapters: i. TRAN - Transport. ii. LIGHT - Light iii. NOISE - Noise. <b>3. Activity status where compliance with condition RPROZ-R20(1)(c) is not achieved: DIS</b> <b>4. Activity status where compliance with condition RPROZ -R20(1)(d) is not achieved: NC'</b>	Accept in part	Yes
FS17.133	Horticulture New Zealand		Allow in part Provide for rural industry in the rule framework.	Accept	
S102.086	Te Mata Mushrooms Land Company Limited	RPROZ-S12	Amend RPROZ-R12[S12?] as follows: 'Sensitive Activities 1. Minimum setback of buildings <del>from a property boundary with an from any buildings or enclosure housing animals reared intensively, or from organic matter and effluent storage, treatment and utilisation associated with intensive primary production activities[activity?]</del> , is 200 metres.'	Reject	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S102.087	Te Mata Mushrooms Land Company Limited	GRUZ-02	Retain GRUZ-02.	Accept in part (insofar as objective is retained, but amended in response to another submission)	No
FS11.008	The Ministry of Education		Allow	Accept in part	
S102.088	Te Mata Mushrooms Land Company Limited	RPROZ-04	Retain RPROZ-04.	Accept in part (insofar as objective is retained, but amended in response to another submission)	No
FS11.011	The Ministry of Education		Allow	Accept in part	
S105.003	James Bridge	RLR-P3	Amend RLR-P3 as follows: 'To limit the amount of further fragmentation of the District's <b>highly productive</b> rural land resource through limiting lifestyle subdivision, <b>particularly within</b> the Rural Production Zone.'	Reject	No
S105.004	James Bridge	RLR-P4	Amend RLR-P4 as follows: 'To provide for a wide range of activities to establish, which complement the resources of the rural area, provided that they do not compromise the primary production role and associated amenity of the <b>highly productive</b> rural land resource, <b>particularly within</b> the Rural Production Zone.'	Reject	No
FS17.17	Horticulture New Zealand		Disallow	Accept	
S105.022	James Bridge	SUB-S2	Amend SUB-S2(1) as follows: 'General Rural Zone 1. Minimum net site area for Lifestyle Lot - <del>4000</del> <b>2500</b> m <sup>2</sup> . 2. ...'	Accept	Yes
S105.023	James Bridge	GRUZ-S5	Amend GRUZ-S5(2) as follows: 'All Other Activities (excluding Accessory Buildings) 2. Minimum setback of building for an activity from internal boundaries is 15m <b>except as between sites of 2.5ha or less where the minimum setback is 5m.</b> Domestic water storage tanks up to 2m in height are exempt from this standard.'	Reject	No
FS17.109	Horticulture New Zealand		Allow in part Ensure reverse sensitivity issues adjacent to primary production sites are addressed	Accept in part	
S107.002	Thomas Collier	SUB-R5	Reject SUB-R5, and revert to the current subdivision rules in the Operative District Plan.	Reject	No
FS8.039	Silver Fern Farms Limited		Disallow	Accept	
FS4.2	James Bridge		Allow	Reject	
S116.003	Silver Fern Farms Limited	REVERSE SENSITIVITY (Definition)	Amend the definition of 'Reverse Sensitivity' as follows: 'the potential for the operation, <b>maintenance, upgrade, or expansion</b> of an existing lawfully established activity to be compromised, constrained or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived environmental effects generated by an existing activity.'	Reject	No
S116.004	Silver Fern Farms Limited	Definitions	Introduce a new definition for 'Rural Industry' as follows: <b>'RURAL INDUSTRY</b>	Accept	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.'		
S116.005	Silver Fern Farms Limited	RLR-01	Retain RLR-01.	Accept	No
S116.006	Silver Fern Farms Limited	RLR-02	Amend RLR-02 as follows: 'The primary production role and associated amenity of the District's rural land resource is retained, and is <b>protected from not</b> compromised by inappropriate subdivision, use and development.'	Accept	Yes
S116.007	Silver Fern Farms Limited	RLR-03	Retain RLR-03.	Accept	No
S116.008	Silver Fern Farms Limited	RLR-04	Amend RLR-04 as follows: 'Residential <del>activities</del> living and other activities that are unrelated to primary production or rural industry are directed to locations zoned for those purposes and that are not situated on highly productive land.'	Reject	No
S116.009	Silver Fern Farms Limited	RLR-P1	Retain RLR-P1.	Accept	No
S116.010	Silver Fern Farms Limited	RLR-P2	Amend RLR-P2 as follows: 'To avoid unplanned urban expansion onto the District's highly productive land <b>in the Rural Production Zone</b> where other feasible options exist.'	Accept	Yes
S116.011	Silver Fern Farms Limited	RLR-P3	Amend RLR-P3 as follows: 'To limit <del>the amount of</del> further fragmentation of the District's rural land resource by through limiting lifestyle site subdivision <b>in the General Rural Zone</b> , and, particularly in the Rural Production Zone, <b>and directing lifestyle site subdivision to locate primarily in the Rural Living Zone.</b> '	Accept in part	Yes
S116.012	Silver Fern Farms Limited	RLR-P4	Retain RLR-P4.	Accept in part (insofar as policy is retained, but amended in response to another submission)	No
S116.013	Silver Fern Farms Limited	RLR-P5	Amend RLR-P5 as follows: 'To enable primary production and related activities, <b>such as rural industry</b> , to operate, <b>upgrade and expand</b> in rural areas in accordance with accepted practices without being compromised by other activities demanding higher levels of amenity, <b>particularly in the Rural Production Zone.</b> '	Reject	No
S116.014	Silver Fern Farms Limited	RLR-M3	Amend RLR-M3 as follows: 'Land Information Memorandum	Accept	Yes



Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
.			When requested, people wishing to establish in the rural zones area will be issued with a Land Information Memorandum advising them that they are establishing in a productive rural environment where amenity standards associated with the normal conduct of farming operations and related activities such as rural industry, in the Zone (that is, amenity standards that allow for fluctuating noise, odour and air quality levels resulting from accepted primary production management practices and rural industry activities) will be upheld by the Council. Provided that these activities are carried out within the provisions established by the District Plan or a resource consent(s), the effects of the activities on amenity standards will not be considered a nuisance.'		
S116.015	Silver Fern Farms Limited	RLR - Principal Reasons	Amend 'RLR - Principal Reasons' as follows: ... The subdivision of land will be primarily for the purpose of achieving a more efficient outcome for land based primary production around pastoral, cropping or forestry purposes. There may be the need to subdivide off a surplus residential building or provide for those property owners who may wish to subdivide their house from the farm and retire on the property, but these activities need a level of control. The Plan aims to prevent large numbers of small holdings in the rural environment, <b>particularly on the highly productive land within the Rural Production Zone.</b> The rural environment provides for a range of activities and farm and associated buildings that are of a scale to meet the needs of the primary production sector and related activities such as rural industry. There is a limit on the scale of commercial and urban industrial activities in the rural environment and beyond the floor area standards outlined within the zones these types of activity should be located within the appropriate zones where the effects can be suitably accommodated.'	Accept in part	Yes
S116.023	Silver Fern Farms Limited	SUB-R5	Amend SUB-R5 as follows: 'Rural Production Zone 5. Activity Status: CON Where the following conditions are met: a. Limited to: i. The lifestyle site is based around an existing residential unit on a site that has a net site area less than 12 hectares. ii. No additional sites are created (amalgamation of the balance lot is required). iii. The newly amalgamated sites are adjoining and combine to a net site area greater than 12 hectares. b. ... c. ... d. ... e. ... ... 6. Activity status where compliance with condition SUB-R5(5)(d) is not achieved: RDIS ... 7. Activity status where compliance with conditions SUB-R5(5)(a) and/or SUB-R5(5)(c) is not achieved: DIS 8. Activity status where compliance with conditions SUB-R5(5)(a), SUB-R5(5)(b) and/or SUB-R5(5)(e) is not achieved: NC'	Reject	No
S116.024	Silver Fern Farms Limited	SUB-AM11	Amend SUB-AM11 as follows: 'Sites in the Rural Lifestyle Zone, and Lifestyle Sites in the General Rural Zone and Rural Production Zone, which adjoin any site used for existing horticultural, or intensive primary production, or rural industry activities 1. The design of the subdivision to ensure that, as a consequence of the development it will accommodate, reverse sensitivity effects will not be created or exacerbated. In particular, in assessing the development, the following factors will be considered: a. ... b. ... c. The ability of the development to include methods which will mitigate against reverse sensitivity effects being created or exacerbated-experienced. d. ...'	Accept	Yes

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S116.025	Silver Fern Farms Limited	SUB-AM12	Amend SUB-AM12 as follows: Lifestyle Sites in the Rural Production Zone 1. Maximum area exceeded The Council will have regard to whether one or more of the following factors apply in deciding whether the use of an area of land greater than 4000m2 for a lifestyle site is appropriate: a. ... ... f. Provision for buffer areas (greater than the minimum yard requirements) to <b>avoid or mitigate</b> reverse sensitivity where specific site characteristics and the nature of adjoining land uses are likely to generate the potential for complaints about adjoining primary production or <b>rural industry</b> activities. 2. ... 3. Amalgamated sites not adjoining In deciding whether a Rural Production Zone lifestyle site subdivision creating an amalgamation of titles not adjoining, the Council will have regard to whether any of the following factors apply: a. ... b. The likelihood of a successful application being made to subdivide the titles in the future on the basis that they cannot effectively be used together is <b>precluded by the registration of restrictive covenants and/or consent notices (where these are offered) against the certificate of title(s) for all sites being amalgamated low!</b>	Accept in part	Yes
S116.026	Silver Fern Farms Limited	SUB-AM13	Amend SUB-AM13 as follows: Subdivisions within the General Rural Zone and Rural Production Zone - Lifestyle Sites 1. That the location and shape of the lifestyle site enables the balance site to be farmed efficiently and effectively. The Council will also take into account the ability to <b>avoid, mitigate or manage</b> any potential reverse sensitivity effects generated from the lifestyle site, within the subject site itself, the balance area of the property and with adjoining properties. 2. The ability to <b>avoid or mitigate</b> any actual or potential reverse sensitivity effects where specific site characteristics and/or the nature of surrounding or existing land uses are likely to generate the potential for complaints about lawfully established activities. The Council will take into account the following factors (but is not restricted to these): a. ... b. ... c. Any lifestyle site proposed within 400 metres of an existing rural <b>industry or primary</b> production activity; d. ... e. ... 3. ... ... ...	Accept in part	Yes
S116.028	Silver Fern Farms Limited	RPROZ-O1	Amend RPROZ-O1 as follows: The Rural Production Zone is predominantly used for primary production activities, <b>ancillary activities</b> and associated <b>rural activities including rural industry ancillary activities.</b>	Reject	No
FS17.121	Horticulture New Zealand		Allow in part Ensure that any changes to the objective wording retain a clear focus on providing for primary production activities in the RPROZ. Include a separate objective for rural industry.	Accept in part	
S116.029	Silver Fern Farms Limited	RPROZ-O2	Retain RPROZ-O2.	Accept	No
S116.030	Silver Fern Farms Limited	RPROZ-O3	Retain RPROZ-O3.	Accept	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S116.031	Silver Fern Farms Limited	RPROZ-O4	Amend RPROZ-O4 as follows: 'The predominant character of the Rural Production Zone is maintained, which includes: 1. ... 2. ... 3. sounds and smells associated with legitimate primary production <b>and rural industry</b> activities; 4. ... 5. ... 6. ...'	Accept in part	Yes
S116.032	Silver Fern Farms Limited	RPROZ-O6	Amend RPROZ-O6 as follows: 'The primary productive purpose and predominant character of the Rural Production Zone are <b>protectednot-compromised</b> by <b>preventing</b> potentially incompatible activities from establishing.'	Reject	No
S116.033	Silver Fern Farms Limited	RPROZ-P1	Amend RPROZ-P1 as follows: 'To allow land-based primary production, <b>rural industry</b> , and ancillary activities, which are compatible with the primary productive purpose and predominant character and amenity of the Rural Production Zone.'	Reject	No
S116.034	Silver Fern Farms Limited	RPROZ-P5	Amend RPROZ-P5 as follows: 'To require sufficient separation between sensitive activities and existing primary production, <b>and-intensive</b> primary production, <b>and rural industry</b> activities, and between new intensive primary production activities and property and zone boundaries, in order to avoid, remedy or mitigate potential adverse effects, including reverse sensitivity and land use conflict.'	Reject	No
S116.035	Silver Fern Farms Limited	RPROZ-P7	Amend RPROZ-P7 as follows: 'To ensure activities do not locate in the Rural Productive Zone where the activity: 1. ... 2. will constrain the establishment and use of land for primary production <b>or rural industry</b> ; 3. ... 4. ...'	Reject	No
S116.036	Silver Fern Farms Limited	RPROZ-P8	Amend RPROZ-P8 as follows: 'To avoid residential and rural lifestyle subdivision that results in fragmentation of land within the Rural Production Zone and/or which limits the use of land for primary productive purposes, <b>(including through the creation or exacerbation of potential adverse reverse sensitivity effects)</b> .'	Accept in part	Yes
FS17.130	Horticulture New Zealand		Allow in part Accept submission	Accept in part	
S116.037	Silver Fern Farms Limited	RPROZ-P9	Amend RPROZ-P9 as follows: 'To avoid the establishment of commercial or industrial activities <b>(excluding rural industry)</b> that are unrelated to the primary productive purpose of the Rural Production Zone, or that are of a scale that is incompatible with the predominant character and amenity of the rural area.'	Reject	No
S116.038	Silver Fern Farms Limited	RPROZ-R2	Retain RPROZ-R2.	Accept <u>in part</u>	No

**Commented [RM56]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (item 34 of Appendix 4) - consequential changes to recommendations

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S116.039	Silver Fern Farms Limited	RPROZ-RXX (new rule)	Add a new rule in the 'Rural Production Zone' chapter in the Proposed Plan as follows (or amendments that achieve a similar outcome): <b>'RPROZ-R21 Rural industry</b> <b>1. Activity Status: PER</b> <b>Where the following conditions are met:</b> <b>a. RPROZ-S2(1)(a) - RPROZ-S11 inclusive.</b> <b>b. RPROZ-S13 - RPROZ-S15 inclusive.</b> <b>Matters over which control is reserved:</b> <b>c. The method of storage and use of materials associated with the operation of the activity that may generate noxious, offensive, or objectionable odour beyond the site boundary.</b> <b>d. Setbacks from wāhi tapu, wāhi taonga and sites of significance identified in SASM-SCHED3 that are located within the site of the activity.</b> <b>e. RPROZ-AM14 General.2. Activity status where compliance with condition RPROZ-R21(1) is not achieved: RDIS.'</b> And make a consequential amendment to the 'RPROZ - Rule Overview Table' to include this new rule.	Accept in part	Yes
FS8.059	Silver Fern Farms Limited		Allow As shown below with underlining and strikethrough: RPROZ-R21 Rural industry 1. Activity Status: <del>PERCON</del> Where the following conditions are met: a. RPROZ-S2(1)(a) - RPROZ-S11 inclusive. b. RPROZ-S13 - RPROZ-S15 inclusive.	Accept in part	
FS17.134	Horticulture New Zealand		Allow in part Provide for rural industry in the rule framework.	Accept	
S116.040	Silver Fern Farms Limited	RPROZ-AMXX (new assessment matter)	A new assessment matter in the 'Rural Production Zone' chapter in the Proposed Plan as follows (or amendments that achieve a similar outcome): <b>'RPROZ-AM15 Rural industry</b> <b>1. The functional and operational needs of rural industry which include:</b> <b>a. To establish and operate in rural locations where potential adverse reverse sensitivity issues can be avoided or mitigated and where primary production activities and / or other rural resources are located.</b> <b>b. To establish large buildings, structures and supporting infrastructure to enable large scale processing and manufacturing to occur.</b> <b>c. To emit odours, noise and light on a 24-hour 7-day basis.</b> <b>d. To use heavy vehicles and machinery to transport livestock, goods, materials and equipment to, from, and within, sites.'</b>	Reject	No
S117.017	Chorus New Zealand Limited	REVERSE SENSITIVITY (Definition)	Retain the definition of 'Reverse Sensitivity' as proposed.	Accept	No
FS9.445	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
S118.017	Spark New Zealand Trading Limited	REVERSE SENSITIVITY (Definition)	Retain the definition of 'Reverse Sensitivity' as proposed.	Accept	No
S119.017	Vodafone New Zealand Limited	REVERSE SENSITIVITY (Definition)	Retain the definition of 'Reverse Sensitivity' as proposed.	Accept	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S120.010	Heretaunga Tamatea Settlement Trust	RLR-PXX (new policy)	Add a new policy in the 'RLR - Rural Land Resource' chapter in the Proposed Plan as follows: <b>'Tangata whenua recognise the need for an economically sustainable rural environment which has access to reliable stored water resources to ensure the productive capacity of the land is maintained.'</b>	Reject	No
FS29.1	Water Holdings Hawke's Bay		Allow	Reject	
FS8.021	Silver Fern Farms Limited		Allow	Reject	
FS1.1	Tukituki Water Security Project		Allow	Reject	
S120.023	Heretaunga Tamatea Settlement Trust	SUB-S1	Amend SUB-S1(8) as follows: 'Rural Lifestyle Zone <b>8.A 2,500m2 minimum lot size where a 4,000m2 average is achieved.'</b>	Accept in part	Yes
FS27.6	Livingston Properties Limited		Allow	Accept in part	
FS5.089	Ngā hapū me ngā marae o Tamatea		Allow in part	Accept in part	
S120.025	Heretaunga Tamatea Settlement Trust	GRUZ-R10	Amend GRUZ-R10 to provide for 'Community Facilities' that exceed 100m2 gross floor area per site as Controlled Activities.	Reject	No
FS17.103	Horticulture New Zealand		Disallow	Accept	
S121.001	Federated Farmers of New Zealand	RLR-I1	Retain RLR-I1 as proposed.	Accept in part <i>(insofar as issue is retained, but amended in response to another submission)</i>	No
FS9.1	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
S121.002	Federated Farmers of New Zealand	RLR-O1	Retain RLR-O1 as proposed.	Accept	No
FS9.2	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
S121.003	Federated Farmers of New Zealand	RLR-O2	Retain RLR-O2 as proposed.	Accept in part <i>(insofar as objective is retained, but amended in response to another submission)</i>	No
FS9.3	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
S121.004	Federated Farmers of New Zealand	RLR-O3	Retain RLR-O3 as proposed.	Accept	No
FS9.4	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
S121.005	Federated Farmers of New Zealand	RLR-O4	Retain RLR-O4 as proposed.	Accept	No

**Commented [RM57]:** Hearing Stream 6 - Right of Reply dated 9 Dec 22 - recommendation remains the same as revised recommendation is to change activity status to DIS on LUC 1-3 land as per alignment with NPS-HPL

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
FS9.5	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
S121.006	Federated Farmers of New Zealand	RLR-P1	Retain RLR-P1 as proposed.	Accept	No
FS9.6	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
S121.007	Federated Farmers of New Zealand	RLR-P2	Retain RLR-P2 as proposed.	Accept in part <i>(insofar as policy is retained, but amended in response to another submission)</i>	No
FS9.7	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
S121.008	Federated Farmers of New Zealand	RLR-P3	Retain RLR-P3 as proposed.	Accept in part <i>(insofar as policy is retained, but amended in response to another submission)</i>	No
FS9.8	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
S121.009	Federated Farmers of New Zealand	RLR-P4	Retain RLR-P4 as proposed.	Accept in part <i>(insofar as policy is retained, but amended in response to another submission)</i>	No
FS9.9	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
S121.010	Federated Farmers of New Zealand	RLR-P5	Retain RLR-P5 as proposed.	Accept	No
FS9.10	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
S121.107	Federated Farmers of New Zealand	NOISE-P3	Retain NOISE-P3 as proposed.	Accept	No
FS9.107	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
S121.108	Federated Farmers of New Zealand	NOISE-S5	Retain NOISE-S5(7) as proposed.	Accept	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
FS9.108	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.109</b>	<b>Federated Farmers of New Zealand</b>	NOISE-S5	Delete NOISE-S5(11) & (12).	Reject	No
FS9.109	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Accept	
FS14.10	NZ Agricultural Aviation Association		Allow	Reject	
FS17.71	Horticulture New Zealand		Allow	Reject	
FS10.9	Aerospread Ltd		Allow	Reject	
<b>S121.110</b>	<b>Federated Farmers of New Zealand</b>	NOISE-S5	Amend NOISE-S5(13) as follows: 'Rural Airstrips 13. The day-night average sound level (Ldn) generated by aircraft movements (excluding emergency aviation movements, <del>and agricultural aviation movements for up to 14 days in any calendar year</del> ) must not exceed 55 dB Ldn, measured at the notional boundary of any building containing a noise sensitive activity on a separate site under different ownership in the General Rural and Rural Production Zones, or at the boundary of any site containing a noise sensitive activity in all other zones.'	Reject	No
FS14.18	NZ Agricultural Aviation Association		Allow	Reject	
FS9.110	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Accept	
FS10.15	Aerospread Ltd		Allow	Reject	
<b>S121.111</b>	<b>Federated Farmers of New Zealand</b>	NOISE-S5	Amend NOISE-S5(16) as follows: 'Helicopter Landing Areas 16. The day-night average sound level (Ldn) generated by helicopter movements (excluding emergency aviation movements, <del>and agricultural aviation movements for up to 14 days in any calendar year</del> ) must not exceed 50 dB Ldn measured at the notional boundary of any building containing a noise sensitive activity on a separate site under different ownership in the General Rural and Rural Production Zones, or at the boundary of any site containing a noise sensitive activity in all other zones.'	Reject	No
FS10.19	Aerospread Ltd		Allow	Reject	
FS9.111	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Accept	No
FS14.23	NZ Agricultural Aviation Association		Allow	Reject	
<b>S121.174</b>	<b>Federated Farmers of New Zealand</b>	GRUZ-01	Retain GRUZ-01 as proposed.	Accept	No
FS9.174	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.175</b>	<b>Federated Farmers of New Zealand</b>	GRUZ-02	Retain GRUZ-02 as proposed.	Accept in part ( <i>insofar as objective is retained, but amended in response to another submission</i> )	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
FS9.175	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
FS11.009	The Ministry of Education		Allow	Accept in part	
<b>S121.176</b>	<b>Federated Farmers of New Zealand</b>	GRUZ-03	Amend GRUZ-03 as follows: 'Adverse effects of activities <b>that exceed limits</b> are managed to maintain rural character and amenity and, where applicable, the natural character and amenity values present within the coastal environment.'	Reject	No
FS9.176	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Accept	
FS17.84	Horticulture New Zealand		Allow	Reject	
<b>S121.177</b>	<b>Federated Farmers of New Zealand</b>	GRUZ-04	Retain GRUZ-04 as proposed.	Accept	No
FS9.177	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.178</b>	<b>Federated Farmers of New Zealand</b>	GRUZ-P1	Amend GRUZ-P1 as follows: 'To <b>allowable</b> land-based primary production and ancillary activities which are compatible with the primary productive purpose and predominant character and amenity of the General Rural Zone.'	Accept in part	Yes
FS9.178	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.179</b>	<b>Federated Farmers of New Zealand</b>	GRUZ-P2	Amend GRUZ-P2 as follows: 'To <b>allowable</b> activities of a limited scale which support the function and wellbeing of rural communities and/or enjoyment of the rural environment, and contribute to the vitality and resilience of the District's economy, where adverse effects are avoided, remedied or mitigated.'	Accept in part	Yes
FS9.179	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.180</b>	<b>Federated Farmers of New Zealand</b>	GRUZ-P3	Amend GRUZ-P3 as follows: 'To manage the scale of post-harvest facilities and rural commercial <b>and rural industry</b> activities to ensure that they remain compatible with the primary productive purpose of the General Rural Zone, and potential adverse effects on the character and amenity of the rural area are avoided, remedied or mitigated.'	Accept in part/Reject	No
FS9.180	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Accept	
FS8.045	Silver Fern Farms Limited		Disallow	Accept	
<b>S121.181</b>	<b>Federated Farmers of New Zealand</b>	GRUZ-P4	Retain GRUZ-P4 as proposed.	Accept	No
FS9.181	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.182</b>	<b>Federated Farmers of New Zealand</b>	GRUZ-P5	Amend GRUZ-P5 as follows: 'To require sufficient separation between <b>sensitive activities sensitive to nuisance effects</b> and <b>existing primary production and intensive primary production activities</b> , and <b>between new</b> intensive primary production activities and property and zone boundaries, in order to avoid, remedy or mitigate potential adverse effects, including reverse sensitivity and land use conflict.'	Reject	No

**Commented [RM58]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (item 42 of Appendix 4) - consequential changes to recommendations



Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
FS9.182	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Accept	
<b>S121.183</b>	<b>Federated Farmers of New Zealand</b>	GRUZ-P6	Amend GRUZ-P6 as follows: 'To <del>avoid</del> <b>manage</b> adverse effects of shading from trees on adjoining public roads and properties.'	Accept in part	Yes
FS9.183	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.184</b>	<b>Federated Farmers of New Zealand</b>	GRUZ-P7	Retain GRUZ-P7 as proposed.	Accept	No
FS9.184	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.185</b>	<b>Federated Farmers of New Zealand</b>	GRUZ-P8	Amend GRUZ-P8 as follows: 'To <del>limit</del> <b>manage</b> residential and rural lifestyle subdivision that results in fragmentation of the rural land and/or which limits the use of rural land for productive purposes.'	Reject	No
FS9.185	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Accept	
FS17.91	Horticulture New Zealand		Disallow	Accept	
<b>S121.186</b>	<b>Federated Farmers of New Zealand</b>	GRUZ-P9	Retain GRUZ-P9 as proposed.	Accept	No
FS9.186	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.187</b>	<b>Federated Farmers of New Zealand</b>	GRUZ-R1	Retain GRUZ-R1(1)(a)(i) to (iv) as proposed.	Accept	No
FS9.187	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.188</b>	<b>Federated Farmers of New Zealand</b>	GRUZ-R3	Retain GRUZ-R3 as proposed.	Accept	No
FS9.188	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.189</b>	<b>Federated Farmers of New Zealand</b>	GRUZ-R4	Amend GRUZ-R4 as follows: 'Agricultural aviation movements <b>and landing areas</b> , ancillary to primary production activities ...'	Accept in part/Reject	Yes/No
FS10.20	Aerospread Ltd		Allow	Accept in part/Reject	
FS14.24	NZ Agricultural Aviation Association		Allow	Accept in part/Reject	
FS17.98	Horticulture New Zealand		Allow	Accept in part/Reject	
FS9.189	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject/Accept	
<b>S121.190</b>	<b>Federated Farmers of New Zealand</b>	GRUZ-R5	Amend GRUZ-R5 as follows: 'New, or expansion of existing, rural airstrips and/or helicopter landing areas	Accept in part/Reject	No

**Commented [RM59]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 26 & 27 of Appendix 4) - consequential changes to recommendations

**Commented [RM60]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 46-49 of Appendix 4) - consequential changes to recommendations

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			1. Activity Status: PER Where the following conditions are met: a. ... b. ... c. Limited to 100m2 gross floor area of buildings ancillary to the activity per site. <b>Exclusion: emergency aviation movements and agricultural aviation movements ancillary to primary production activities undertaken on the same site are excluded from the above.</b> d. ... ... <b>And amend the definition of 'Rural Airstrips' to exclude those ancillary to primary production.</b>	(Note: rule already excludes these movements)	
FS10.24	Aerospread Ltd		Not stated Amend GRUZ-R5 as sought by the submitter to provide an exclusion for agricultural aviation movements ancillary to primary production activities.	Accept in part/Reject	
FS9.190	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject/Accept	
FS14.29	NZ Agricultural Aviation Association		Not stated Amend GRUZ-R5 as sought by the submitter to provide an exclusion for agricultural aviation movements ancillary to primary production activities.	Accept in part/Reject	
FS17.100	Horticulture New Zealand		Allow Amend GRUZ-R5 as sought by the submitter to provide an exclusion for agricultural aviation movements ancillary to primary production activities.	Accept in part/Reject	
S121.191	Federated Farmers of New Zealand	GRUZ-R9	Retain GRUZ-R9(1)(a) as proposed.	Accept	No
FS9.191	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
S121.192	Federated Farmers of New Zealand	GRUZ-R14	Retain GRUZ-R14 (on the condition that the definition of 'Intensive Primary Production' excludes activities like calf-rearing and wintering sheds which are complementary to pastoral farming).	Accept	No
FS9.192	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
S121.193	Federated Farmers of New Zealand	GRUZ-S2	Retain GRUZ-S2(1) as proposed.	Accept	No
FS9.193	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
S121.194	Federated Farmers of New Zealand	GRUZ-S4	Amend GRUZ-S4 as follows: ... Accessory Buildings associated with Primary Production Activities 4. Minimum setback of any building(s) from road boundaries is 5m. <del>5. Minimum setback of stockyards and stock loading ramps/races fronting roads that are classified as Arterial or Primary Collector Roads is 20m.</del> 6. Minimum setback of any building(s) from the Rail Network Boundary is 5m. ...	Reject	No
FS9.194	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Accept	

**Commented [RM61]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 46-49 of Appendix 4) - consequential changes to recommendations

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S121.195	Federated Farmers of New Zealand	GRUZ-S6	Delete GRUZ-S6.	Accept in part/Reject	No
FS9.195	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject/Accept	
FS6.12	NZ Pork Industry Board		Allow	Accept in part/Reject	
S121.196	Federated Farmers of New Zealand	GRUZ-S7	Retain GRUZ-S7 as proposed.	Accept	No
FS17.111	Horticulture New Zealand		Allow	Accept	
FS9.196	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
S121.197	Federated Farmers of New Zealand	GRUZ-S11	Retain GRUZ-S11 (on the condition that the definition of 'Intensive Primary Production' excludes activities like calf-rearing and wintering sheds which are complementary to pastoral farming) with the following amendment: "Setback from Existing Intensive Primary Production Activities <b>Activities Sensitive to nuisance effects</b> Activities 1. ... ....	Accept in part (insofar as standard is retained)	No
FS9.197	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
S121.198	Federated Farmers of New Zealand	GRUZ-S12	Delete GRUZ-S12.	Reject	No
FS17.112	Horticulture New Zealand		Allow	Reject	
FS3.027	First Gas Limited		Disallow	Accept	
FS9.198	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Accept	
S121.199	Federated Farmers of New Zealand	GRUZ-S13	Delete GRUZ-S13(1).	Accept	Yes
FS9.199	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
FS18.30	Transpower New Zealand Limited		Allow	Accept	
S121.200	Federated Farmers of New Zealand	GRUZ-S13	Delete GRUZ-S13(2)(b).	Accept in part/reject	Yes/No
FS18.034	Transpower New Zealand Limited		Disallow	Reject/Accept	
FS9.200	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject/Accept	
FS17.113	Horticulture New Zealand		Allow	Accept in part/Reject	
S121.201	Federated Farmers of New Zealand	RPROZ-O1	Retain RPROZ-O1 as proposed.	Accept in part (insofar as objective is retained, but	No

**Commented [RM62]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 26 & 27 of Appendix 4) - consequential changes to recommendations

**Commented [JK63]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (item 52 of Appendix 4) - consequential changes to recommendations

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
				<i>amended in response to another submission)</i>	
FS9.201	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.202</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-02	Retain RPROZ-02 as proposed.	Accept	No
FS9.202	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.203</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-03	Retain RPROZ-03 as proposed.	Accept	No
FS9.203	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.204</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-04	Retain RPROZ-04 as proposed.	Accept in part <i>(insofar as objective is retained, but amended in response to another submission)</i>	No
FS9.204	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
FS11.012	The Ministry of Education		Allow	Accept in part	
<b>S121.205</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-05	Amend RPROZ-05 as follows: 'Adverse effects of activities <b>that are inconsistent with the existing primary production land uses and rural character are managed to maintain rural character and amenity.</b> '	Reject	No
FS9.205	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Accept	
<b>S121.206</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-06	Retain RPROZ-06 as proposed.	Accept	No
FS9.206	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.207</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-P1	Amend RPROZ-P1 as follows: 'To <b>allowenable</b> land-based primary production and ancillary activities, which are compatible with the primary productive purpose and predominant character and amenity of the Rural Production Zone.'	Accept in part	Yes
FS9.207	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.208</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-P2	Amend RPROZ-P2 as follows: 'To <b>allowenable</b> activities of a limited scale, which support the function and wellbeing of rural communities and/or enjoyment of the rural environment and contribute to the vitality and resilience of the District's economy, where adverse effects are avoided, remedied or mitigated.'	Accept in part <i>(insofar as policy is amended in response to another submission)</i>	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
FS9.208	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.209</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-P3	Amend RPROZ-P3 as follows: 'To manage the scale of post-harvest facilities and rural commercial <b>and rural industry</b> activities to ensure that they remain compatible with the primary productive purpose of the Rural Production Zone, and potential adverse effects on the character and amenity of the rural area are avoided, remedied or mitigated.'	Accept in part/Reject	No
FS8.048	Silver Fern Farms Limited		Disallow	Accept	
FS9.209	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Accept	
<b>S121.210</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-P4	Retain RPROZ-P4 as proposed.	Accept in part ( <i>insofar as policy is retained, but amended in response to another submission</i> )	No
FS9.210	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.211</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-P5	Amend RPROZ-P5 as proposed: 'To require sufficient separation between sensitive activities <b>sensitive to nuisance effects</b> and existing <del>primary production and intensive primary production activities</del> , and between new-intensive primary production activities and property and zone boundaries, in order to avoid, remedy or mitigate potential adverse effects, including reverse sensitivity and land use conflict.'	Reject	No
FS9.211	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Accept	
<b>S121.212</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-P6	Amend RPROZ-P6 as follows: 'To <del>avoid</del> <b>manage</b> adverse effects of shading from trees on adjoining public roads and properties.'	Accept in part	Yes
FS9.212	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.213</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-P7	Retain RPROZ-P7 as proposed.	Accept	No
FS9.213	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.214</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-P8	Amend RPROZ-P8 as follows: 'To <del>limit</del> <b>manage</b> residential and rural lifestyle subdivision that results in fragmentation of the rural land and/or which limits the use of rural land for productive purposes.'	Reject	No
FS9.214	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Accept	
FS17.131	Horticulture New Zealand		Disallow. Reject submission.	Accept	
<b>S121.215</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-P9	Retain RPROZ-P9 as proposed.	Accept	No

**Commented [RM64]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (item 42 of Appendix 4) - consequential changes to recommendations

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
FS9.215	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.216</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-R1	Retain RPROZ-R1 as proposed.	Accept	No
FS9.216	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.217</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-R3	Amend RPROZ-R3 as follows: Primary production activities (including ancillary buildings and structures, but excluding post-harvest facilities, mining and quarrying) 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: i. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); and ii. <del>RPROZ-S14 (setback from gas transmission network).</del> c. ... ...	Accept	Yes
FS3.029	First Gas Limited		Allow in part	Accept	
FS9.217	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
FS8.049	Silver Fern Farms Limited		Allow	Accept	
<b>S121.218</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-R4	Amend RPROZ-R4 as follows: Agricultural aviation movements <b>and landing areas</b> , ancillary to primary production activities ...	<u>Accept in part</u> Reject	<u>Yes</u> No
FS10.25	Aerospread Ltd		Allow	<u>Accept in part</u> Reject	
FS9.218	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject <u>Accept</u>	
FS14.30	NZ Agricultural Aviation Association		Allow	<u>Accept in part</u> Reject	
FS17.138	Horticulture New Zealand		Allow	<u>Accept in part</u> Reject	
<b>S121.219</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-R14	Retain RPROZ-R14 (on the condition that the definition of 'Intensive Primary Production' excludes activities like calf-rearing and wintering sheds which are complementary to pastoral farming).	Accept	No
FS9.219	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.220</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-S1	Retain RPROZ-S1(3) & (4) as proposed.	Accept	No
FS9.220	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.221</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-S2	Retain RPROZ-S2 as proposed.	Accept in part (insofar as standard is retained, but amended in	No

**Commented [RM65]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 46-49 of Appendix 4) - consequential changes to recommendations

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation <i>(response to another submission)</i>	Amendments to Proposed Plan?
FS9.221	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.222</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-S3	Retain RPROZ-S3(1) as proposed.	Accept	No
FS9.222	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.223</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-S5	Amend RPROZ-S5 as follows: ... Accessory Buildings associated with Primary Production Activities 4. Minimum setback of any building(s) from road boundaries is 5m. <del>5. Minimum setback of stockyards and stock loading ramps/faces fronting roads that are classified as Arterial or Primary Collector Roads is 20m.</del> 6. <del>Minimum setback of any building(s) from the Rail Network Boundary is 5m.</del> ...	Reject	No
FS9.223	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Accept	
<b>S121.224</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-S6	Amend RPROZ-S6 as follows: 'Setback from Neighbours Residential Activities adjacent to an existing plantation forest on an adjoining site 1. Minimum setback of buildings from an existing plantation forest on an adjoining site is 40m. All Other Activities (excluding Accessory Buildings) 2. Minimum setback of buildings for an activity from internal boundaries is 15m. Domestic <b>and farm</b> water storage tanks up to 2m in height are exempt from this standard. Accessory Buildings 3. Minimum setback of buildings for an activity from internal boundaries is 5m. Domestic <b>and farm</b> water storage tanks up to 2m in height are exempt from this standard.'	Accept	Yes
FS9.224	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
<b>S121.225</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-S7	Delete RPROZ-S7.	Accept in part/Reject	No
FS17.148	Horticulture New Zealand		Allow	Accept in part/Reject	
FS9.225	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Accept in part	
FS6.16	NZ Pork Industry Board		Allow	Accept in part/Reject	
<b>S121.226</b>	<b>Federated Farmers of New Zealand</b>	RPROZ-S8	Retain RPROZ-S8 as proposed.	Accept	No
FS9.226	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
FS17.149	Horticulture New Zealand		Allow	Accept	

**Commented [RM66]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 26 & 27 of Appendix 4) - consequential changes to recommendations

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S121.227	Federated Farmers of New Zealand	RPROZ-S12	Retain RPROZ-S12 (on the condition that the definition of 'Intensive Primary Production' excludes activities like calf-rearing and wintering sheds which are complementary to pastoral farming) with the following amendment: <b>'Activities Sensitive to nuisance effects'</b> 1. Minimum setback of buildings from any buildings or enclosure housing animals reared intensively, or from organic matter and effluent storage, treatment and utilisation associated with intensive primary production activities, is 200 metres.'	Accept in part (insofar as standard is retained)	No
FS9.227	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
S121.228	Federated Farmers of New Zealand	RPROZ-S14	Delete RPROZ-S14.	Reject	No
FS3.035	First Gas Limited		Disallow	Accept	
FS9.228	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Accept	
FS17.150	Horticulture New Zealand		Allow	Reject	
S121.229	Federated Farmers of New Zealand	RPROZ-S15	Delete RPROZ-S15(1).	Accept	Yes
FS9.229	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
FS17.151	Horticulture New Zealand		Allow	Accept in part	
FS18.33	Transpower New Zealand Limited		Allow	Accept	
S121.230	Federated Farmers of New Zealand	RPROZ-S15	Delete RPROZ-S15(2)(b).	Accept in part/Reject	No/Yes
FS17.152	Horticulture New Zealand		Allow	Accept in part/Reject	
FS9.230	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject/Accept	
FS18.31	Transpower New Zealand Limited		Disallow	Reject/Accept	
S121.234	Federated Farmers of New Zealand	FERTILISER (Definition)	Delete the definition of 'Fertiliser'.	Reject	No
FS9.234	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Accept	
S121.238	Federated Farmers of New Zealand	INTENSIVE PRIMARY PRODUCTION (Definition)	Amend the definition of 'Intensive Primary Production' as follows: 'refers to any of the following: a. commercial livestock (excluding the farming of mustelids) kept and fed <b>permanently</b> in buildings or in outdoor enclosures on a particular site, where the stocking density precludes the maintenance of pasture or ground cover b. land and buildings used for the commercial boarding and/or breeding of cats, dogs and other domestic pets c. farming of mushrooms or other fungi d. commercially growing crops indoors in containers and/or on a permanent floor, with limited or no dependence on natural soil quality on the site.'	Accept in part/Reject	Yes/No
FS8.019	Silver Fern Farms Limited		Allow	Accept in part/Reject	

**Commented [JK67]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (item 52 of Appendix 4) - consequential changes to recommendations



Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
FS9.238	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject/Accept	
FS17.7	Horticulture New Zealand		Disallow	Accept in part	
S121.243	Federated Farmers of New Zealand	PLANTATION FOREST / PLANTATION FORESTRY (Definition)	Amend the definition of 'Plantation Forest/Plantation Forestry' as follows: 'as defined in the Resource Management (National Environment Standards for Plantation Forestry) Regulations 2017 (as set out in the box below) means a forest deliberately established for commercial purposes, being-- a. at least 4ha/50ha of continuous forest cover of forest species that has been planted and has or will be harvested or replanted; and b. ... c. ...'	Reject	No
FS9.243	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Accept	
S121.244	Federated Farmers of New Zealand	FARM QUARRY (Definition)	Retain the definition of 'Farm Quarry' as proposed.	Accept	No
FS9.244	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
S121.247	Federated Farmers of New Zealand	REVERSE SENSITIVITY (Definition)	Retain the definition of 'Reverse Sensitivity' as proposed.	Accept	No
FS9.247	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
S121.248	Federated Farmers of New Zealand	RURAL AIRSTRIP (Definition)	Amend the definition of 'Rural Airstrip' as follows: 'means any area of land, building or structure intended or designed to be used, whether wholly or partly, for aircraft movement or servicing, including excluding agricultural aviation movements ancillary to primary production activities.'	Accept in part/Reject	Yes/No
FS9.248	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject/Accept	
FS10.3	Aerospread Ltd		Not stated Amend definition to provide clarity that a 'rural airstrip' is for the intermittent use of aircraft ancillary to primary production activities.	Accept in part/Reject	
FS17.9	Horticulture New Zealand		Allow in part Amend definition to provide clarity that a 'rural airstrip' is for the intermittent use of aircraft ancillary to primary production activities.	Accept in part/Reject	
FS14.3	NZ Agricultural Aviation Association		Not stated Amend definition to provide clarity that a 'rural airstrip' is for the intermittent use of aircraft ancillary to primary production activities.	Accept in part/Reject	
S121.249	Federated Farmers of New Zealand	SENSITIVE ACTIVITY (Definition)	Amend the definition of 'Sensitive Activity' as follows: 'activities sensitive to nuisance effects which are sensitive to noise, dust, the use and storage of hazardous substances, spray residue, odour or visual effects of nearby activities. Includes residential activities, marae, urupa, visitor accommodation, rest homes, retirement villages, day care facilities, educational facilities and hospitals.' And add a new definition specific to National Grid as follows: 'Sensitive Activities has the same meaning as the National Policy Statement for Electricity Transmission, including schools, residential buildings and hospitals.'	Accept in part	Yes
FS9.249	Royal Forest and Bird Protection Society of New Zealand Incorporated		Disallow	Reject	
FS6.6	NZ Pork Industry Board		Allow	Accept in part	

**Commented [RM68]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (item 35 of Appendix 4) - consequential changes to recommendations

**Commented [RM69]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 46-49 of Appendix 4) - consequential changes to recommendations

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S123.001	Riverfield Holdings Ltd	SUB-S1	Reduce minimum lot sizes.	Reject	No
S124.001	Regeneration Holdings Ltd	SUB-S1	Amend SUB-S1(9) and SUB-S1(10) as follows: 'General Rural Zone 9. <del>20 hectares</del> <b>10,000m2</b> Note: standards for subdivisions involving the creation of Lifestyle Sites in the General Rural Zone are in found in SUB-S2 below. Rural Production Zone 10. <del>42 hectares</del> <b>4,000m2</b> Note: standards for subdivisions involving the creation of Lifestyle Sites in the Rural Production Zone are in found in SUB-S2 below.'	Reject	No
FS17.60	Horticulture New Zealand		Disallow	Accept	
S124.002	Regeneration Holdings Ltd	SUB-R5	Maintain the frequency at 'one application every three years' but increase the maximum quantity to five lots per application per property rather than one.	Reject	No
S124.003	Regeneration Holdings Ltd	SUB-AM13	Amend SUB-AM13(6) to reflect increasing scale of development to 5 lots per development [as per submission point S124.002]. Delete SUB-AM13(7).	Reject	No
S127.003	Livingston Properties Limited	SUB-S1	Amend SUB-S1 as follows: 'Minimum Net Site Area (excluding Lifestyle Sites and Conservation Lots) ... Rural Lifestyle Zone 8. 4000m2 9. <b>2500m2 where an average Net Site Area of 4,000m2 is achieved per lot over the subdivision.</b> ... And make any consequential amendments to the Proposed Plan to support the provision of an average minimum net site area as for the Rural Lifestyle Zone as requested above.	Accept in part	Yes
S128.001	Surveying the Bay Ltd	SUB - Subdivision	Adopt the Hastings District Plan framework for 'Farm Park' lifestyle developments, into the 'SUB - Subdivision' section of the Proposed Plan for the corresponding zones of Central Hawkes Bay (but not the 'Rural Production Zone') [ie. 'General Rural' and 'Rural Lifestyle' zones?].	Reject	No
FS4.3	James Bridge		Allow	Reject	
S128.002	Surveying the Bay Ltd	[General]	Include exceptions in the 'RURZ - Rural Zones' section of the Proposed Plan to allow small sites created under the previous (currently operative) District Plan to apply a side yard setback of 5 metres.	Accept	Yes
FS27.5	Livingston Properties Limited		Allow	Accept	
FS17.77	Horticulture New Zealand		Disallow	Accept in part	Reject
S129.006	Kāinga Ora - Homes and Communities (Kainga Ora)	REVERSE SENSITIVITY (Definition)	Retain the definition of 'Reverse Sensitivity' as notified.	Accept	No

**Commented [RM70]:** Hearing Stream 3 - Right of Reply dated 5 Aug 2022 (items 21 & 25 of Appendix 4) - consequential changes to recommendations

**Coastal Environment (including Coastal Settlements)**

**Updated Table: Summary of Recommended Responses to FENZ Submission Points – LLRZ – Large Lot Residential Zone (refer discussion in Item 69 of Appendix 4 to this Right of Reply)**

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S57.103	Fire and Emergency New Zealand	LLRZ-R1	Amend LLRZ-R1(1) as follows: '...Where the following conditions are met: a. Compliance with: i. ... ... x. LLRZ-S15.' And amend LLRZ-R1(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ... x. LLRZ-AM12 Servicing. ... ...'	Accept in partReject	YesNo
S57.104	Fire and Emergency New Zealand	LLRZ-R3	Amend LLRZ-R3(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. ... ... x. LLRZ-S15.' And amend LLRZ-R3(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ... x. LLRZ-AM12 Servicing. ... ...'	Accept in partReject	YesNo
S57.105	Fire and Emergency New Zealand	LLRZ-R4	Amend LLRZ-R4(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. ... ... x. LLRZ-S15.' And amend LLRZ-R4(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ... ...'	Accept in partReject	YesNo

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
			x. LLRZ-AM12 Servicing. ...		
S57.106	Fire and Emergency New Zealand	LLRZ-R5	Amend LLRZ-R5(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. ... ... x. LLRZ-S15.' And amend LLRZ-R5(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ... x. LLRZ-AM12 Servicing. ...'	Accept in partReject	YesNo
S57.107	Fire and Emergency New Zealand	LLRZ-R6	Amend LLRZ-R6(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. ... ... x. LLRZ-S15.' And amend LLRZ-R6(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ... x. LLRZ-AM12 Servicing. ...'	Accept in partReject	YesNo
S57.109	Fire and Emergency New Zealand	LLRZ-R7	Amend LLRZ-R7(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. ... ... x. LLRZ-S15.' And amend LLRZ-R7(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ... ... x. LLRZ-AM12 Servicing. ...'	Reject  <i>[Insofar as it is recommended that Rule LLRZ-R7 be deleted in response to other submission points]</i>	No

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S57.110	Fire and Emergency New Zealand	LLRZ-R10	Amend LLRZ-R10(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. ... ... <b>x. LLRZ-S15.</b> Matters over which discretion is restricted (where relevant to the infringed standard(s)): c. Assessment matters: i. ... ... <b>x. LLRZ-AM12 Servicing.</b> ...' ...'	Accept in partReject	YesNo
S57.116	Fire and Emergency New Zealand	LLRZ-SXX (new standard)	Add a new standard in the 'Large Lot Residential Zone' as follows: <b>'LLRZ-S15 Servicing</b> <b>1. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available.</b> <b>2. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</b> <b>Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding.</b> <b>Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.'</b>	Accept in partReject	YesNo
S57.117	Fire and Emergency New Zealand	LLRZ-AMXX (new assessment matter)	Add a new assessment matter in the 'Large Lot Residential Zone' as follows: <b>'LLRZ-AM12 Servicing</b> <b>1. The provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.'</b>	Accept in partReject	YesNo

## Urban Environment

### Updated Table: Summary of Recommended Responses to FENZ Submission Points – SETZ – Settlement Zone (refer discussion in Item 69 of Appendix 4 to this Right of Reply)

Submission Point	Submitter/Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan?
S57.200	Fire and Emergency New Zealand	SETZ-R1	Amend SETZ-R1(1) as follows: '... Where the following conditions are met: a. Compliance with: i. ... ... <b>x. SETZ-S16 Servicing.'</b> And amend SETZ-R1(2) as follows: '... Matters over which discretion is restricted: a. Assessment matters: i. ... ... <b>x. SETZ-AM10 Servicing.</b> '... ...'	<a href="#">Accept in part</a> <a href="#">Reject</a>	<a href="#">Yes</a> <a href="#">No</a>
S57.201	Fire and Emergency New Zealand	SETZ-R3	Amend SETZ-R3(1) as follows: '... Where the following conditions are met: a. ... b. Compliance with: i. ... ... <b>x. SETZ-S16 Servicing.'</b> And amend SETZ-R3(2) as follows: '... Matters over which discretion is restricted: a. Assessment matters: i. ... ... <b>x. SETZ-AM10 Servicing.</b> '... ...'	<a href="#">Accept in part</a> <a href="#">Reject</a>	<a href="#">Yes</a> <a href="#">No</a>
S57.202	Fire and Emergency New Zealand	SETZ-R4	Amend SETZ-R4(1) as follows: '... Where the following conditions are met: a. Compliance with: i. ... ... <b>x. SETZ-S16 Servicing.'</b>	<a href="#">Accept in part</a> <a href="#">Reject</a>	<a href="#">Yes</a> <a href="#">No</a>

			<p>And amend SETZ-R4(2) as follows:</p> <p>' ...</p> <p>Matters over which discretion is restricted:</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>...</p> <p><b>x. SETZ-AM10 Servicing.</b></p> <p>' ...</p>		
S57.203	Fire and Emergency New Zealand	SETZ-R5	<p>Amend SETZ-R5(1) as follows:</p> <p>' ...</p> <p>Where the following conditions are met:</p> <p>a. Compliance with:</p> <p>i. ...</p> <p>...</p> <p><b>x. SETZ-S16 Servicing.'</b></p> <p>And amend SETZ-R5(2) as follows:</p> <p>' ...</p> <p>Matters over which discretion is restricted:</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>...</p> <p><b>x. SETZ-AM10 Servicing.</b></p> <p>' ...</p>	<a href="#">Accept in part</a>	<a href="#">Reject</a> <a href="#">Yes</a> <a href="#">No</a>
S57.204	Fire and Emergency New Zealand	SETZ-R6	<p>Amend SETZ-R6(1) as follows:</p> <p>' ...</p> <p>Where the following conditions are met:</p> <p>a. ...</p> <p>b. Compliance with:</p> <p>i. ...</p> <p>...</p> <p><b>x. SETZ-S16 Servicing.'</b></p> <p>And amend SETZ-R6(2) as follows:</p> <p>' ...</p> <p>Matters over which discretion is restricted:</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>...</p> <p><b>x. SETZ-AM10 Servicing.</b></p> <p>' ...</p>	<a href="#">Accept in part</a>	<a href="#">Reject</a> <a href="#">Yes</a> <a href="#">No</a>
S57.205	Fire and Emergency New Zealand	SETZ-R7	<p>Amend SETZ-R7(1) as follows:</p> <p>' ...</p> <p>Where the following conditions are met:</p> <p>a. Compliance with:</p> <p>i. ...</p> <p>...</p> <p><b>x. SETZ-S16 Servicing.'</b></p>	<a href="#">Accept in part</a>	<a href="#">Reject</a> <a href="#">Yes</a> <a href="#">No</a>

			<p>And amend SETZ-R7(2) as follows:</p> <p>' ...</p> <p>Matters over which discretion is restricted:</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>...</p> <p><b>x. SETZ-AM10 Servicing.</b></p> <p>' ...</p>		
S57.206	Fire and Emergency New Zealand	SETZ-R8	<p>Amend SETZ-R8(1) as follows:</p> <p>' ...</p> <p>Where the following conditions are met:</p> <p>a. Compliance with:</p> <p>i. ...</p> <p>...</p> <p><b>x. SETZ-S16 Servicing.'</b></p> <p>And amend SETZ-R8(2) as follows:</p> <p>' ...</p> <p>Matters over which discretion is restricted:</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>...</p> <p><b>x. SETZ-AM10 Servicing.</b></p> <p>' ...</p>	<a href="#">Accept in part</a>	<a href="#">Reject</a> <a href="#">Yes</a> <a href="#">No</a>
S57.207	Fire and Emergency New Zealand	SETZ-R9	<p>Amend SETZ-R9(1) as follows:</p> <p>' ...</p> <p>Where the following conditions are met:</p> <p>a. Compliance with:</p> <p>i. ...</p> <p>...</p> <p><b>x. SETZ-S16 Servicing.'</b></p> <p>And amend SETZ-R9(2) as follows:</p> <p>' ...</p> <p>Matters over which discretion is restricted:</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>...</p> <p><b>x. SETZ-AM10 Servicing.</b></p> <p>' ...</p>	<a href="#">Accept in part</a>	<a href="#">Reject</a> <a href="#">Yes</a> <a href="#">No</a>
S57.209	Fire and Emergency New Zealand	SETZ-R10	<p>Amend SETZ-R10(1) as follows:</p> <p>' ...</p> <p>Where the following conditions are met:</p> <p>a. Compliance with:</p> <p>i. ...</p> <p>...</p> <p><b>x. SETZ-S16 Servicing.'</b></p> <p>And amend SETZ-R10(2) as follows:</p> <p>' ...</p>	<a href="#">Accept in part</a>	<a href="#">Reject</a> <a href="#">Yes</a> <a href="#">No</a>



			<p>Matters over which discretion is restricted:</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>...</p> <p><b>x. SETZ-AM10 Servicing.</b></p> <p>...</p>		
S57.210	Fire and Emergency New Zealand	SETZ-R11	<p>Amend SETZ-R11(1) as follows:</p> <p>'...</p> <p>Where the following conditions are met:</p> <p>a. Compliance with:</p> <p>i. ...</p> <p>...</p> <p><b>x. SETZ-S16 Servicing.'</b></p> <p>And amend SETZ-R11(2) as follows:</p> <p>'...</p> <p>Matters over which discretion is restricted:</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>...</p> <p><b>x. SETZ-AM10 Servicing.</b></p> <p>...</p>	<a href="#">Accept in part</a> <a href="#">Reject</a>	<a href="#">Yes</a> <a href="#">No</a>
S57.211	Fire and Emergency New Zealand	SETZ-R12	<p>Amend SETZ-R12(1) as follows:</p> <p>'...</p> <p>Where the following conditions are met:</p> <p>a. ...</p> <p>b. ...</p> <p>c. Compliance with:</p> <p>i. ...</p> <p>...</p> <p><b>x. SETZ-S16 Servicing.'</b></p> <p>And amend SETZ-R12(2) as follows:</p> <p>'...</p> <p>Matters over which discretion is restricted:</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>...</p> <p><b>x. SETZ-AM10 Servicing.</b></p> <p>...</p>	<a href="#">Accept in part</a> <a href="#">Reject</a>	<a href="#">Yes</a> <a href="#">No</a>
S57.212	Fire and Emergency New Zealand	SETZ-R13	<p>Amend SETZ-R13(1) as follows:</p> <p>'...</p> <p>Where the following conditions are met:</p> <p>a. ...</p> <p>b. ...</p> <p>c. Compliance with:</p> <p>i. ...</p> <p>...</p> <p><b>x. SETZ-S16 Servicing.'</b></p>	<a href="#">Accept in part</a> <a href="#">Reject</a>	<a href="#">Yes</a> <a href="#">No</a>

			And amend SETZ-R13(2) as follows: f. ... Matters over which discretion is restricted: a. Assessment matters: i. ... ... x. <b>SETZ-AM10 Servicing.</b> ...		
S57.227	Fire and Emergency New Zealand	SETZ-SXX (new standard)	Add a new standard in the 'Settlement Zone' chapter as follows: <b>'SETZ-S16 Servicing</b> 1. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available. 2. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot. <b>Note:</b> The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding. Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.'	<a href="#">Accept in part</a> <a href="#">Reject</a>	<a href="#">Yes</a> <a href="#">No</a>
S57.228	Fire and Emergency New Zealand	SETZ-AMXX (new assessment matter)	Add a new assessment matter in the 'Settlement Zone' chapter as follows: <b>'SETZ-AM10 Servicing</b> 1. <b>The provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.'</b>	<a href="#">Accept in part</a> <a href="#">Reject</a>	<a href="#">Yes</a> <a href="#">No</a>

## **APPENDIX 4**

### **Background Review Documents:**

- 'Area-Based Infrastructure Assessment' Report (VCV Consulting, Jun 20)**
- 'Central Hawke's Bay Integrated Spatial Plan 2020-2050' (adopted Sep 20)**
- 'Household Growth Response' Report (Sage Planning, Nov 20)**

# VCV

# VCV Consulting Ltd.

## CENTRAL HAWKES BAY

## AREA BASED INFRASTRUCTURE ASSESSMENT

JUNE 2020



**CENTRAL  
HAWKE'S BAY**  
DISTRICT COUNCIL

## INTRODUCTION AND METHODOLOGY

This assessment has been made to inform the Integrated Spatial Plan process as part of the growth management response of Central Hawke's Bay.

The assessment takes the identified, possible future growth areas in the three towns and makes a general assessment of their infrastructure investment needs. The towns have the following areas:

- Ōtāne 6 areas
- Waipawa 8 areas
- Waipukurau 16 areas

The preliminary suitability assessment is necessarily crude but serves as a basis for further consideration. It uses the following information sources:

- Lens maps dated 11 May 2020 (Isthmus)
- Judgement and experience
- NZ topographic maps
- CHBDC Utilities maps/GIS
- CHBDC zoning maps/GIS
- HBRC hazard maps - <https://hbmaps.hbrc.govt.nz/hazards/>
- Personal observations by CHBDC staff based on their knowledge of local conditions and asset management.

A preliminary suitability has been nominated, with four possible categories:

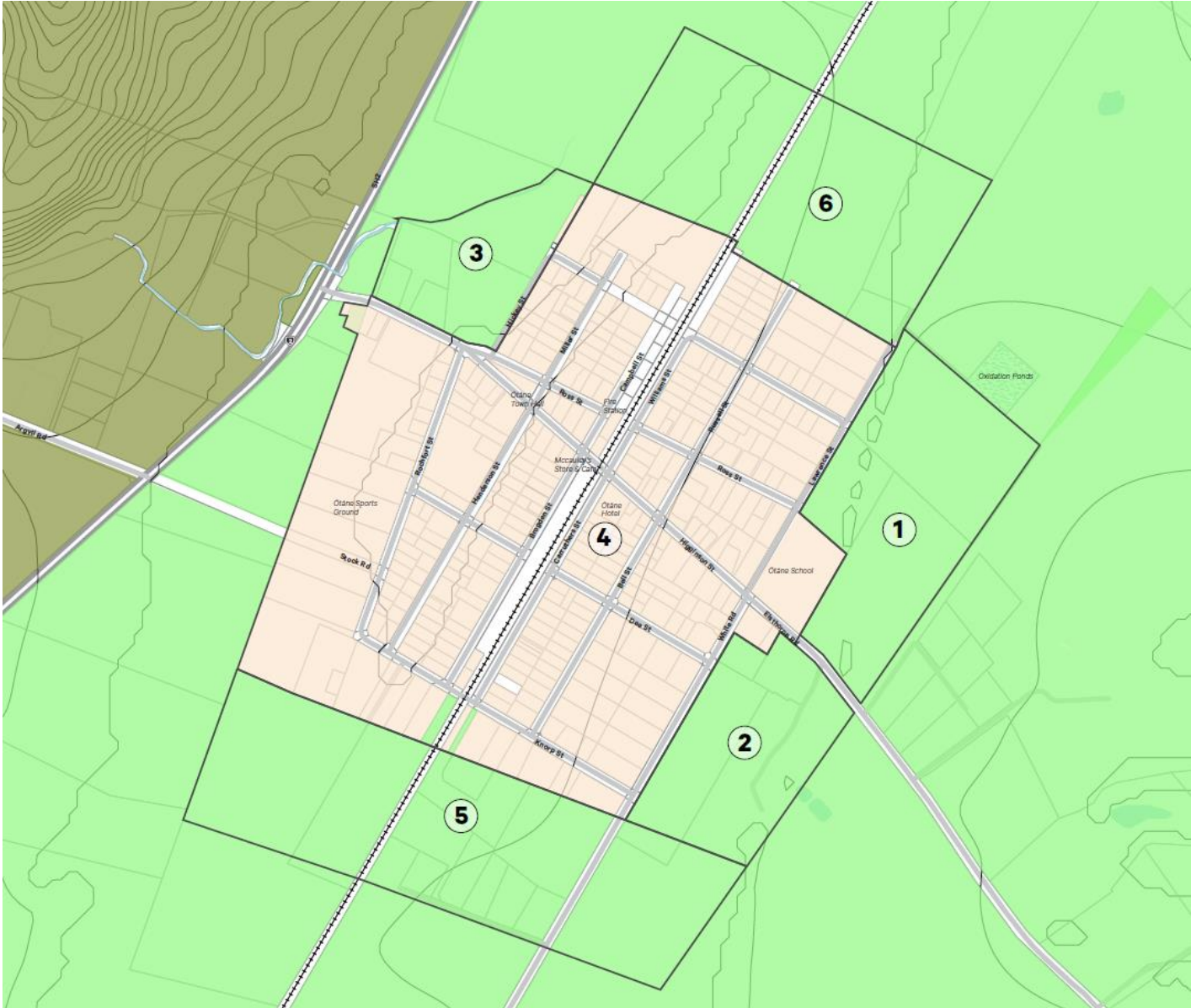
- Moderately challenging
- Highly challenging
- Very highly challenging
- Extremely challenging

The four categories could be likened to *level of expenditure necessary to accomplish development*. i.e. nothing is impossible, it just costs progressively more. No assignment of actual costs has been made. Ideally all (or much of) the cost would be shouldered by the development, without Council contribution. This is easy to say but hard to achieve. However, cost allocation forms a future piece of work. This needs to be linked to CHBDC's Development Contributions policy. And it is acknowledged that even if capital costs can be attributed to development successfully, Council will still inherit the operating costs such as depreciation and operations and maintenance. Several other strands of work relate to this. These include a market assessment. What currently sells and what doesn't? What lot sizes are credible offerings? What yield is possible/likely, given these and other external factors. And finally are there areas where development is currently constrained by issues such as ownership and covenanted land.

**SUMMARY**

Area	Preliminary Assessment			
	Moderately challenging	Highly challenging	Very highly challenging	Extremely Challenging
Ōtāne – Area 1				
Ōtāne – Area 2				
Ōtāne – Area 3				
Ōtāne – Area 4				
Ōtāne – Area 5				
Ōtāne – Area 6				
Waipawa – Area 1				
Waipawa – Area 2				
Waipawa – Area 3				
Waipawa – Area 4				
Waipawa – Area 5				
Waipawa – Area 6				
Waipawa – Area 7				
Waipawa – Area 8				
Waipukurau – Area 1				
Waipukurau – Area 2				
Waipukurau – Area 3				
Waipukurau – Area 4A				
Waipukurau – Area 4B				
Waipukurau – Area 5				
Waipukurau – Area 6				
Waipukurau – Area 7				
Waipukurau – Area 8				
Waipukurau – Area 9				
Waipukurau – Area 10				
Waipukurau – Area 11				
Waipukurau – Area 12				
Waipukurau – Area 13				
Waipukurau – Area 14				
Waipukurau – Area 15				

# Ōtāne



## Ōtāne 1 North east quadrant

Development Factor	Initial Comment
Stormwater	Reported to be very wet and hard to service in its current condition. Some of the land may need to be filled/raised. A comprehensive drainage scheme will need to be put in place. There is an opportunity for wetland treatment – i.e. land availability. Likely to need CHBDC owned infrastructure.
Wastewater	Handy to WW ponds. Could be short term reverse sensitivity until ponds become emergency storage only. Buffer required to existing WW pond. This might be reducible longer term if treatment operations move to Waipawa. But will probably need to be lifted up into ponds via pumping.
Water	Potential need for water supply upgrade. There is a 150 mm dia. supply to the Higginson/White intersection.
Topography	Slopes down to the NE corner by existing WW pond.
Hazards / Restrictions - (not including s/w related hazards)	A known north/south faultline traverses the site, diagonally. No demarcated flood areas.
Zoning	Operative – Rural; Draft – Plains production
Transport	Capacity of Lawrence Road needs consideration. If there is population growth beyond a threshold (especially east of the railway line) then an upgrade of the Knorp and/or Higginson railway crossings is triggered.
Notes	
Prelim suitability	Moderately challenging.....Highly challenging.....Very highly challenging.....Extremely challenging

## Ōtāne 2 South east quadrant

Development Factor	Initial Comment
Stormwater	Reported to be very wet and hard to service in its current condition. Some of the land may need to be filled/raised. A comprehensive drainage scheme will need to be put in place. There is an opportunity for wetland treatment – i.e. land availability. Likely to need CHBDC owned infrastructure.
Wastewater	May need to be lifted up into ponds via pumping. Would require infrastructure to deliver to pond area.
Water	Good (150 mm dia.) supply along White Road.
Topography	Slopes gently down to the east.
Hazards / Restrictions - (not including s/w related hazards)	Known fault lines. No demarcated flood areas.
Zoning	Operative – Rural; Draft – Plains production
Transport	May require an upgrade of White Road and/or Higginson. If there is population growth beyond a threshold (especially east of the railway line) then an upgrade of the Knorp and/or Higginson railway crossings is triggered.
Notes	



Prelim suitability	Moderately challenging.....Highly challenging..... <b>Very highly challenging</b> .....Extremely challenging
--------------------	--

### Ōtāne 3 NW corner near Kaikora Stream

Development Factor	Initial Comment
Stormwater	Could be discharged into nearby stream through open drain. New infrastructure will be required.
Wastewater	New infrastructure will be required. If too low (near stream) may need pumping.
Water	New infrastructure will be required. Supply available in Higginson St. and Hickey Street.
Topography	Slopes down towards stream.
Hazards / Restrictions - (not including s/w related hazards)	Free of known fault lines. No demarcated flood areas.
Zoning	Operative – Rural; Draft – Plains production
Transport	Proximity to State Highway may need consideration. If there is population growth beyond a threshold (especially east of the railway line) then an upgrade of the Knorp and/or Higginson railway crossings is triggered.
Notes	
Prelim suitability	Moderately challenging..... <b>Highly challenging</b> .....Very highly challenging.....Extremely challenging

### Ōtāne 4 – Infill of existing urban area

Development Factor	Initial Comment
Stormwater	The current, privately-owned stormwater system will not readily cope with significant infill without issues manifesting and becoming of concern. At the small scale, site specific designs will generally pass regulatory tests. However, because the system is informal and not managed by CHBDC it will not easily adapt to further demand placed upon it by infill discharging to informal, non-Council controlled stormwater systems. Problems will worsen over time without readily available, comprehensively thought through solutions. Depending on where the District Plan lands in terms of lot size and infill potential it may be necessary to carry out a comprehensive stormwater management review to identify a strategic rather than an ad-hoc response. There is a known issue in the south west corner where at times uncontrolled runoff from Argyle Road overtops SH2.
Wastewater	Available, although of limited capacity in some areas and often located in private property. There are also known, severe inflow and infiltration issues.
Water	Available, but infill will place additional demand on the system. A fire-fighting capacity investment programme is underway which will assist with current issues.
Topography	Relatively flat.
Hazards / Restrictions	Known fault lines.. No demarcated flood areas.

- (not including s/w related hazards)	
Zoning	Operative – Township; Draft – Rural Township. Removal of the current 350 sq. m. lot size will severely impact upon the opportunity for infill. Many of the existing lots are around the 1000 sq. m size.
Transport	Incremental growth may trigger more requests for footpaths and improved streetlighting and kerb and channel. If there is population growth beyond a threshold (especially east of the railway line) then an upgrade of the Knorp and/or Higginson railway crossings is triggered.
Notes	
Prelim suitability	Moderately challenging.....Highly challenging..... <b>Very highly challenging</b> .....Extremely challenging

### Ōtāne 5 Southern quadrant

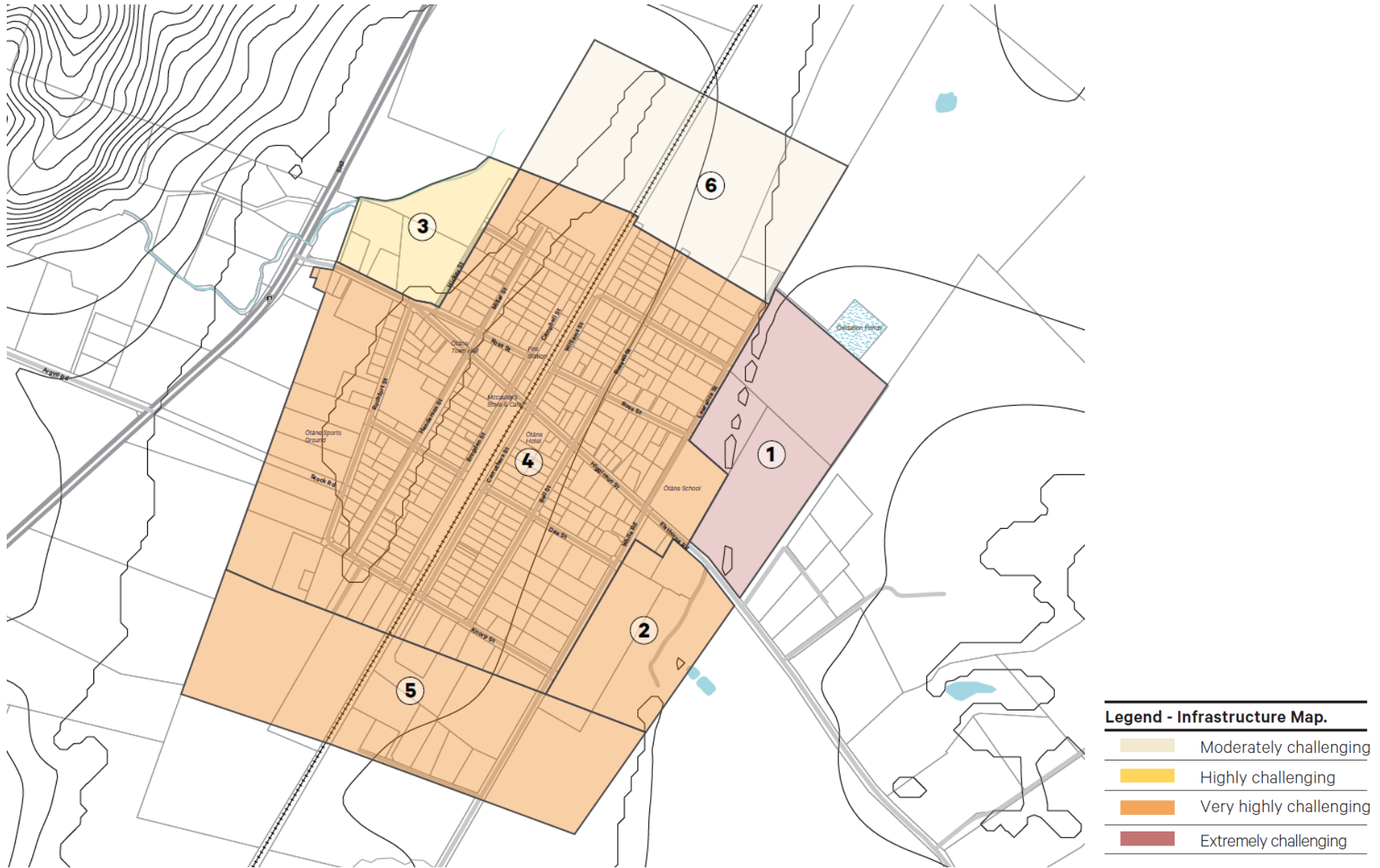
Development Factor	Initial Comment
Stormwater	May need attenuation/treatment. Likely to need CHBDC owned infrastructure. There is a known issue in the south west corner where at times uncontrolled runoff from Argyle Road overtops SH2. This would need to be resolved for development to occur in this area.
Wastewater	Likely to need new gravity main in Knorp Street.
Water	Proximity to White Road main is helpful.
Topography	Flat, with gentle eastwards slope
Hazards / Restrictions - (not including s/w related hazards)	Known fault lines. No demarcated flood areas.
Zoning	Operative – Rural; Draft – Plains production
Transport	Carruthers Street appears to be the best candidate for extension southwards. There are 4 other possible candidates with varying obstacles. Or a new alignment to suit development. It may be awkward to have the new suburb bisected by the railway without a pedestrian or vehicular railway crossing. An extra railway crossing would need to be tested with KiwiRail. If there is population growth beyond a threshold (especially east of the railway line) then a safety upgrade of the Knorp and/or Higginson railway crossings is triggered.
Notes	
Prelim suitability	Moderately challenging.....Highly challenging..... <b>Very highly challenging</b> .....Extremely challenging

### Ōtāne 6 Northern quadrant

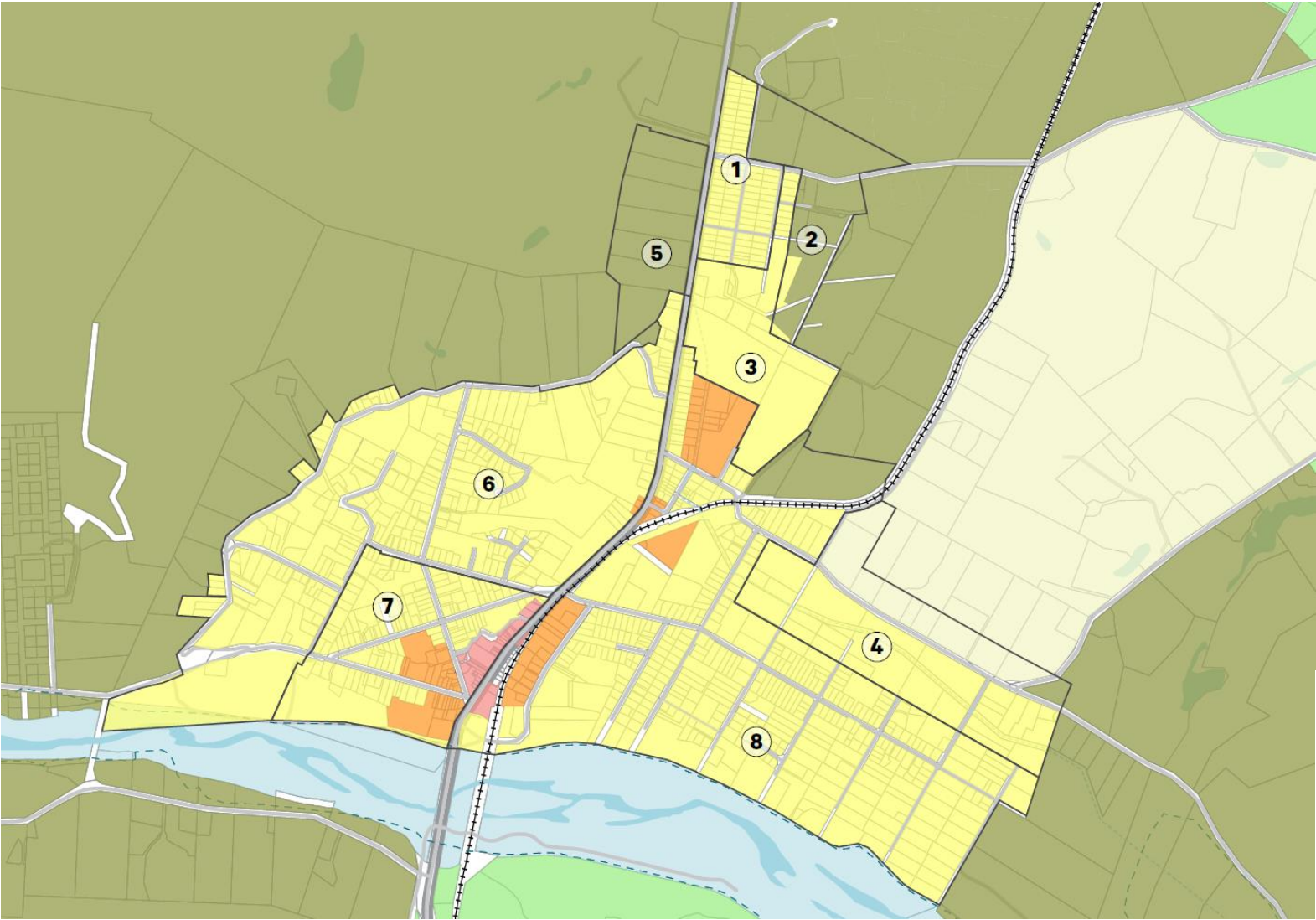
Development Factor	Initial Comment
--------------------	-----------------

Stormwater	Area is unserviced and requires infrastructure. This area is considered to be the least difficult area of Ōtāne to develop from a land/stormwater drainage viewpoint. There is an opportunity for wetland treatment – i.e. land availability. Likely to need CHBDC owned infrastructure.
Wastewater	Quite close to WW ponds. Would need some new infrastructure. Unlikely to require pumping. Buffer required to existing WW pond. This might be reducible longer term if treatment operations move to Waipawa.
Water	Potential need for water supply upgrade. Relatively close to old supply from the west. Four of the roads have 100 mm dia. Mains although only Russell extends to the edge of area 6.
Topography	Slopes to the east and west from a very gentle northward-trending ridge.
Hazards / Restrictions - (not including s/w related hazards)	Two known fault lines traverse the site. Just west of and parallel to the railway and also through the east side of the site. No demarcated flood areas.
Zoning	Operative – Rural; Draft – Plains production
Transport	Six existing roads could be extended northwards without existing obstacles. It may be awkward to have the new suburb bisected by the railway without a pedestrian or vehicular railway crossing. Kiwirail would likely resist an extra railway crossing. If there is population growth beyond a threshold (especially east of the railway line) then a safety upgrade of the Knorp and/or Higginson railway crossings is triggered.
Notes	
Prelim suitability	Moderately challenging.....Highly challenging.....Very highly challenging.....Extremely challenging








# Ōtāne Infrastructure Assessment Summary



# Waipawa



**Legend - District Plan.**

	Commercial
	Mixed Use Industrial
	Plains Production
	Residential
	Rural Living
	Rural Production
	Rural Township

## Waipawa 1 Watts Street

Development Factor	Initial Comment
Stormwater	The northern portion of this area drains to the north east; the southern portion to the west. Care required in design so development doesn't cause flooding downstream.
Wastewater	Watts Street/Road area serviced by old, flat glazed earthenware pipes. This is at the top end of the network. Any spare capacity may be quite limited. Upgrade possibly needed. Drains by gravity to the south via 225mm dia. GEW in SH corridor. The capacity of the 225mm pipe becomes pivotal.
Water	Good water supply in Racecourse Road. Ringed 100mm dia. AC to the south. Nothing in Watts Street north.
Topography	Moderate land slopes.
Hazards / Restrictions - (not including s/w related hazards)	Free of known fault lines. No demarcated flood areas.
Zoning	Operative – Residential; Draft – Residential.
Transport	Watts Street north is unformed. Racecourse Road has a 20m road reserve. Watts Street, Watts Road, Eagle Street & Richmond Lane are all 10m wide road reserve – i.e. extremely narrow. NZTA may oppose further subdivision fronting SH2. On-site manoeuvring may be required to limit reversing out onto the State Highway.
Notes	This area is already largely developed with residential activity. Most road reserves are very narrow.
Prelim assessment of level of infrastructure challenge	Moderately challenging..... <b>Highly challenging</b> .....Very highly challenging.....Extremely challenging

## Waipawa 2 North east area

Development Factor	Initial Comment
Stormwater	Some of the land may need to be filled/raised. A comprehensive drainage scheme will need to be put in place. There are likely to be downstream limitations that need to be addressed. There is an existing drain through the northern part of the site. It heads to the east. At least part of the area reported to be wet. Some of the land may need to be filled/raised.
Wastewater	Some of Area 2 is below the nearest system, necessitating pumping. Additional reticulation needed and there will be downstream limitations. May necessitate an upgrade of the McGreevy Street pumpstation and/or conveyance infrastructure.
Water	Good water supply in Racecourse Road.
Topography	Rolling type land
Hazards / Restrictions - (not including s/w related hazards)	Free of known fault lines. No demarcated flood areas.
Zoning	Operative – Rural; Draft – Rural Production

Transport	Access would need to be from Racecourse Road. Access from Eagle or Richmond is not considered viable (narrow ROW's)
Notes	
Prelim suitability	Moderately challenging..... <b>Highly challenging</b> .....Very highly challenging.....Extremely challenging

### Waipawa 3 Collins to Watts

Development Factor	Initial Comment
Stormwater	Design would need to consider downstream (Tamumu & Bush) impacts.
Wastewater	May be able to use existing 225mm dia. system heading south to Tamumu Road, if there is spare capacity. Additional reticulation may be needed. And there will be downstream limitations. May necessitate an upgrade of the McGreevy Street pumpstation and/or conveyance infrastructure.
Water	100mm dia. Mains in SH2 (both sides) and Tamumu Road.
Topography	Rolling hilly land
Hazards / Restrictions - (not including s/w related hazards)	Free of known fault lines. No demarcated flood areas..
Zoning	Operative – Residential; Draft – Residential.
Transport	Access would need to be from either SH2 (could be NZTA issues?) or Lyndon Street – west of the rail Xing (Kiwi-rail issues?). Lyndon Street looks preferable, SH2 may be "difficult". This area has a dense network of paper roads.
Notes	
Prelim suitability	Moderately challenging.....Highly challenging..... <b>Very highly challenging</b> .....Extremely challenging

### Waipawa 4 Tamumu Road east

Development Factor	Initial Comment
Stormwater	Stormwater model for Waipawa being developed. Reports of surface water flooding there. Significant issues to be addressed prior to development. Care needed with overland flowpaths. Need to protect downstream properties. Has access to bush drain but this is often at capacity in winter. Upgrade required.
Wastewater	375mm gravity to the south and 315mm rising main alongside Bush drain ex McGreevy pumpstation. Some failed septic tanks in area. WW treatment plant is approx. 1200 m to the east.
Water	All existing streets have 100mm dia. high pressure. Possible that this could service further development.
Topography	Slopes from Tamumu Road down to the existing Bush open drain. Low lying, has ponding issues in winter, couple of existing ponds. Not able to build here without land filling and/or comprehensive drainage scheme.
Hazards / Restrictions	Known fault lines. No demarcated flood areas.

- (not including s/w related hazards)	
Zoning	Operative - Residential and Rural; Draft – Residential and Rural Living.
Transport	Good grid network of roads in this area. Could extend Guy, Bennett or Shanly through to Tamumu. (Tamumu ) Road rail crossing protected by bells only – no barrier arms. Upgrade could be required, triggered by further population growth.
Notes	
Prelim suitability	Moderately challenging.....Highly challenging.....Very highly challenging.....Extremely challenging

#### Waipawa 5 North west area

Development Factor	Initial Comment
Stormwater	Drains towards east. Will be issues if it adds to the loading of the bush drain. May be able to drain towards the north east.
Wastewater	Limited as at top end of the network – has limited capacity.
Water	Reservoir lines to Ōtāne go just to the north making servicing straightforward.
Topography	Slopes to the east. Quite steep in general making development tricky. Significant Geotech required.
Hazards / Restrictions - (not including s/w related hazards)	Known fault lines. No demarcated flood areas.
Zoning	Operative – Rural; Draft - Rural Production.
Transport	Access would need to be from SH2.
Notes	
Prelim suitability	Moderately challenging.....Highly challenging.....Very highly challenging.....Extremely challenging

#### Waipawa 6 West side (Domain , Matthew, Abbotsford)

Development Factor	Initial Comment
Stormwater	Down roads and gullies. Abbott and Parkland drain to a detention pond and then downstream to the bush drain. It has recorded issues. The southern areas drain out to the Waipawa river near the northern abutment of the rail bridge.
Wastewater	“Spidery” network due to topography.
Water	Near reservoir. Likely pressure problems in high areas.
Topography	Generally steep.
Hazards / Restrictions - (not including s/w related hazards)	Bentonite lenses and fault lines. No demarcated flood areas.
Zoning	Operative – 99% Residential; Draft 99% Residential



Transport	Good network of streets – some steep.
Notes	
Prelim suitability	Moderately challenging.....Highly challenging..... <b>Very highly challenging</b> .....Extremely challenging

### Waipawa 7 CBD west (Church, Rose, Ruataniwha)

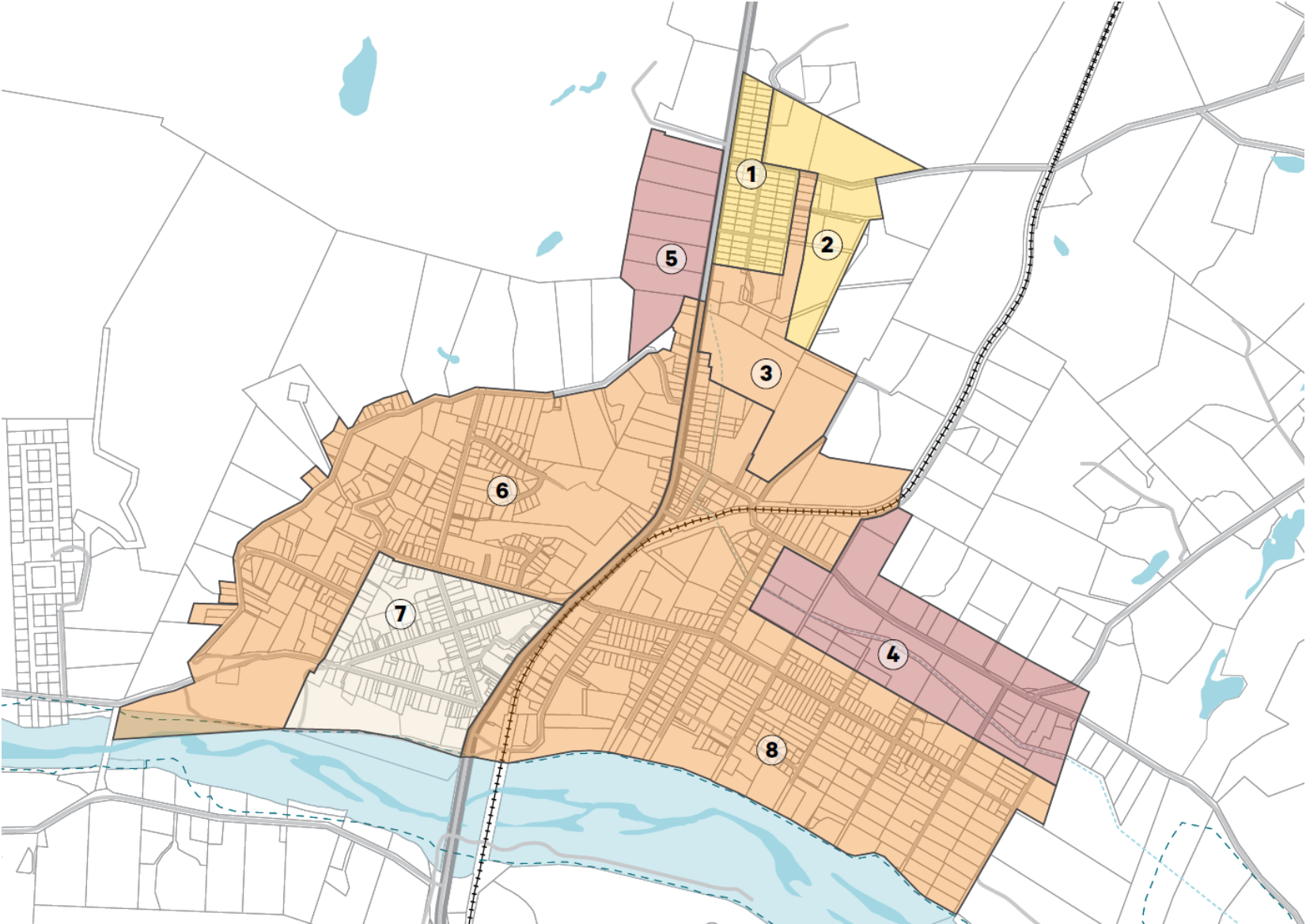
Development Factor	Initial Comment
Stormwater	All piped. Not much at west end. Unlikely to be of sufficient size. Islington Drive area drains to Bush drain (with its known problems).
Wastewater	Well serviced. Some relined.
Water	Good grid network. Church St. is only 100mm dia.
Topography	Slopes moderately towards south east.
Hazards / Restrictions - (not including s/w related hazards)	Known fault lines. No demarcated flood areas.
Zoning	Operative – Residential and Business 1 & 2; Draft – Residential, Mixed use Industrial & Commercial.
Transport	Good network of interconnected streets. NZTA issues on SH2 – traffic density, pedestrian safety and ingress and egress. Nelly Jull Park area presents opportunities. Publicly owned land on the west side of SH2 from Ruataniwha to the river would provide opportunities.
Notes	
Prelim suitability	Moderately challenging.....Highly challenging..... <b>Very highly challenging</b> .....Extremely challenging

### Waipawa 8 The Bush





Development Factor	Initial Comment
Stormwater	Existing SW system somewhat informal. Stormwater model for Waipawa being developed. Reports of surface water flooding here. Significant issues to be addressed prior to further development. Care needed with overland flowpaths. Need to protect downstream properties. Bush drain and Waipawa river both options but may be difficult to convey to those.
Wastewater	Serviced by recently re-lined 375mm dia. gravity plus pumped surcharge system. May be difficult to convey from development sites across to the main. Pumping could be required.
Water	Only two mains across Rail corridor. 180mm dia. MDPE & 100mm dia. AC. Upgrade likely to be required.
Topography	Quite flat and low-lying
Hazards / Restrictions - (not including s/w related hazards)	Known fault lines. Need to keep minimum floor levels above flooding hazard. No demarcated flood areas.
Zoning	Operative – Residential and Business 1 & 2; Draft – Residential & Mixed use Industrial.

Transport	Cross streets have very narrow (10 m) ROW width. But evidence of road ROW widening accomplished via subdivision. (Tamumu ) Road rail crossing protected by bells only – no barrier arms. Upgrade could be required, triggered by further population growth. Need to test with KiwiRail.
Notes	Note that this area includes a lobe to the north west. This extends north of the railway in the vicinity of Collins Street and Farmers Transport, and also to Tiffen Lane south of the railway.
Prelim suitability	Moderately challenging.....Highly challenging.....Very highly challenging.....Extremely challenging

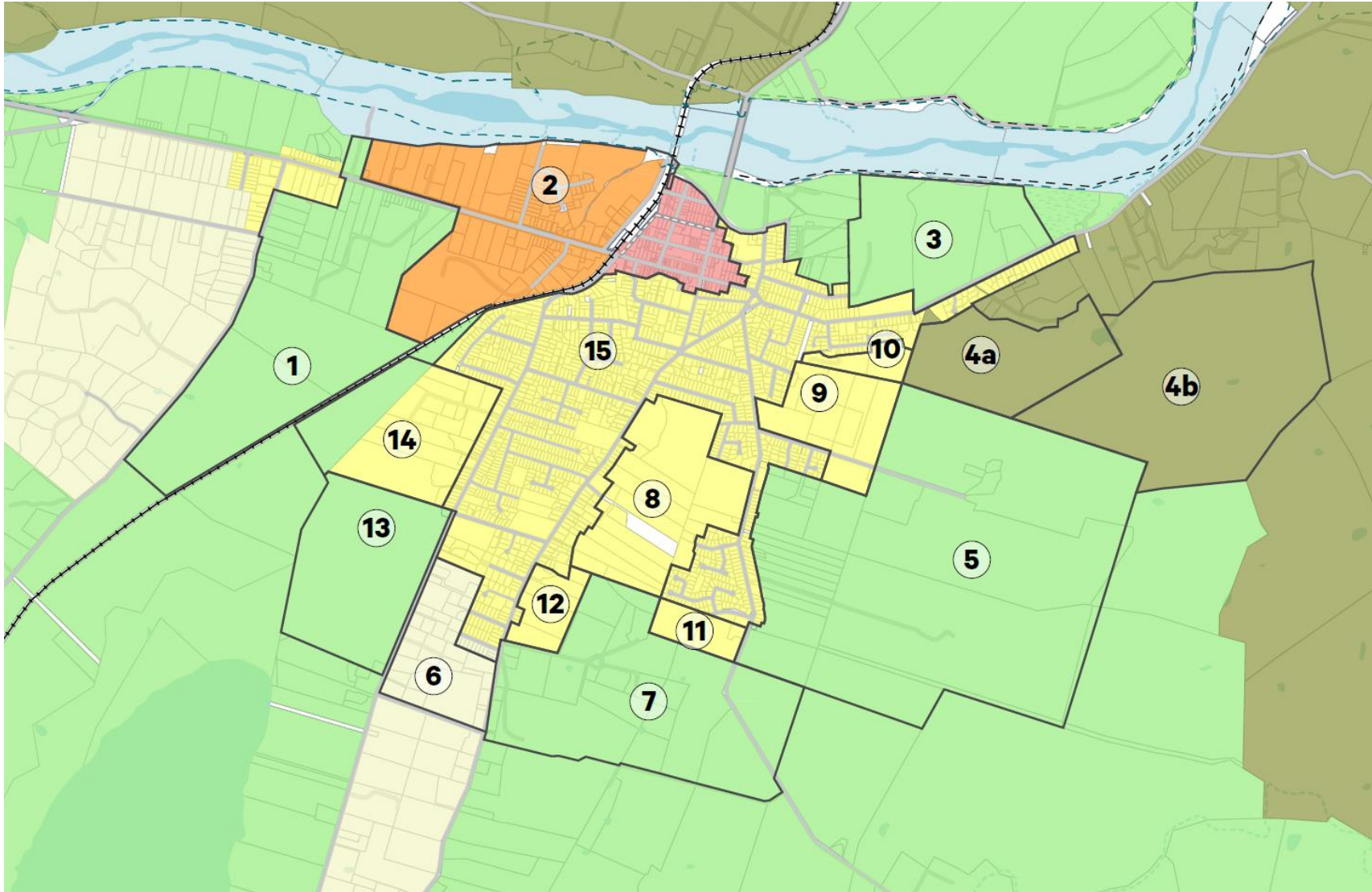
# Waipawa Infrastructure Assessment Summary



**Legend - Infrastructure Map.**

	Moderately challenging
	Highly challenging
	Very highly challenging
	Extremely challenging

# Waipukurau



Legend - District Plan.	
	Commercial
	Mixed Use Industrial
	Plains Production
	Residential
	Rural Living
	Rural Production
	Rural Township

### Waipukurau 1 Aerodrome

Development Factor	Initial Comment
Stormwater	Drains into Lake Hatuma. This is problematic and will require treatment and consent. May be an opportunity to improve lake water quality if comprehensive upgrade scheme is put in place.
Wastewater	No reticulated system. Will need pumping.
Water	Water supply available from Takapau Road.
Topography	Flat
Hazards / Restrictions - (not including s/w related hazards)	Free of known fault lines. No demarcated flood areas.
Zoning	Operative – Rural; Draft – Plains Production.
Transport	Only public aviation facility in CHB. Hatuma Road is the most likely access option.
Notes	
Prelim suitability	Moderately challenging.....Highly challenging..... <b>Very highly challenging</b> .....Extremely challenging

### Waipukurau 2 Industrial & CBD

Development Factor	Initial Comment
Stormwater	Part of area 2 drains towards Francis Drake Street. Plan Change 4 is relevant to this area. Adding more discharge to this area will be problematic. For Industrial could use open drainage onsite, retention into the river. Needs consideration as land is low lying and could flood around Acklin/Harris Streets.
Wastewater	Not the better side of town for wastewater. Getting close to upper end of network, possible onsite storage then discharge at night option to manage peak requirements.
Water	Better side of town for water. Supply should be ok depending on intensity and type of development. Need to consider firefighting issues.
Topography	Land slopes towards river.
Hazards / Restrictions - (not including s/w related hazards)	Known fault lines. Demarcated flood areas. Refer to District Plan.
Zoning	Operative – Business 2 & 1; Draft – Mixed use industrial & Commercial.
Transport	Access on SH2 needs consideration. NZTA not likely to want further access points. An internal, industrial slip road may be possible to the north.
Notes	<b>Ovation land had development scheme.</b>
Prelim suitability	<b>Moderately challenging</b> .....Highly challenging.....Very highly challenging.....Extremely challenging

### Waipukurau 3 North of Mt. Herbert Road

Development Factor	Initial Comment
Stormwater	Land is currently low lying and would need to be filled to raise above ponding levels. Currently receives runoff from Waipukurau east – this would need to be conveyed through the site. Attenuation and treatment ponds near wastewater ponds are a good option to manage stormwater and to provide odour buffer. Could do work and turn existing drain into wetland corridor or similar.
Wastewater	Three existing gravity sewers traverse the southern portion. May need pumping if sites too low lying. Require buffer for existing ponds.
Water	Will trigger water supply upgrade (unless second supply can be secured on east side of town as is currently being pursued).
Topography	Flat. Currently experiences ponding.
Hazards / Restrictions - (not including s/w related hazards)	Free of known fault lines. No demarcated flood areas.
Zoning	Operative – Rural; Draft – Plains Production.
Transport	River Terrace, Mitchell, Francis Drake and Mt. Herbert provide connectivity options.
Notes	Consequence of Te Waipukurau Pa site unknown. Very close to CBD and sport & recreation facilities.
Prelim suitability	Moderately challenging.....Highly challenging.....Very highly challenging.....Extremely challenging

### Waipukurau 4A Golden Hills west

Development Factor	Initial Comment
Stormwater	Will need to discharge to the north.
Wastewater	Will need to determine whether mains north of Mt. Herbert Road have available capacity.
Water	Will trigger water supply upgrade (unless second supply can be secured on east side of town as is currently being pursued).
Topography	Moderate. Falls towards the west.
Hazards / Restrictions - (not including s/w related hazards)	Free of known fault lines. No demarcated flood areas.
Zoning	Operative – Rural; Draft – Rural Production.
Transport	Access would be to Mt. Herbert Road. Important to include pedestrian linkages to the south.
Notes	
Prelim suitability	Moderately challenging.....Highly challenging.....Very highly challenging.....Extremely challenging

### Waipukurau 4B Golden Hills east

Development Factor	Initial Comment
Stormwater	Will need to discharge to the north.
Wastewater	Will trigger water supply upgrade (unless second supply can be secured on east side of town as is currently being pursued). The larger lots may utilise on-site wastewater treatment.
Water	Will trigger water supply upgrade (unless second supply can be secured on east side of town as is currently being pursued).
Topography	Moderate. Falls towards the west.
Hazards / Restrictions - (not including s/w related hazards)	Free of known fault lines. No demarcated flood areas.
Zoning	Operative – Rural; Draft – Rural Production.
Transport	Access would be to Mt. Herbert Road. Important to include pedestrian linkages to the south.
Notes	
Prelim suitability	Moderately challenging..... <b>Highly challenging</b> .....Very highly challenging.....Extremely challenging

### Waipukurau 5 Svenson Road

Development Factor	Initial Comment
Stormwater	Very wet in here. Floods regularly. Need significant investment to resolve. Would drain to the north (through Golden Hills) via open drains/swales.
Wastewater	Land is below mains, likely need pump station.
Water	Svenson Street is only 50mm dia., 100mm dia. around college and in Tutanekai Street
Topography	Some areas are low lying
Hazards / Restrictions - (not including s/w related hazards)	Known fault lines. No demarcated flood areas.
Zoning	Operative – Rural; Draft – Rural.
Transport	Tutanekai Street and Svenson Road provide options. Upgrades required?
Notes	
Prelim suitability	Moderately challenging.....Highly challenging.....Very highly challenging.....Extremely challenging

### Waipukurau 6 Rose Street

Development Factor	Initial Comment
--------------------	-----------------

Stormwater	Need care consideration. Would drain to the south.
Wastewater	Beyond current extent of gravity mains. May require pumping especially from the southwest portion.
Water	100mm dia. Main currently stops just north of Rose Street. May need to loop to Racecourse Road.
Topography	Slopes to the west
Hazards / Restrictions - (not including s/w related hazards)	Free of known fault lines. No demarcated flood areas.
Zoning	Operative – Rural; Draft – Rural Living.
Transport	
Notes	
Prelim suitability	Moderately challenging.....Highly challenging..... <b>Very highly challenging</b> .....Extremely challenging

### Waipukurau 7 Southeast Porangahau Road

Development Factor	Initial Comment
Stormwater	Known areas of flooding in this area. Drains to south. Will require a comprehensive infrastructure solution.
Wastewater	No wastewater service in this area. Will need to pump towards treatment plant. And will need to avoid overload of existing systems potentially caused by pumping.
Water	Porangahau Road main is 100mm dia. At north west corner of area.
Topography	Slopes down away from Porangahau Road
Hazards / Restrictions - (not including s/w related hazards)	Known fault lines. No demarcated flood areas.
Zoning	Operative – Rural; Draft – Plains Production.
Transport	Access would be from Farm and/or Porangahau Roads.
Notes	
Prelim suitability	Moderately challenging.....Highly challenging.....Very highly challenging..... <b>Extremely challenging</b>

### Waipukurau 8 Hospital and surrounds

Development Factor	Initial Comment
Stormwater	Attenuation needed. Appears to drain towards the north east.
Wastewater	Downstream issues. Pumping likely needed. Would trigger new gravity or rising main east of school heading northwards.
Water	Should be good. Existing high pressure loop from Tavistock to Porangahau Road at southern border.
Topography	Slopes towards the east.



Hazards / Restrictions - (not including s/w related hazards)	Known fault lines. No demarcated flood areas.
Zoning	Operative – Residential; Draft – Residential.
Transport	Winlove, Stiles, Leeton and Tavistock provide options to the east. Porangahau Road to the west.
Notes	
Prelim suitability	Moderately challenging.....Highly challenging..... <b>Very highly challenging</b> .....Extremely challenging

### Waipukurau 9 College

Development Factor	Initial Comment
Stormwater	This area is currently a collection point for stormwater from the south and west. An open drain begins here and conveys water to the north. There is currently undeveloped land here and there is therefore an opportunity to secure the necessary land and implement a comprehensive drainage scheme here. This would include upgrading or securing a corridor for conveyance (probably to the north).
Wastewater	It is likely possible to gravitate from this area towards Mt. Herbert road to the north east.
Water	100mm dia. Main in Tutanekai Street
Topography	Wet up the top of Duck Creek which flows through the land. Damp, creek flows through it.
Hazards / Restrictions - (not including s/w related hazards)	Fault line identified. No demarcated flood areas.
Zoning	Operative – Residential; Draft – Residential.
Transport	Access is available from Svenson Road and Tutanekai Street.
Notes	
Prelim suitability	Moderately challenging..... <b>Highly challenging</b> .....Very highly challenging.....Extremely challenging

### Waipukurau 10 Belgrove

Development Factor	Initial Comment
Stormwater	Current consent is proposing a retention pond
Wastewater	Can connect with capacity
Water	Can connect with capacity
Topography	Easy country.
Hazards / Restrictions - (not including s/w related hazards)	Free of known fault lines. No demarcated flood areas.

Zoning	Operative – Residential; Draft – Residential.
Transport	Connects to Mt. Herbert Road.
Notes	Already has subdivision in place, extension of Belgrove Drive. designed stormwater retention in the system Consent in for this site and under design now
Prelim suitability	Moderately challenging.....Highly challenging.....Very highly challenging.....Extremely challenging

**Waipukurau 11 Redwood Drive south**

Development Factor	Initial Comment
Stormwater	Needs careful design. Would drain to the south.
Wastewater	Needs pump to get out – at extremities of sewer system.
Water	Would need very short water system extension to this area
Topography	Fairly flat
Hazards / Restrictions - (not including s/w related hazards)	Known fault lines. No demarcated flood areas.
Zoning	Operative – Residential; Draft – Residential.
Transport	Access would be from Farm Road (aka Tavistock Road)
Notes	This is an old truck wash. Right beside pumping station, old truck yard, extremities of sewer system.
Prelim suitability	Moderately challenging.....Highly challenging.....Very highly challenging.....Extremely challenging

**Waipukurau 12 East of Eden**

Development Factor	Initial Comment
Stormwater	Would probably go south east towards Mangaohara Stream.
Wastewater	No WW nearby. Could gravitate to Redwood – longer term. Pumping if short term.
Water	Near high pressure ring main (150mm dia.) from Porangahau to Tavistock.
Topography	Slopes to the east (away from road).
Hazards / Restrictions - (not including s/w related hazards)	Various fault lines identified. No demarcated flood areas.
Zoning	Operative – Residential; Draft – Residential.
Transport	Access would be from Porangahau Road.
Notes	
Prelim suitability	Moderately challenging.....Highly challenging.....Very highly challenging.....Extremely challenging

### Waipukurau 13 Racecourse

Development Factor	Initial Comment
Stormwater	Would require a comprehensive drainage scheme as it drains towards Lake Hatuma.
Wastewater	Would need to be collected and pumped. A discharge point free of downstream problems (i.e. with downstream capacity) would be required.
Water	100mm dia. Mains join at the corner of Lake View and Racecourse. This would likely be inadequate for a development of significant scale.
Topography	
Hazards / Restrictions - (not including s/w related hazards)	Free of known fault lines. No demarcated flood areas.
Zoning	Operative – Rural; Draft – Plains Production.
Transport	Access would be from Racecourse Road. The railway limits and access from the west. There are opportunities of pedestrian linkages to Lake Hatuma.
Notes	
Prelim suitability	Moderately challenging.....Highly challenging..... <b>Very highly challenging</b> .....Extremely challenging

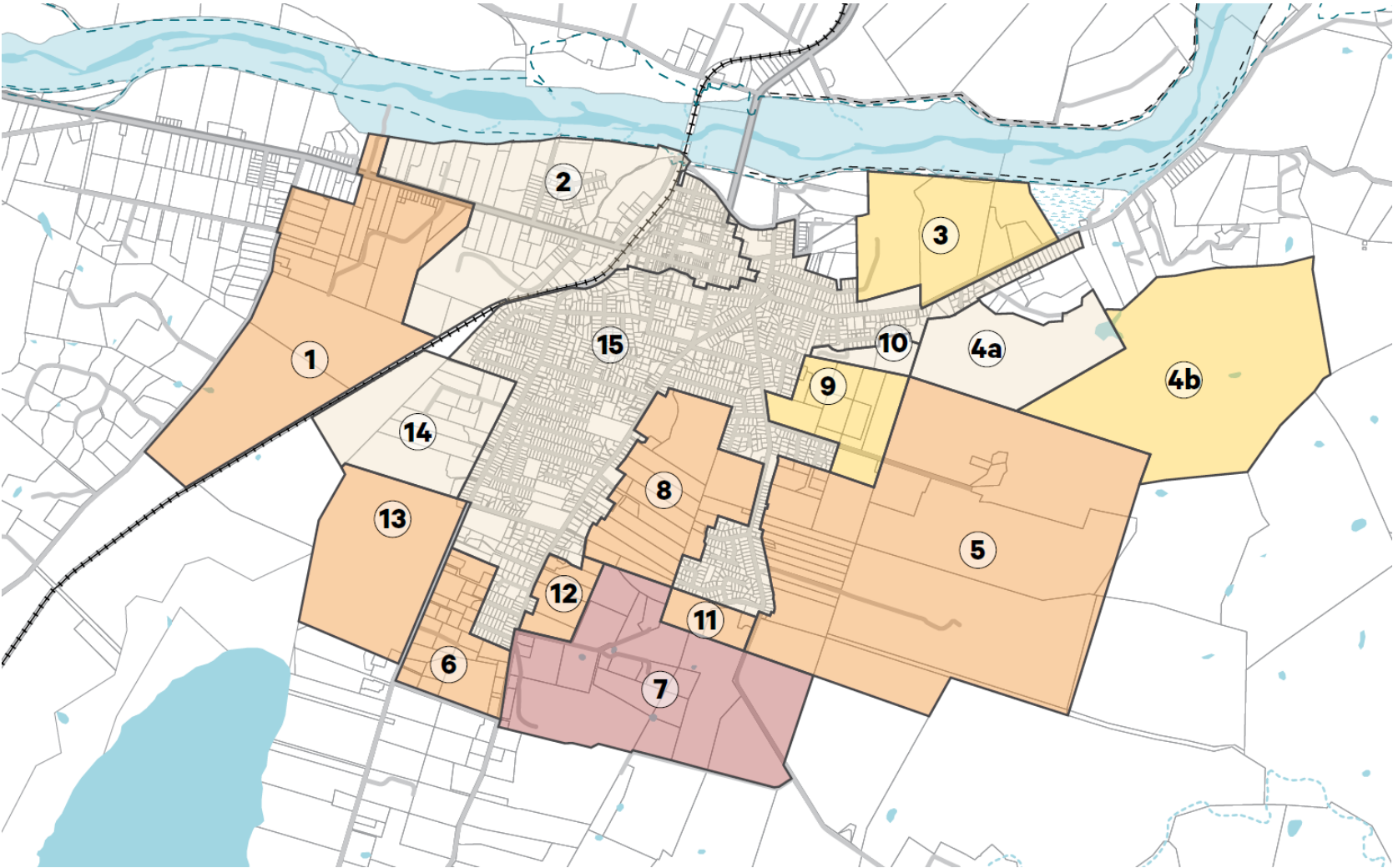
### Waipukurau 14 Viax Lane (north of Racecourse)

Development Factor	Initial Comment
Stormwater	This area drains south west to Lake Hatuma. It may be possible to allow some development without triggering a full scale Hatuma scale solution. This might include treatment to the west beside the railway line.
Wastewater	The area is traversed by a 225mm dia. Main heading to the north. It is unlikely that all of the site could gravitate into this line meaning at least some pumping.
Water	There is a 150mm dia. main in Racecourse Road as far south as Freyburg.
Topography	Flat
Hazards / Restrictions - (not including s/w related hazards)	Free of known fault lines. No demarcated flood areas.
Zoning	Operative – Residential; Draft – Residential.
Transport	Access would need to be from Racecourse Road.
Notes	
Prelim suitability	<b>Moderately challenging</b> .....Highly challenging.....Very highly challenging.....Extremely challenging

**Waipukurau 15 Existing residential**

Development Factor	Initial Comment
Stormwater	Part of area 15 drains towards Francis Drake Street. Plan Change 4 is relevant to this area. Adding more discharge to this area will be problematic. On-site detention may enable some lots to be developed in problem areas.
Wastewater	All of this area is serviced meaning that there is WW infrastructure available. There may be capacity problems in some areas.
Water	Around and north of Ruataniwha Street the CBD is served by a low pressure system sourced from the Pukekaihai reservoir.
Topography	
Hazards / Restrictions - (not including s/w related hazards)	Various fault lines identified. Flooding identified in the District Plan in vicinity of Francis Drake Street.
Zoning	Operative – Residential; Draft – Residential.
Community Response	
Transport	Existing roading system likely to cope with infill. Some further requests for footpaths, streetlighting and kerb and channel anticipated.
Ownership	
Power and Utilities	
Market	350 sq. m minimum lot size allows significant potential for infill.
Notes	
Prelim suitability	Moderately challenging.....Highly challenging.....Very highly challenging.....Extremely challenging

# Waipukurau Infrastructure Assessment Summary



**Legend - Infrastructure Map.**

Light beige	Moderately challenging
Yellow	Highly challenging
Orange	Very highly challenging
Reddish-brown	Extremely challenging

Our  
**thriving**  
future!

# CENTRAL HAWKE'S BAY INTEGRATED SPATIAL PLAN 2020 - 2050

---

## Responding to Growth

Being prepared for what's ahead, to ensure  
future generations continue to Thrive!

---



**CENTRAL  
HAWKE'S BAY**  
DISTRICT COUNCIL

# Foreword

## The secret's out and Central Hawke's Bay is growing like never before!

In 2018 Central Hawke's Bay's population hit an all-time high of just over 14,000 residents, reaching levels of growth and optimism not seen since the 1960's.

Fast forward to 2031 and despite the current economic challenges, that number is projected to increase to over 18,000 people – with over 1,449 homes forecast to be built in that same time. Being prepared for what's ahead is critical to ensuring future generations of residents in Central Hawke's Bay continue to Thrive!

During the development of Project Thrive in 2017, the community clearly described a Thriving Central Hawke's Bay of the future. That was a proud and prosperous district made up of strong communities and connected people who respect and protect our environment and celebrate our beautiful part of New Zealand. Ensuring our community grows in a smart and sustainable way with facilities and infrastructure that are innovative and fit for purpose is critical to this.

In responding to our current and projected growth, in late 2019 in conjunction with funding support from Centralines, Council began a project focussing on growth opportunities in the three main centres of Ōtane, Waipawa and Waipukurau to project how they would grow. This sought to address a number of existing projects such as the review of our District Plan, our Big Water Story for Waste Water and Drinking Water and planning our Town Centres for the future, needing to join together in a single planned view the

future of Central Hawke's Bay.

The result is this document, our 'Integrated Spatial Plan', that sets out a blueprint for growth of our three main towns for the next 30 years. This document is key to informing our Infrastructure Strategy and Asset Management Plans, both essential documents in ensuring that our assets – both infrastructure and community, meet the needs of our community now and into the future.

In creating this integrated spatial plan, we've relied heavily on feedback collected from the community during Project Thrive in 2017, submissions to the draft District Plan and input from residents and key stakeholders such as Chorus and New Zealand Transport Agency, given in a community workshop held in June 2020.

Through July and August 2020, we sought feedback from the community on the draft integrated spatial plan, using online maps, webinars and the opportunity to provide feedback directly to us as part of our approach to 'responding to growth' to inform our 2021 Long Term Plan.

On 24 September 2020 Council adopted this Integrated Spatial Plan, to inform planning documents for the 2021 Long Term Plan and other supporting documents for a Thriving Central Hawke's Bay of the future.



# Spatial Plan Context

## The purpose

The Central Hawke’s Bay Three Towns’ Integrated Spatial Plan (ISP) project is a 30-year blueprint of growth opportunities across Ōtāne, Waipawa and Waipukurau. The ISP is a living document, which we will continue to review and update overtime.

The ISP will:

- Maximise the delivery of Project Thrive
- Guide how we grow across the three towns
- Assist to inform the Central Hawke’s Bay District Plan review
- Outline community and infrastructure investment required to support enhanced community wellbeing,
- Guide Council’s Long-Term Plan and coordinated, multi-agency investment.
- Enable the completion of the Urban Growth Strategy

All of the actions and planned direction of growth will occur in partnership, with our communities, with Te Taiwhenua o Tamatea, with Government and non-Government agencies and organisations. Central Hawke’s Bay District Council will continue to be innovative in the way we invest in the initiatives in the ISP. Seeking partnerships, targeting external funding opportunities and looking for innovative forms of delivery are very much a part of this package. Aligning our key tools like our Long Term Plan, our District Plan, our Policies and Bylaws will help us to manage growth smartly and optimise value from our investments.

The ISP covers the following areas to explain how we have developed our blueprint for growth in the future.

<b>The Process</b>	<b>Part One</b> How we got here
<b>The Past</b>	<b>Part Two</b> Where we have come from and how it has shaped our district and our towns
<b>Project Thrive</b>	<b>Part Three</b> Our Community Vision
<b>Our Growth Story</b>	<b>Part Four</b> What are our communities likely to look like into the future
<b>The Present</b>	<b>Part Five</b> Our current opportunities and challenges
<b>What is our future</b>	<b>Part Six</b> Current direction and proposed action plan





## The process

As with Project Thrive, we are including the people of Central Hawke's Bay in our planning for the future of our towns. We are doing this through six stages.

**Stage One** – focused on gathering and mapping underlying data and understanding the drivers of, and the projections for growth

**Stage Two** – was the Enquiry by Design process to analyse four options for growth for each town developed through four lens'. These lens' are explained below:

### Emerging direction lens'

Manage growth based on Thrive, the objectives within the District Plan, as well as Council direction setting through the emerging 2021-2031 Long Term Plan.

### Fiscal constraint lens'

Manage growth based on existing infrastructure capacity and where proposed infrastructure investments can be utilised to their maximum capacity.

### Development lens'

Manage growth through a development lens. Identifying current and proposed development led proposals and allowing growth to occur in response to the market.

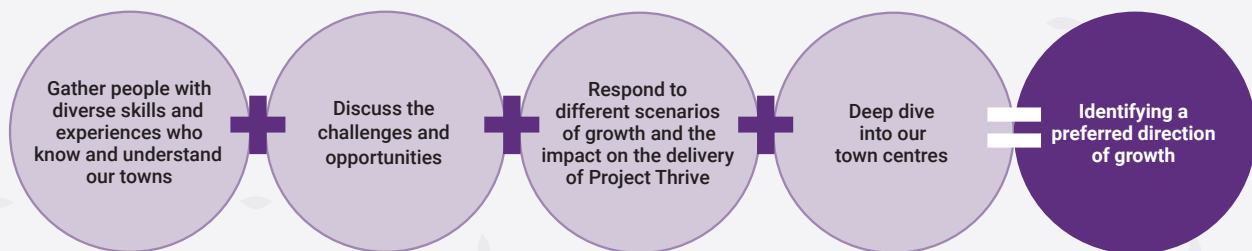
### Smart Growth step change – boosted Thrive

Future proof Central Hawke's Bay and 'Promoting Smart Growth' – maximising investments, protecting highly productive soils and arable land, creating strong communities. Managing growth in a scenario where \$87m of three waters costs are removed from the balance sheet and there is an increased awareness of global resilience issues.

This stage took place from the 16 – 30 June 2020 with people who live, work and learn in each of the towns coming together to explore potential future scenarios of growth. We held four workshops.

- One for each of the three towns
- One with a group of Central Hawke's Bay College students

The diagram below explains the approach used for each workshop.



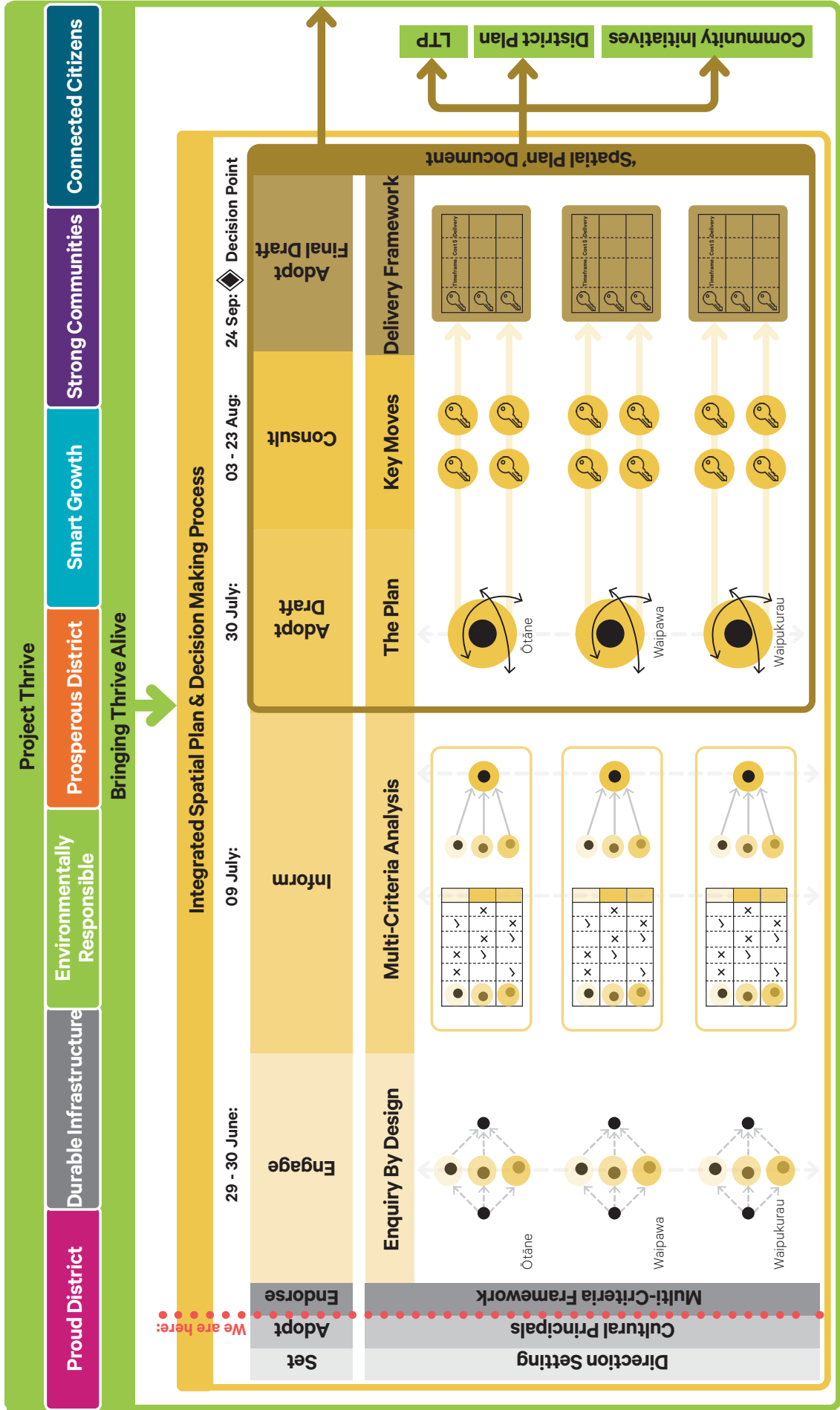
**Stage Three** – Distilling this into a draft ISP

**Stage Four** – Seeking community feedback on the draft ISP. This took place through July and August 2020 through online webinars, online maps and from a range of online and printed surveys.

**Stage Five** – Elected Members consideration of the feedback on the draft ISP and determining a preferred way forward.

**Stage Six** – Delivering the preferred direction through the Long Term Plan, District Plan, and other key delivery focused tools.

The following diagram shows how we are moving through this journey:



# The past

## Central Hawke's Bay

The Central Hawke's Bay and its three main towns have a rich cultural and natural history which has shaped the relationship between people and the place and the form and growth across the district. This interconnectedness is a key theme that runs through the district today – mountain ranges connected by rivers to the sea, communities connected to each other by the relationships formed by whanau and friendships and the differing roles of each of the towns. The following brief histories of the district and the three towns provides an initial understanding of what drew people to the area and why the towns are shaped as they are today. Understanding this helps to understand the character and unique elements of our towns and to plan their futures better.

### Mana Whenua

The lands of Tamatea stretch from the Ruahine mountain range in the west, across the Ruataniwha and Takapau plains to the wild coastline from Kairakau in the north to Whangaehu in the south.

Mana Whenua first settled in Tamatea/Central Hawke's Bay around the ninth century, attracted by the richness of the land, the rivers, the forest and the coast. Over the centuries people continued to arrive and settle. The histories and stories of the Mana Whenua of Tamatea illustrate their relationship with the lands and natural resources of this place.

From and within the relationship with the lands and natural resources flow the values that are integral to Mana Whenua identity. This environment, and associated lifestyle, has produced a world view that is centred on interconnectedness, where all things are connected through whakapapa.

There are nine Marae in Tamatea/Central Hawke's Bay that over 20 hapū associate with. Other hapū have historically associated with the lands and District of Tamatea.

Many Māori living in and around Central Hawke's Bay are not of Tamatea heritage, yet they are regarded, locally, as integral to the Māori identity of Tamatea/Central Hawke's Bay.

### The three towns

#### Waipukurau

Lake Whatumā was a pātaka kai – a valued source of food. Eels, freshwater mussels and kokopu were abundant. Pā were built near the lake to protect the resource with its significant stands of native timber and kereru drew people to settle around Waipukurau.

The rivers, streams, lakes, hills and forests led to the location of seven Pā around Waipukurau and continued to shape the town as Europeans arrived.

European traders, whalers, missionaries arrived in the 1830s. By the 1850s six run holders controlled the best grazing land in Waipukurau. In 1867 the village and part of the surrounding country belonging to H.R. Russell who did not sell any of his property. Russell leased his land with the idea that all of it would be reverted to a town council in 99 years' time, so as to realise his personal dream of making Waipukurau the richest city in New Zealand.

Waipukurau thrived during the post-Second World War agricultural boom. Car yards opened in the town to meet demand from wealthy farmers. By 1951 Waipukurau had six banks. With the decline of farming profits from the 1970s businesses such as stock firms merged, and banks and transport companies closed. In the 2000s Waipukurau was still supported by farming and related industries. Although the economy has diversified farming and related industries still form the backbone of economic activity in Waipukurau and across the district.

#### Waipawa

Waipawa was one of the first established inland towns (1860) even from the earliest days, Waipawa has taken a leading part in the history of the province of Central Hawke's Bay. Founded by an early settler, Mr. F. S. Abbott, Waipawa soon became a progressive community and administrative centre for the area stretching from Te Aute to Woodville, bounded by the Ruahine Ranges and the sea.

Waipawa was soon surrounded by many smaller farms that supported its growth. However, from the early 20th century its population lagged behind Waipukurau. The closure of the longstanding branch of the Williams & Kettle stock agents in 1987 was symbolic of the economic difficulties experienced by rural service centres like Waipawa during the later 20th century.

#### Ōtane

Ōtane was founded in 1847 on part of runholder Henry Tiffen's 5140-hectare Homewood estate, which had been subdivided into smaller farms. The township was planned, laid out and offered for sale. Ōtane originally consisted of 176 sections ranging from ¼ to 1 acre with areas set aside for churches, a school, a post office, a court house, a parsonage and a future railway station.

These very brief histories of the towns show how they emerged from cultural and rural roots. The history also shows the distinct foundations of each town, from the 'planned' approach of Ōtane to the more organic past of Waipukurau. These pasts are visible today in the way the towns are laid out and the way development has occurred.

# Project Thrive Central Hawke's Bay

## **Together We Thrive! E Ora Ngā Tahi Ana!**

Our people are our greatest asset. At the core of everything we do is a vision that our people are healthy, prosperous and resilient, with a strong sense of pride and identity.

In 2016 we asked our community, including many of you, what their vision for Central Hawke's Bay was. Over 4,500 pieces of feedback were received, and this directly led to the creation of our community vision – Together we Thrive. This vision continues to be the cornerstone of our aspirations for Central Hawke's Bay.

The Integrated Spatial Plan will not reinvent Project Thrive, but be developed to deliver on it.

### **What our vision means**

We had no way of knowing what the start of 2020 would bring. Being forced to battle a severe and enduring drought at the same time as an unprecedented global pandemic has placed significant pressure on our community.

We quickly adapted to life during a pandemic, which led to a significant shift in how we do things.

This, along with other technological, economic, social and environmental challenges along with our projected growth will continue to require us to innovate, work

collaboratively, be resilient to disruption and be ready to make smart choices about our future.

We are well located, and our community gets to experience the best of both worlds – a strong relationship to regional centres but living in a close and connected rural community that celebrates its place in the world.

We will leverage off this to actively position ourselves to take advantage of any opportunities, while retaining our unique heritage and local character and sense of community.


We are a Council that takes seriously its responsibility to futureproof our District and ensure we are investing in durable infrastructure that is environmentally responsible.

We will plan for and deliver the social infrastructure required to support our community's health and wellbeing.

We will focus on building our partnership with Te Taiwhenua o Tamatea and support the governance capability of Māori to take a more active role in planning for the future, recognising and valuing the tangata whenua relationship to land.



The people of Central Hawke's Bay identified seven strategic goals for achieving this vision:



**PROUD DISTRICT**  
HE ROHE POHO KERERŪ

*Central Hawke's Bay is proud of its identity and place in our region and nation. We hold our head high on the national and international stage, celebrating our unique landscape from the mountains to the sea.*



**PROSPEROUS DISTRICT**  
HE ROHE TŌNUI

*Ours is a thriving and prosperous district that is attractive to businesses. Central Hawke's Bay is enriched by the households and whānau that are actively engaged in, and contribute, to our thriving district.*



**STRONG COMMUNITIES**  
HE HAPORI KAHA

*We have a strong community spirit and work together to support each other. Central Hawke's Bay is made up of proud communities with unique identities that come together to form a strong and thriving district.*



**CONNECTED CITIZENS**  
HE KIRIRARAU WHAI HONONGA

*Our citizens can connect easily with each other and with those outside of our district. We all have access to everything Central Hawke's Bay has to offer and enjoy these great things together.*



**SMART GROWTH**  
HE TIPU ATAMAI

*We grow Central Hawke's Bay in a smart and sustainable way that cherishes our identity. We use our resources intelligently and with care, to ensure they are protected for the citizens of the future*



**ENVIRONMENTALLY RESPONSIBLE**  
HE WHAKAARO NUI KI TE TAIAO

*Central Hawke's Bay is home to a unique and beautiful landscape. We celebrate our environment and work together to enhance our local natural wonders and resources.*





**DURABLE INFRASTRUCTURE**  
HE HANGANGA MAUROA


*We aim to provide sound and innovative facilities and services that meet the needs of our communities today. Our infrastructure is fit for purpose and future proofs our thriving district for tomorrow.*


## Our DNA

We have identified four fundamental ways that will guide the way Council and councillors interact with our communities and lead our city. The guiding principles will be evident in the way we engage, plan, make decisions and allocate resources on behalf of our city and residents.

 **Working Together:** Central Hawke's Bay will be stronger when we work together. Partnerships and collaboration are at the core of everything we do.

 **Thinking Smarter:** We need to think smarter and better in everything we do. With a culture of innovation and continuous improvement we will add value to our communities.

 **Customer Excellence:** The communities we serve are our customers. They are at the heart of our decisions, interactions and communication. We'll engage with our customers to deliver value and exceed expectations.

 **Planning for Tomorrow:** there will be an element of long-term thinking in everything we do, so we can futureproof Central Hawke's Bay.

## Strategic fit

The vision and goals set out the Council's broadest aspirations.

Each goal has several levels of detail below it to show what the Council will do to achieve the vision and goals:

- **Strategies:** these show the priorities that the Council will focus on to achieve the vision and goals
- **Plans:** these show specific actions under the strategies for the next three years
- **Activities:** these are the operational functions, with budgets, that deliver the actions from the plans. (They are the building blocks of the long-term plan).



## Our growth story

Our growth story matters. Growth means change. If it is not managed well growth can lead to far reaching and long-lasting issues.

We understand from Project Thrive, that to our community smart growth means growing Central Hawke's Bay in a smart and sustainable way that cherishes our identify.

If we grow smart, we are using our resources intelligently and with care to ensure they are protected for the citizens of the future.

**Our resources include our:**

- highly productive soils
- water
- land
- heritage

while ensuring the other six objectives of Project Thrive are met.

During our ISP journey we spent an afternoon with some young people from Central Hawke’s Bay College. When asked what the one key concept was that captured how they would like to describe their place in 30 years-time every one of them spoke of the connections they have to each other and the strength and inclusiveness of the community they wish to live in.

Protecting this feeling of connectivity is another key focus in responding to growth. So, in the following section we explore our growth.

### Growth – the facts and the projections

In developing our ISP and preparing for the 2020-2031 Long Term Plan, we engaged an economist to forecast our future growth and demand, based on statistics and local knowledge. This report prepared by Squillions Limited can be found by visiting [www.chbdc.govt.nz](http://www.chbdc.govt.nz)

Following the Global Financial Crisis, the population of Central Hawke’s Bay remained static until 2013. Then things began to change. Between 2013 – 2019 approximately 200 people per year moved into the District.

### Why?

Reasons include:

- Signs of a lift in employment and economic growth
- Technological change and its effects on remote working and commuting patterns
- A preference shift to a back to basics ideal making life in the regions more attractive to some people
- A sustained lift in house prices in the cities making regional housing markets more attractive.

### Our Economy

The importance of agriculture to the Central Hawke’s Bay economy is shown in the figure below. While this dependency makes Central Hawke’s Bay vulnerable to adverse growing conditions it will, conversely, make Central Hawke’s Bay more resilient to the Covid-19 crisis as the world and country still need to eat.

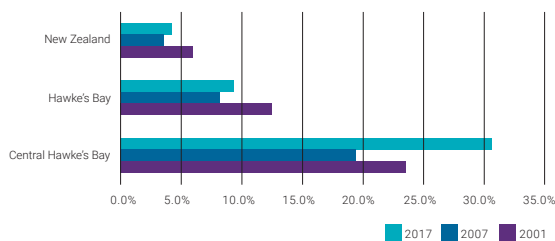


Figure 1: Agricultural as a percentage of total (nominal) GDP

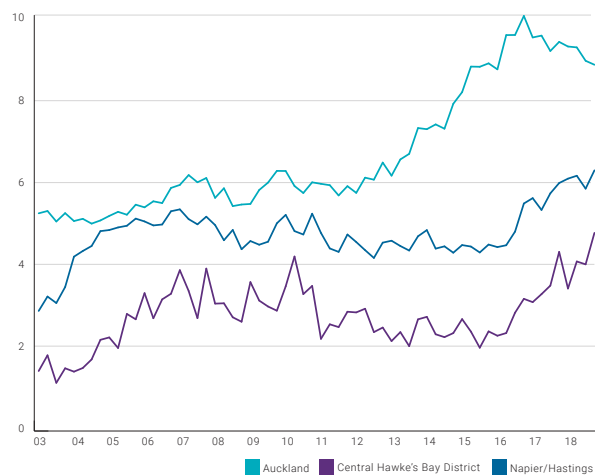
### Employment

Despite agricultural industries featuring highly in 2019, there has not been a significant increase in employment in agriculture over the last ten years. While output improves it has become less labour-intensive.

800 jobs were added in Central Hawke’s Bay in the three years to 2019. Most, 490 of these jobs were added in the manufacturing sector.

### Housing Affordability

While housing in Central Hawke’s Bay is relatively more affordable than Napier-Hastings and Auckland, as shown in the figure below. House prices have increased in Central Hawke’s Bay and become more unaffordable over time.



The report draws a connection between the increase in house prices and the increasing pressure being placed on social housing in Central Hawke’s Bay. There are 34 social housing tenancies in Central Hawke’s Bay and 42 applicants on the housing register. 2017 was the first time that the applicant list broke single digits.

## Our Growth Scenario

We have adopted a high growth scenario to guide our growth planning for the 2021 - 2031 Long Term Plan and in this ISP. To support your comments on this draft plan we have included all the growth scenarios below.

You can view our full Demographic and Economic Growth Projections report on our website at [www.chbdc.govt.nz](http://www.chbdc.govt.nz)

### Medium Scenario

#### Business as usual

#### Assumptions and Highlights

Key assumptions under the medium scenario are:

- The population steadily ages, birth rates slow and death rates rise although all of this is tempered somewhat by incoming migrants (national and international which have a higher proportion of families and working-age people.
- Net migration, which averaged about +200 people per year since 2013) drops in the short-term, but averages approximately 140 people per year between 2020 – 2031.

#### The highlights are:

- Central Hawke's Bay adds 2,300 people by 2031 and a total of 4,600 people by 2051.
- Average growth rate between 2019 and 2031 is 1.2% (lower than the average between 2013 -2018 2.1%)
- Proportion of the population aged over 65 rises from 20% in 2019 to 27% in 2031 and continues to rise to 32% by 2051
- Number of households is projected to grow to 6,340 by 2031, an increase of 920 from 2018 census, and reach 7,480 by 2051
- The average household size sits around 2.7 through to 2031

### High Scenario

#### Let us move to Central Hawke's Bay

#### Assumptions and Highlights

Key assumptions under the high scenario are:

- Population still ages, however this trend is further limited by higher levels of migration
- Birth rates are higher throughout our time compared to medium and low scenarios due to injection of younger migrants
- Net migration remains high despite the uncertain economic situation but averaging about 270 people per year between 2022 and 2031 – above recent historical levels.

#### The highlights are:

- Central Hawke's Bay adds 3,900 people by 2031, and a total of 9,100 people by 2051
- Average growth rate between 2019 – 2031 is 2.0%
- Proportion of population aged over 65 rises from 20% in 2019 to 26% in 2031. By 2051 over 65s make up 29% of the population
- Number of households projected to reach 6,870 by 2031
- The average household size sits around 2.7 through to 2031

Under this scenario Central Hawke's Bay adds 450 households over the next five years – an average of 90 per year.

To meet this growth building activity would need to continue to rise from pre-lockdown levels.

### Low Scenario

#### Weak to negative net migration

#### Assumptions and Highlights

Key assumptions under the low scenario are:

- The population ages rapidly in the absence of offsetting effects of younger migrants
- The population starts to shrink around 2030 as the number of births falls below deaths.
- The number of people moving into the district is largely cancelled out by people leaving.
- The average household sits around 2.7 before dipping slightly post 2031.

#### The highlights are:

- Slow population growth adds only 600 people by 2031.
- Beyond 2031 the population starts to fall to 13,430 by 2051, down 1400 people from 2019.
- The average growth between 2019 and 2031 is just 0.3% pa which is comparable to the pre-2013 growth rate.
- The number of households increases to 5,760 by 2031 but slips back to 5,430 by 2051.



## ...but where will they live

The following table shows the distribution of growth under each scenario across the three towns.

Area	2019	Scenario	2031	2051	Change 2019-2031	Change 2019-2051
Waipawa	2,180	Low	2,220	2,090	40	(90)
		Medium	2,360	2,520	180	340
		High	2,507	2,852	327	672
Waipukurau	4,580	Low	4,760	4,190	180	(390)
		Medium	5,340	6,030	760	1,450
		High	5,890	7,540	1,310	2,960
Ōtane <sup>1</sup>	710	Low	770	700	60	(10)
		Medium	950	1,170	240	460
		High	1,151	1,756	441	1,046
Central Hawke's Bay	14,850	Low	15,400	13,430	550	(1,420)
		Medium	17,140	19,430	2,290	4,580
		High	18,770	23,980	3,920	9,130

<sup>1</sup> 2019 population for small areas estimated from 2018 census and partial indicators.

The features of each town driving these scenarios are:

### Ōtane

- Well positioned for commuters

### Waipawa

- Historically has accommodated less growth.
- Natural hazards potentially constraining market and growth

### Waipukurau

- Appears to be significant scope for infill housing.
- Productive soils may constrain greenfield developments.
- Location of major commercial and industrial activity in district.

# Our present

## Three town opportunities and challenges

Ōtane, Waipawa and Waipukurau are the focus of our integrated spatial planning work. Around 50% of Central Hawke's Bay's 14,850 people live in Waipawa, Waipukurau or Ōtane. The three towns will accommodate most of the projected growth in our District. All three towns are already experiencing growth. We need to move quickly and decisively to ensure this growth is managed smartly and contributes to our Project Thrive objectives. As outlined above the ISP is delivered through Council and stakeholder implementation. The Central Hawke's Bay District Plan is a key tool of delivery. One way the ISP will inform the District Plan will be by clarifying how much additional land needs to be zoned and serviced to accommodate the growth projected or how to encourage growth within the existing town boundaries. Decisions will then need to be made in the Long Term Plan about servicing and funding that land to meet growth needs.

To provide some context for the ISP we have identified project challenges and opportunities. While each of the towns have unique growth management challenges and opportunities, there are some key elements that are shared. These are the shared key challenges and opportunities that the Integrated Spatial Plan process will need to respond to across all three towns.

At the Enquiry by Design workshop it was clear that people were well aware of the growth challenges and opportunities. For most people it was the infrastructure requirements for the three towns that presented the biggest challenges at the three town level.

### Challenges

- Infrastructure requirements for the three towns, including three waters and streetscape are placing increased financial and resourcing pressure on the District.
- Significant wastewater investment is required to achieve compliance and meet the expectations of Central Hawke's Bay communities to improve environmental performance.
- The lack of an overall strategy for stormwater management puts us at risk of making ad hoc and untimely decisions, that do not consider possible wider benefits.
- There is not a clear and integrated understanding of the development capacity across the three towns in terms of the servicing and feasibility of residential, commercial, or industrial development which effects the ability to plan effectively for growth.
- The volume of work across the district could lead to potential lack of capacity of tangata whenua to engage

Infrastructure is our key constraint to growth. The age and capacity of our existing infrastructure is reflective of the age of our towns and the fact that our District has not experienced growth in the recent past, like we expect in the future. We need to make sure that we plan well for growth, to do this we need to know more about our existing infrastructure and the requirements for new infrastructure in our existing urban and village areas before we advance new growth areas. Likewise, zoning new growth areas can only occur once infrastructure requirements and our capacity to pay for them are known.

in future planning and take advantage of current opportunities issues, this could undermine the ability of tangata whenua to achieve cultural ambitions.

- The open space and community facilities network is not meeting the needs of youth leading to a disconnect between youth and their towns.
- Access to housing is impacted by rising land, house and rental prices, and housing availability, pushing some people in our communities into emergency housing, overcrowded homes, further from the town centres and facilities that they need access to, of out of the District in the case of elderly who do not have local housing options.
- The demand to provide greenfield development land for growth is placing pressure on our fertile soils which underpin our economic resilience.
- Lack of maintenance and the presence of Earthquake Prone Building issues are placing at risk the built heritage that provides a lot of the existing character in each of the main streets and wider town areas.
- Central Hawke's Bay is becoming an attractive satellite living option for commuters to Hawke's Bay's commercial and industrial centres, this changes the relationship of the residents to their town and communities and potentially the village or local character of the towns.

### Opportunities

- Ensure we are investing in durable infrastructure that is environmentally responsible and future proofs our District.
- Undertake an evidence-based and integrated assessment of capacity for residential, commercial, and industrial growth demand and supply that supports clear policy and investment decision-making.
- Aligning our key tools, like the Long-Term Plan and the District Plan to manage growth smartly.

- Developing a Māori Engagement Strategy and supporting the governance capability of Māori to take a more active role in planning for the future, recognising and valuing the tangata whenua relationship to land.
- Working with Central Government, other agencies, and the private sector to ensure the policy and delivery of housing and development responds to the needs of our community.
- Planning for and delivering the social infrastructure required to support all members of our communities
- Creating an urban form that supports the delivery of housing options and future proofs Central Hawke's Bay
- Addressing adhoc urban development on the urban rural boundaries of the three towns to protect soils and create compact urban forms
- Creating opportunities for all residents to know, love and engage with their towns to maintain the sense of community and connectedness
- The next sets of Challenges and Opportunities relate more directly to each of the towns.

## Waipukurau

4,580 people live in Waipukurau, making it the largest town in Central Hawke's Bay. Waipukurau is the service town of Central Hawke's Bay. The Tukituki River lies at the northern edge of the town and Lake Whatumā to the south-east. The current Ngā Ara Tipuna project will emphasise the rich Māori history of the town and the five Pa that frame Waipukurau. State Highway 2 and the rail line pass through the centre of the town and form a boundary between the commercial and residential areas and the industrial zone.

For many people at the workshop the current state of the Waipukurau town centre presented both the key challenge but also an opportunity for the future.

### Challenges

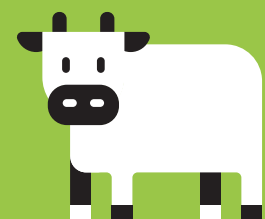
- Out of zone commercial activities, dispersal and under-utilisation of land is impacting on the availability of land in the right place for the right activities and placing pressure on servicing new areas to provide additional land.
- Demand for new rural-residential development opportunities is a risk to developing a compact urban form that provides choice to people on housing types and how they move.
- There is poor legibility and unclear markers on how to navigate into the town centre and other key features from the State Highway is running the risk that people pass through rather than stop.
- Waipukurau's town centre lacks amenity and appeal, there is no civic gathering space in the town centre and no strong physical or visual connection with the site of Nga Ara Tipuna, Pukekaihau and wayfinding into and around the town centre is not clear.
- There is little coordination and collaboration between the agencies and organisations involved in river and

wider environmental programme delivery creating potential gaps and overlaps and even tension in delivering outcomes.

- The local town amenity, distance of residential activity from the town centre, a culture of 'jump in the car' for short trips and the service town function of Waipukurau means that a lot of people rely on private motor vehicles for access to the town centre, this places pressure on car parking access, which in turn has an impact on people accessing goods and services.

### Opportunities

- Creating sufficient, well serviced commercial and industrial zones that consolidate the role of Waipukurau as the commercial and industrial service town of Central Hawke's Bay to strengthen the existing activity and attract and locate new activity in the right areas.
- Improving town centre amenity, creating a central gathering space and strong connections within the town centre and between the town centre and Pukekaihau will increase pedestrian movement in the town centre and maximise the economic benefits of Nga Ara Tipuna investment.
- Developing an urban form approach that supports growth, provides choice, and protects fertile soils.
- Encouraging and supporting collaboration between agencies and organisations actively delivering services across the town will lead to more coordination and focus of effort.
- Considering access strategies that balance the need for private motor vehicle use and car parking provision with overarching access approaches and alternative modes of transport, particularly for local journeys.



## Waipawa

2,180 people live in Waipawa. Waipawa is the oldest inland town in New Zealand, heritage buildings and trees are a feature throughout the town. Waipawa sits on the north bank of the Waipawa River before the River meets the Tukituki further east. State Highway 2 and the rail line run through the centre of town, with residential and commercial activity on both sides. The town centre sits, predominantly, on the western side of State Highway 2.

The location and impact of State Highway 2 was identified at the Enquiry by Design workshop as a challenge that needed focus, but potentially also a 'hero' of the future of the town.

### Challenges

- Most of the land available for residential development on the eastern side of the State Highway is low lying and subject to flooding requiring significant investment in stormwater infrastructure to realise the land supply for housing.
- Industrial land is at capacity and some current activities are no longer compatible with the surrounding level and type of uses.
- The town centre and town are physically and/or visually disconnected from the awa and existing open space, not maximising its natural and social amenity.
- The location of isolated commercial activity to the north of the commercial core potentially dilutes the strength of the town centre.
- The impact of State Highway 2, type and speed of traffic dividing the main street impacts on the visitor experience and the use of parking along the eastern side of the main street for commuter parking decreases the availability for visitors and shoppers.

### Opportunities

- Visually opening up the main street to reveal the open space and other activities in the 'next street over' and reconnecting the town to the awa.
- Celebrating and leveraging off Waipawa's oldest inland town status and revealing and sharing the Māori stories of Waipawa and the wider area.
- Developing a long-term response to stormwater management to enable resilient housing development.
- Consolidating commercial activity to strengthen a town centre destination.
- Taking a whole of District view to industrial land supply to manage the shortage in Waipawa and manage compatibility issues.

## Ōtane

Ōtane is home to 710 people. The village lies just east of State Highway 2. Ōtane is an easy commute to Napier, at 45 minutes and Hastings and Havelock North, at 25 minutes. There is a local sense that the village is becoming more of a satellite town. The town centre is spread out along the main road through the village, some of the buildings in the village centre are unoccupied. The people of Ōtane are passionate about their village and actively participate in planning for its future.

### Challenges

- Perception that growth is contributing to the loss of character throughout the town leading to potential District Plan responses that limit town growth capacity and place pressure on highly fertile land for more rural residential development.
- Unoccupied buildings in the town centre are diluting the sense of activity and purpose.

### Opportunities

- Extend the strong character features of the village to mitigate the impact of growth and change.
- Re-establish a strong, functional town centre that creates a busy and successful heart.

# What is our future?

The next section of the ISP focus on responding to the context framed above.

## Spatial Plan Principles

We have identified the following seven principles to support growth in Central Hawke’s Bay. These principles will contribute to achieving multiple Project Thrive Objectives, helping to deliver on our vision for the future and to ‘Bring Thrive Alive’.



### 1. Contribute to vibrant hearts that create places to live, work, play and learn in our three towns.

Our town centres are important to us, they each play a unique role in our district and have their own characteristics and identities which should be enhanced and supported as the district grows.

#### Thrive Alignment

✓ Proud District
✓ Prosperous District
✓ Strong Communities
✓ Connected Citizens
Smart Growth
Environmentally Responsible
Durable Infrastructure



### 2. Connect people to spaces and places, and each other.

Community and feeling connected to each other and the places which are important to us is valued. We want to grow in a way that enhances this connection to both our built and natural environments. This includes young and old people, and all means of connecting including walking, cycling, and driving.

#### Thrive Alignment

Proud District
Prosperous District
✓ Strong Communities
✓ Connected Citizens
✓ Smart Growth
Environmentally Responsible
Durable Infrastructure



### 3. Enhance the role of each town within our district and how they function individually and together.

Each of the three towns are unique and have their own point of difference. As our district grows, it should grow in a way which celebrates each towns unique role and identity, and to mutually support each other, and the district as a whole.

#### Thrive Alignment

✓ Proud District
✓ Prosperous District
✓ Strong Communities
✓ Connected Citizens
✓ Smart Growth
Environmentally Responsible
Durable Infrastructure



### 4. Optimise how we live, work and play by ensuring growth makes the most of existing and new community facilities, infrastructure, and built and natural resources.

We want to promote ‘good’ growth which enhances our district. Growth needs to improve the way our towns function by providing areas to live and work which complement each other and have no adverse effects on the natural or built environment.

#### Thrive Alignment

✓ Proud District
✓ Prosperous District
✓ Strong Communities
✓ Connected Citizens
✓ Smart Growth
✓ Environmentally Responsible
✓ Durable Infrastructure



**5. Ensure we leverage maximum value from our investments.**

We want to direct growth to areas which best utilise our past and future investment in core infrastructure, as well as community facilities and urban improvements.



**6. Support and enhance economic prosperity in turn supporting better community wellbeing outcomes.**

Our three towns will be prosperous places with a diverse range of opportunities for people to innovate, be entrepreneurial, learn and create value for themselves, our towns and our district.



**7. Lead to an enhanced environment and increased sustainability.**

Our natural environment is important to us, and we want to ensure it is looked after so that future generations can enjoy it.

**Thrive Alignment**

Proud District
✓ Prosperous District
Strong Communities
Connected Citizens
✓ Smart Growth
Environmentally Responsible
✓ Durable Infrastructure

**Thrive Alignment**

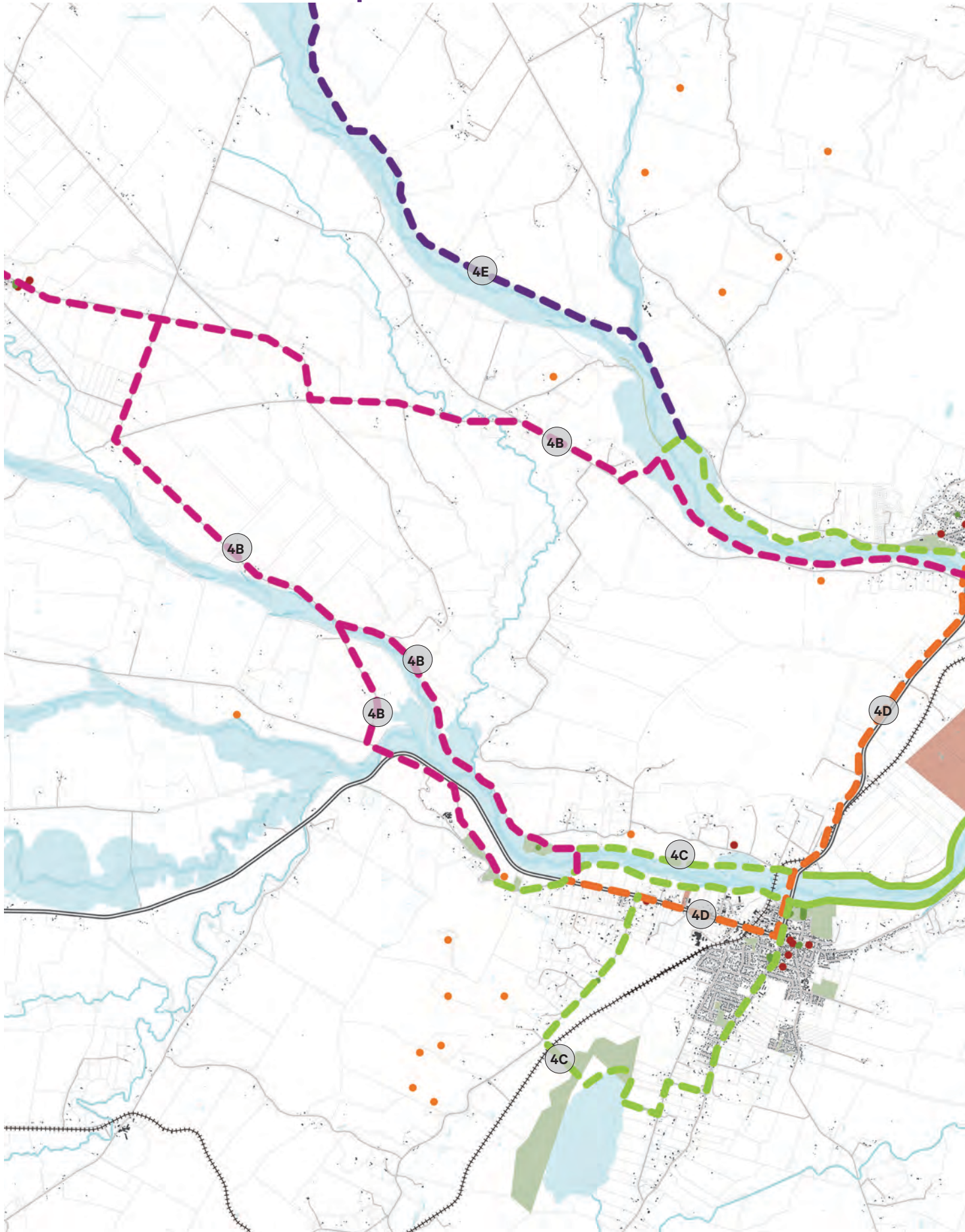
✓ Proud District
✓ Prosperous District
✓ Strong Communities
Connected Citizens
✓ Smart Growth
Environmentally Responsible
Durable Infrastructure

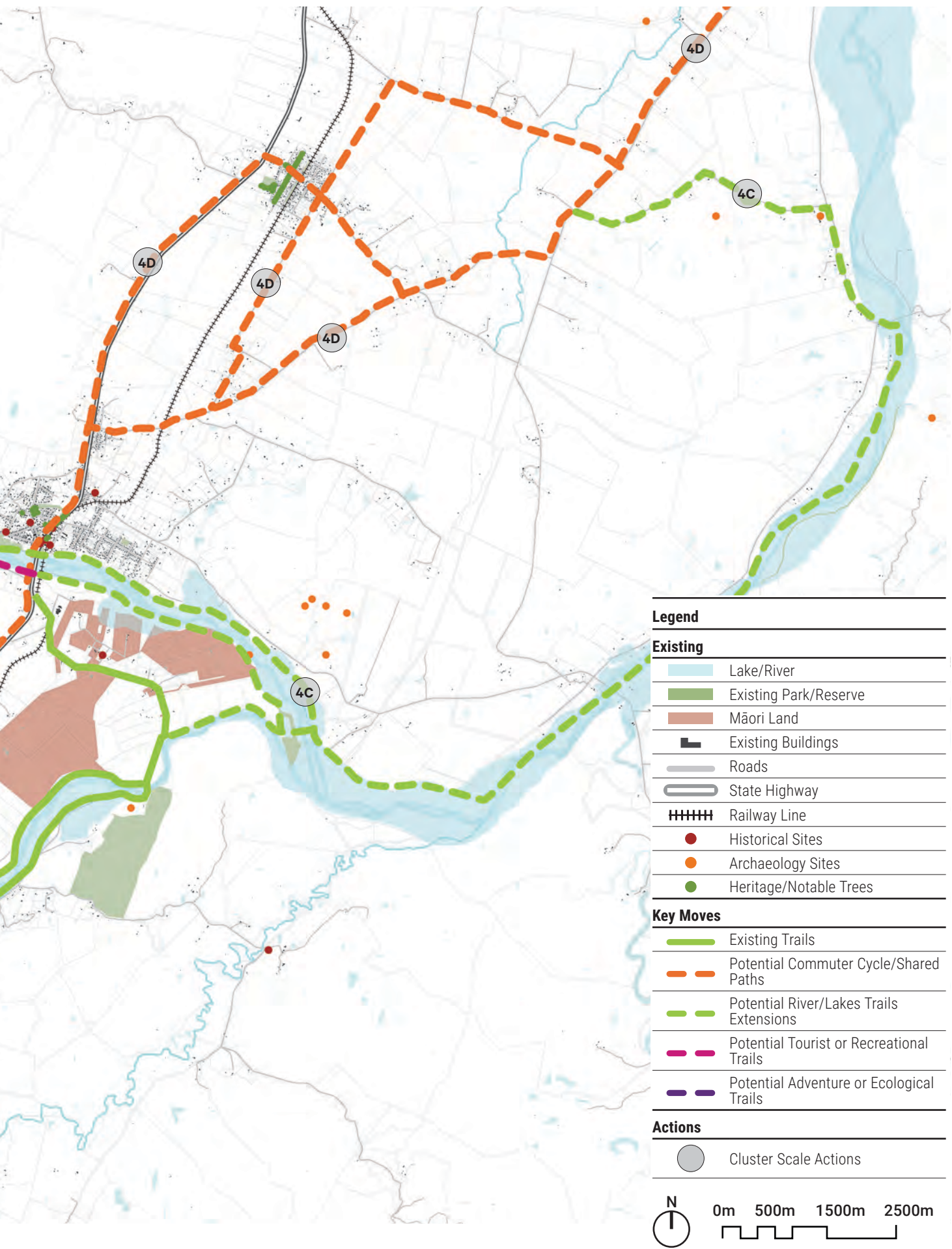
**Thrive Alignment**

✓ Proud District
Prosperous District
✓ Strong Communities
Connected Citizens
✓ Smart Growth
✓ Environmentally Responsible
✓ Durable Infrastructure



# Three Towns Cluster Spatial Plan





**Legend**

**Existing**

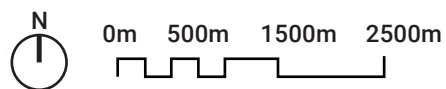
- Lake/River
- Existing Park/Reserve
- Māori Land
- Existing Buildings
- Roads
- State Highway
- Railway Line
- Historical Sites
- Archaeology Sites
- Heritage/Notable Trees

**Key Moves**

- Existing Trails
- Potential Commuter Cycle/Shared Paths
- Potential River/Lakes Trails Extensions
- Potential Tourist or Recreational Trails
- Potential Adventure or Ecological Trails

**Actions**

- Cluster Scale Actions





# Three Towns Cluster Action Plan

## Projects

Plan reference		Location	Description
Reference Number	Project Name		
<b>1. PROUD DISTRICT</b>			
1A	Māori Engagement Strategy	District wide	<ul style="list-style-type: none"> <li>- Continue to build a Māori Engagement Strategy that supports the governance capability and active role of Māori in planning for the future, recognising and valuing the Mana Whenua relationship with land.</li> </ul>
1B	District Tourism Marketing Campaign - Infrastructure needs also to be considered	District wide	<ul style="list-style-type: none"> <li>- Undertake a regional marketing campaign.</li> <li>- Create a unique and clear identity for the region.</li> <li>- Define the big vision and invest in it.</li> <li>- Promote the district across the region and New Zealand.</li> </ul>
1C	Protect Heritage of the District - Review District Plan Protected Heritage Sites across the District including Wāhi Tapu.	District wide	<ul style="list-style-type: none"> <li>- Ensure the review of the District Plan to protect historic heritage, include sites of significance for māori and heritage buildings.</li> <li>- This should also include notable trees and cultural areas of significance.</li> </ul>
1D	District-wide Cultural and Heritage Plan	District wide	<ul style="list-style-type: none"> <li>- Build on the Ngā Ara Tipuna kaupapa to have a community wide discussion about history and place, storytelling, interpretation, cultural expression and how art and culture can be used to improve economic growth and community cohesion.</li> <li>- Develop and Implement a Heritage Strategy to retain / protect and preserve the district heritage potential</li> <li>- Explore the future opportunities of the Central Hawke's Bay Museum and connections to preserving our Districts oral and other history across the District, including Ongaonga, Library Services and other heritage opportunities.</li> </ul>
1E	Develop an Arts and Creative Industries Action Plan	District wide	<ul style="list-style-type: none"> <li>- Encourage the creative sector to create an action plan to support the development and recognition of the creative sector and to identify quick win opportunities for creative outcomes.</li> </ul>
1F	District Plan Review - Heritage Precinct and Heritage Buildings and Trees Protection	District wide	<ul style="list-style-type: none"> <li>- Conduct heritage/character assessment of each of the three towns to confirm heritage builds and notable trees for protection.</li> <li>- This aims to define, protect and support heritage into the future.</li> </ul>
<b>2. A PROSPEROUS DISTRICT</b>			
2A	Central Hawke's Bay Community Local Events Strategy	District wide	<ul style="list-style-type: none"> <li>- Develop a Central Hawke's Bay Events Strategy, linking to target markets and considering the aspirations and talents of locals.</li> <li>- Organise events to attract wider audiences e.g. local growers markets, food and wine, country retreat, eco tourism, heritage, homesteads etc</li> <li>- These events should encourage both locals and tourists to engage with the community and encourage people to stop, stay and spend.</li> <li>- Seek council and regional organisation assistance to help host and promote events.</li> </ul>

Timeframe					Delivery
Delivery Timeframe					Project Champions
Quick wins (0 - 1 years)	Short Term (1- 3 years)	Medium Term (3 - 10 years)	Long Term (10 - 30 years)	Key Risks and Assumptions	
					Central Hawke's Bay Planning Team, Central Hawke's Bay Infrastructure Team, Central Hawke's Bay Tourism Team, NZTA, Community
Quick win					Central Hawke's Bay District Council / Te Taiwhenua o Tamatea
Quick Win	Short Term			Ongoing	Central Hawke's Bay District Council
	Short Term				Central Hawke's Bay District Council
	Short Term				Central Hawke's Bay District Council / Te Taiwhenua o Tamatea / Ongaonga Historical Society / Central Hawke's Bay Settlers Museum
Quick Win					Central Hawke's Bay District Council
Quick Win - Can tie in with DP Review					
	Short Term				Central Hawke's Bay District Council

2B	Town Centre Activation Plans	District wide	<ul style="list-style-type: none"> <li>- Develop town centre activation plans for each of the three towns to: Establish active and vibrant town centres with 7 day trading and eateries open at night.</li> <li>- Support active frontages, well maintained buildings and landscapes.</li> <li>- Identify strong pedestrian and cycling connections throughout the town centre/s.</li> <li>- Introduce effective street lighting for night time trading.</li> </ul>
2C	Earthquake Prone Buildings Response Plan	District wide	<ul style="list-style-type: none"> <li>- Following the assessment of earthquake prone buildings in town centres, complete a plan to repair, maintain or remove buildings to align with town centre activation and revitalisation.</li> </ul>
2D	Local Business - Spend Local Campaign	District wide	<ul style="list-style-type: none"> <li>- Support local businesses which will in turn help to support tourism.</li> <li>- Implement a keep it local campaign, to encourage people to spend money locally (locals, commuters and tourists).</li> </ul>
2E	Business Innovations and Supporting Infrastructure	District wide	<ul style="list-style-type: none"> <li>- Support the set up of new innovative businesses (Linked to town centre activation).</li> <li>- Encourage ownership and development platforms, launching and expanding businesses, encouraging businesses to come back to Central Hawke's Bay.</li> <li>- Support the ability to run global businesses from Central Hawke's Bay through supporting infrastructure like mobile and internet coverage and other tools.</li> <li>- There is potential for a business hub/association that connects new and existing businesses in Central Hawke's Bay to share knowledge and resources.</li> </ul>
2F	Streamline Consenting Process	District wide	<ul style="list-style-type: none"> <li>- Continue to reduce the barriers and 'red tape' to the consenting process.</li> </ul>
2G	Destination Plan and Infrastructure Needs Assessment	District wide	<ul style="list-style-type: none"> <li>- Develop a visitor Destination Plan and infrastructure assessment to understand what investment and actions are required to uplift the value of the visitor economy in Central Hawke's Bay.</li> <li>- Create a strategic plan for future tourism infrastructure spending in the district to enable Central Hawke's Bay to be a thriving destination for both domestic and international tourists.</li> </ul>
2H	Remote Working Facilities and Co-working Spaces	District wide	<ul style="list-style-type: none"> <li>- Undertake and assessment of the feasibility of developing co-working spaces across the three towns, if feasible support the roll out of adequate fibre internet speeds and connection to the Central Hawke's Bay District.</li> <li>- Provide co-working space to support remote working or small start up businesses in the district.</li> <li>- There is potential for co-working spaces to activate library's or existing underused buildings</li> </ul>
2I	Develop an Employment / Industrial and Commercial Land Prospectus.	District wide	<ul style="list-style-type: none"> <li>- Use the prospectus to attract new opportunities to the District. This should provide more employment choice, security and resilience from future disruptive events.</li> <li>- The prospectus should focus on attracting activities that align with the character and strengths of the district and avoid activities that place unreasonable pressure on infrastructure requirements.</li> </ul>

	Quick Win					Central Hawke's Bay District Council. Town centre businesses. Property owners
	Quick Win					Property owners and Central Hawke's Bay District Council
	Quick Win					Shop Central Hawke's Bay and Central Hawke's Bay District Council
	Quick Win					
	Quick Win					
	Quick Win					
		Short Term				
		Short Term				

## Projects

Plan reference		Location	Description
Reference Number	Project Name		
<b>3. STRONG COMMUNITIES</b>			
3A	Open Space and Community Facilities Plan	District wide	- Establish the scope and deliver a comprehensive open space, including active and passive recreation spaces and facilities and a community facilities plan. This should investigate: current state, demand assessment, location review and an action plan to ensure suitable policy and investment decisions can be made to develop a network that support all ages and communities.
3B	District Cultural Storytelling Plan	District wide	- Make culture more visible through streetscape design, contemporary arts, public art, signage, wayfinding or murals. - Potential to integrate with māori trails network and Ngā Ara Tipuna, showcasing multicultural and māori craft, making māori history visible in the district. Art, signage, trails can be a platform to share history, knowledge of place, stories, exhibit historic objects of the area, and create a places for community to connect.
3C	Māori Trails / Experiences	District wide	- Connect Māori trails network linking with Ngā Ara Tipuna sites with the potential to expand the trails to the wider district e.g longest place name and views of significant Māori places. The trail signage should share cultural stories and education on the pre-colonial history of the district.
3D	Coordination Resources and Collective Knowledge Sharing - Working Together	District wide	- Coordinate initiatives between groups and facilities/clubs so they can work together, sharing collective resources and knowledge.
3E	Accessibility Assessment and Action Plan	District wide	- Undertake an Accessibility Assessment to identify barriers for access and responses to remove barriers - Improve connectivity within and between the towns for all ages and mobility levels.
3F	Youth Activation Plan	District wide	- Support youth to create their own activation plan - develop and respond to initiatives, opportunities, entertainment and training. - Assist in accessing tools, services, and support.
3G	Partnerships - Government	District wide	- Continue to partner with Government Agencies to optimise services and investment across Central Hawke's Bay
3H	Partnerships	District wide	- Continue to partner with a diverse range of agencies, organisations and individuals to deliver Project Thrive

Timeframe						Delivery
Delivery Timeframe						Project Champions
Quick wins (0 - 1 years)	Short Term (1- 3 years)	Medium Term (3 - 10 years)	Long Term (10 - 30 years)	Key Risks and Assumptions		Central Hawke's Bay Planning Team, Central Hawke's Bay Infrastructure Team, Central Hawke's Bay Tourism Team, NZTA, Community
		Short Term				
		Short Term				
		Short Term				Te Taiwhenua o Tamatea / Central Hawke's Bay District Council
Quick Win						
Quick Win						Central Hawke's Bay District Council
		Short Term				Central Hawke's Bay District Council
		Short Term				Central Hawke's Bay District Council / Government Agencies
		Short Term				Central Hawke's Bay District Council / Agencies

## Projects

Plan reference		Location	Description
Reference Number	Project Name		
<b>4. CONNECTED CITIZENS</b>			
4A	Cycling Trail Strategy	District wide	<ul style="list-style-type: none"> <li>- Develop a Cycling Trail Strategy. - Ensure that investment in cycling is maximised to enhance Central Hawke's Bay as a place to live and visit.</li> <li>- Connect past, current, and future projects to ensure works/improvements are optimised to benefit locals and visitors</li> </ul>
4B	Tourist/Recreational Trails - Ongaonga Walking and Cycling Trail	From Waipawa Town Centre on High St, across SH2 bridge, along Waipawa River edge, connect back to Ongaonga Rd on Ongaonga (Bridge St), back to Waipukurau via Ongaonga Waipukurau Rd, connecting back to the Tukituki trail along the stop bank.	<ul style="list-style-type: none"> <li>- Depending on outcomes of Cycling Strategy there is the opportunity to establish a separate and continuous cycleway between Waipawa, Ongaonga and Waipukurau; allowing a strong and legible connection into towns centres with supported signage and road markings.</li> <li>- Improve the safety of the cycle connection by minimising road crossing points, connecting to existing trail networks and improving bridge crossing points.</li> </ul>
4C	River/Lakes Trails - Extend the Tukituki Trail - Walking or Cycling Trail between Ōtane and Waipawa along the Tukituki River and Waipawa River (Tourism/Recreational Trails). Potential Connection to Lake Whatumā	Ōtane town centre, along Elsthorpe Rd past Patangata Tavern, along the Tukituki/Waipawa River edge/spot bank. Connecting back to High St and potential to connect further along Waipawa River	<ul style="list-style-type: none"> <li>- Depending on outcomes of Cycling Strategy there is the opportunity to build a separate and continuous shared path/trail between Ōtane and Waipawa, along Elsthorpe Rd past Patangata Tavern and along the Tukituki/Waipawa River edge/spot bank. This will connect back to High St and potentially connect further along Waipawa River.</li> <li>- There is also potential for trails to be both recreational or tourist cycle/walking routes and for them to connect to existing trails such as the Tukituki trail. Also, provide a safer alternative cycle/walking route off SH2.</li> <li>- Improve passive surveillance on stop bank with selected pruning of vegetation where needed to create clear site lines.</li> </ul>
4D	Commuter Trails - Continuous and Connected Cycle Route between Ōtane, Waipawa and Waipukurau	SH2	<ul style="list-style-type: none"> <li>- Depending on outcomes of Cycling Strategy there is the opportunity to establish a separate and continuous cycleway between Ōtane, Waipawa and Waipukurau, with strong and legible connections into towns centres, with supported signage and road markings.</li> <li>- Improve the safety of the cycle connection by minimising road crossing points, connecting gaps in the networks and improving bridge crossing points.</li> </ul>
4E	Adventure Trails - Along Waipawa River - Connection to Bush Reserves	District wide	<ul style="list-style-type: none"> <li>- Depending on outcomes of Cycling Strategy there is the opportunity to establish a more comprehensive network of adventure trails along the river with connection to reserves and natural areas.</li> </ul>
4F	Public Transport Viability/Options Assessment	District wide	<ul style="list-style-type: none"> <li>- Assess the options and viability of public transport for the region e.g. bus or shuttle bus options between towns.</li> </ul>
4G	Rideshare Promotion - Viability/Options Assessment	District wide	<ul style="list-style-type: none"> <li>- Promote ride sharing for commuting residents.</li> <li>- Investigate ride sharing apps to connect district commuters.</li> </ul>
4H	Wayfinding Project	District wide	<ul style="list-style-type: none"> <li>- Support the Township and Town Centre wayfinding project that promotes easy access around towns.</li> <li>- Provide information on key connections to destinations and attractions.</li> <li>- Consider cycling, walking, mobility scooters and cars. Respond to any issues identified in the Accessibility Assessment.</li> </ul>

Timeframe						Delivery
Delivery Timeframe						Project Champions
Quick wins (0 - 1 years)	Short Term (1- 3 years)	Medium Term (3 - 10 years)	Long Term (10 - 30 years)	Key Risks and Assumptions	Central Hawke's Bay Planning Team, Central Hawke's Bay Infrastructure Team, Central Hawke's Bay Tourism Team, NZTA, Community	
Quick Win						
			Medium Term			
			Medium Term			
			Medium Term			
			Medium Term			
		Short Term				
Quick Win						
	Short Term					



## Projects

Plan reference		Location	Description
Reference Number	Project Name		
<b>5. SMART GROWTH</b>			
5A	Integrated Assessment of Capacity for Residential, Commercial and Industrial Growth Demand and Supply	District wide	<ul style="list-style-type: none"> <li>- Undertake an Evidence-based and Integrated Assessment of Capacity for Residential, Commercial and Industrial Growth Demand and Supply that Supports Clear Policy and Investment Decision-making.</li> <li>- Understand the need for additional land for residential, commercial, and industrial land across the three towns.</li> </ul>
5B	Partnering on Housing	District wide	<ul style="list-style-type: none"> <li>- Working with Central Government, other Agencies and the Private Sector to Ensure the Policy and Delivery of Housing and Development Responds to the Needs of our Community</li> </ul>
5C	District Plan Review - residential	District wide	<ul style="list-style-type: none"> <li>- Take the opportunity to align growth areas with infrastructure, highly productive soils constraints, community feedback and urban form principles. These growth areas will provide additional choice and capacity in each of the towns for housing. - Creating a defined Urban Form that Supports the Delivery of Housing Options and Future Proofs Central Hawke's Bay</li> </ul>
5D	Monitoring Framework - Growth, Demand and Impact across the Three Towns	District wide	<ul style="list-style-type: none"> <li>- Establish a monitoring framework that tracks key changes which will enable council to ensure an adequate supply of employment and residential land in the most appropriate locations and respond to any rising issues related to growth and change.</li> </ul>
5E	Climate Change Mitigation and Adaptation Measures	District wide	<ul style="list-style-type: none"> <li>- Assess the Impact of, and Plan for Climate Change by Ensuring Developments and Projects are Incorporating Climate Change Mitigation and Adaptation Measures</li> </ul>
5F	Working with Landowners and Developers	District wide	<ul style="list-style-type: none"> <li>- Engage with Major Residential Landowners to Understand Motivation/ Capability to Develop Land and Timing - Development Agreements for Infrastructure Planning</li> </ul>
5G	District Plan Review - Commercial	District wide	<ul style="list-style-type: none"> <li>- Review District Plan provisions for commercial zone.</li> <li>- Take a three towns approach to strategically locating commercial and industrial activities so that they complement and benefit each other for the good of the Central Hawke's Bay economy.</li> </ul>
5H	Strategic engagement with Government and NGO Sector	Town Wide	<ul style="list-style-type: none"> <li>- Engage with MHUD, Kāinga Ora and others to ensure the right types of housing are developed in the right places to support the development of strong and connected communities.</li> </ul>
<b>6. ENVIRONMENTALLY RESPONSIBLE</b>			
6A	Healthy Rivers and Lake - Action Plan	District wide	<ul style="list-style-type: none"> <li>- Develop a plan and implement the rollout of actions in conjunction with the Lake Whatumā management group, to improve the health of rivers and Lake Whatumā, e.g. riparian planting around lake and river edges.</li> <li>- Assess stormwater runoff management and filtration systems where needed most (e.g rain gardens).</li> <li>- All future development and street scape upgrades need to consider water sensitive urban design principles.</li> </ul>

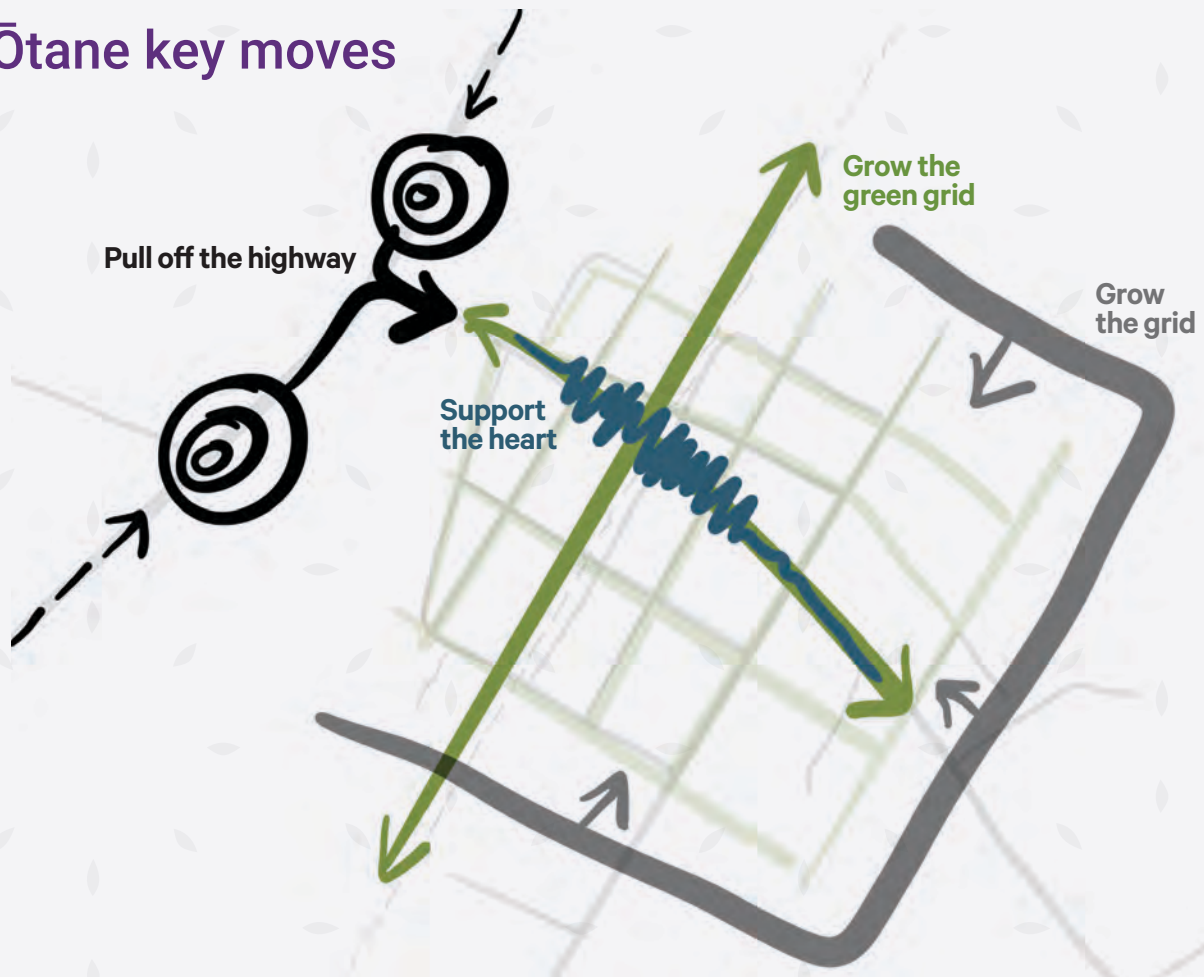
Timeframe					Delivery	
Delivery Timeframe					Project Champions	
Quick wins (0 - 1 years)	Short Term (1- 3 years)	Medium Term (3 - 10 years)	Long Term (10 - 30 years)	Key Risks and Assumptions	Central Hawke's Bay Planning Team, Central Hawke's Bay Infrastructure Team, Central Hawke's Bay Tourism Team, NZTA, Community	
		Medium Term				
				Ongoing		
		Medium Term				
Quick Win				Ongoing		
	Short Term			Ongoing		
Quick Win				Ongoing		
Quick Win as part of DP review						
Quick Win						
		Short Term				

Projects			
Plan reference		Location	Description
Reference Number	Project Name		
<b>7. DURABLE INFRASTRUCTURE</b>			
7A	Sustainable water management	District wide	- Continue to support Tukituki water security initiatives with and for the community and support a move from water volume to value management
7B	Update Key Policies and Other Key Infrastructure Documents	District wide	- Periodically revise various documents as required. Out of date examples include the footpaths policy March 2017 and the Stormwater policy May 2017. Other documents are far more up to date - e.g. Asset Management Plans (rolling LTP reviews) and Bylaws.
7C	Review Development Contributions Model	District wide	- Review opportunity to significantly increase sophistication of Development Contributions policy. The current policy is a baseline model. Intuitively, it seems logical to capture a much greater proportion of development triggered infrastructure costs. However, this will require significant supporting work.
7D	Demand Management Opportunities Review	District wide	- Review possible non-infrastructure interventions to accomplish reduced demand for any of the 3 waters. This could be via technology, policy, pricing or other measures. The common example is customer owned and managed rain tanks - potentially changing demands upon all 3 of the waters.
7E	Review Levels of Service and Containment Standards	District wide	- Review levels of service and containment standards for 3 waters. It is important that these are thoroughly thought through and discussed with the community. As an example the Stormwater drainage policy strives to meet a 2% AEP performance standard for the primary system, which is a very high level of service, current achievement being well short of that. Depth times velocity considerations may be more appropriate than nuisance measures. Wastewater containment standards will drive storage and conveyance characteristics for interlinkages between the three towns.
7F	Develop Preferred Streetscape Toolbox, Palette or Guidance	District wide	- Develop preferred streetscape toolbox, palette or guidance. New roads that are developed and vested by subdividers will have certain characteristics. If these have been considered ahead of time by relevant asset managers then they can be deployed effectively. - Consider network utility operator requirements, parking and access, pedestrian and cycling needs, street lighting, street trees and gardens, road furniture.
7G	Infrastructure Data Strategy	District wide	- Identify current state of infrastructure and geophysical information. - Identify shortfalls, challenges and opportunities. - Prioritise future data, system gathering and improvement opportunities. - Clarify ownership. Identify linkages and opportunities. - Develop data management strategies. - Treat infrastructure data as an asset.
7H	Wastewater Network. Inflow and Infiltration Programme.	District wide	- Carry out stocktake of current programme. - Identify successes, challenges and opportunities. - Continually refine programme over time. - Document the programme.

Timeframe					Delivery	
Delivery Timeframe					Project Champions	
Quick wins (0 - 1 years)	Short Term (1- 3 years)	Medium Term (3 - 10 years)	Long Term (10 - 30 years)	Key Risks and Assumptions	Central Hawke's Bay Planning Team, Central Hawke's Bay Infrastructure Team, Central Hawke's Bay Tourism Team, NZTA, Community	
		Medium Term				
				Ongoing		
	Short Term			Ongoing		
	Short Term					
Quick Win						
	Short Term					
	Short Term					
				Ongoing		



## Ōtane key moves



## Ōtane Community Voice

### What we heard

*'Ōtane is a hip place for professionals and families to hang'*

*'Embrace commuters'*

*'A gorgeous green character village'*

*'Planting to extend big tree character'*



# Ōtane Township Spatial Plan

## Legend

### Existing

	Lake/River
	Existing Park/Reserve
	Existing School
	Existing Buildings
	Existing Cycle Trails
	Floodline
	Drains
	5m Contours
	Railway Line
	Roads
	State Highway
	Heritage/Notable Trees

### Future Growth

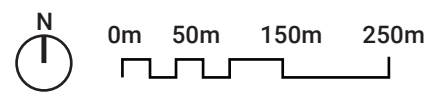
	Consolidate - with in existing residential areas
	Unlock New Areas of Residential Infill Growth - with in existing residential areas
	Potential growth area for focused investigation - Medium Term
	Proposed Greenfield Growth Areas - Long Term

### 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
	Support the 'Main Street' - Vibrant connected towns
	Traffic Interventions - Upgrades, signage, safety improvements, crossing upgrades
	Give Ōtane a Presence on SH2 - Slowing traffic/signage to signal entrance to town

### Actions

	Physical 'On the ground' Actions
	Cluster Scale Actions







# Ōtane Township Action Plan

Projects				
Plan reference		Location	Description	
Reference Number	Project Name			
<b>1. PROUD DISTRICT</b>				
1A	Unique Ōtane Welcome Signage	SH2 and Elsthorpe Road	<ul style="list-style-type: none"> <li>- Establish unique Ōtane signage to clearly define and welcome visitors into Ōtane, also encouraging visitors to slow down and turn off the highway into Ōtane.</li> <li>- There is potential for design collaboration with local hapu, community or local artist and an opportunity to express cultural and historical identity.</li> </ul>	
1B	Upgrade Ōtane Main Street	Higginson St, from SH2 to Ōtane School	<ul style="list-style-type: none"> <li>- Upgrade Higginson St with improved footpaths/cycling facilities (connecting cycleways into town), street lighting, street trees, seating, facade painting and improved drop off pick up area outside the school.</li> <li>- Strengthen the connections between facilities on Higginson St and support community infrastructure and cultural heritage of Ōtane.</li> <li>- There is potential for design collaboration with community, local artist and iwi to express cultural and historical identity of Ōtane.</li> </ul>	
1C	Ōtane Cultural/Historical Storytelling	Town Wide	<ul style="list-style-type: none"> <li>- Review and extend the signage/Information/Art trail which highlights Ōtane's cultural heritage.</li> <li>- There is potential for design collaboration with community, local artist and Te Taiwhenua o Tamatea to express cultural and historical identity of Ōtane.</li> <li>- This could also be incorporated into a wider township trail or Central Hawke's Bay trail between Ōtane, Waipawa and Waipukurau.</li> </ul>	
<b>2. A PROSPEROUS DISTRICT</b>				
2A	Define the Village Heart - Define Commercial Zone	Ōtane township - Higginson St	<ul style="list-style-type: none"> <li>- Define a commercial zone in the Ōtane district plan, to ensure future commercial growth supports and strengthens the town centre.</li> <li>- Re-establish a strong, functional village centre to respond to the local desire for a busy and successful heart</li> </ul>	
<b>3. STRONG COMMUNITY</b>				
3A	Upgrade Railway Park	Railway Park, with a focus area at the historical railway site	<ul style="list-style-type: none"> <li>- Upgrade and extend the railway park, with the potential to upgrade the park to integrate the development of the historic railway station into play, community space or community garden.</li> <li>- There is potential for design collaboration with community, local artist and iwi to express cultural and historical identity of Ōtane.</li> <li>- Ensure separation and safety of activity relative to the rail line.</li> </ul>	
3B	Upgrade Town Hall Park	27 Higginson St	<ul style="list-style-type: none"> <li>- Improve facilities to support future growth of the markets, community events and tourist information/rest area.</li> <li>- Provide amenity and connectivity to the rest of Higginson St.</li> <li>- There is potential for design collaboration with community, local artist and local hapu to express identity of Ōtane and draw locals and visitors into the centre.</li> </ul>	
3C	Develop Youth Facilities	Ōtane Sports Field	<ul style="list-style-type: none"> <li>- Support/expand youth facilities at the Ōtane sports field, with potential for skate park, pump track, enhancements to basketball courts.</li> <li>- There is also potential to collaborate with local youth/apprentices to design and build facilities.</li> </ul>	

Timeframe						Delivery
Delivery Timeframe						Project Champions
Quick wins (0 - 1 years)	Short Term (1 - 3 years)	Medium Term (3 - 10 years)	Long Term (10 - 30 years)	Key Risks and Assumptions		Central Hawke's Bay Planning Team, Central Hawke's Bay Infrastructure Team, Central Hawke's Bay Tourism Team, NZTA, Community
	Short Term					Central Hawke's Bay District Council
		Medium Term				Central Hawke's Bay District Council
	Short Term					Central Hawke's Bay District Council, Community
Quick Win						Central Hawke's Bay District Council
	Short Term					Central Hawke's Bay District Council
		Medium Term				Central Hawke's Bay District Council
	Short Term					Central Hawke's Bay District Council

## Projects

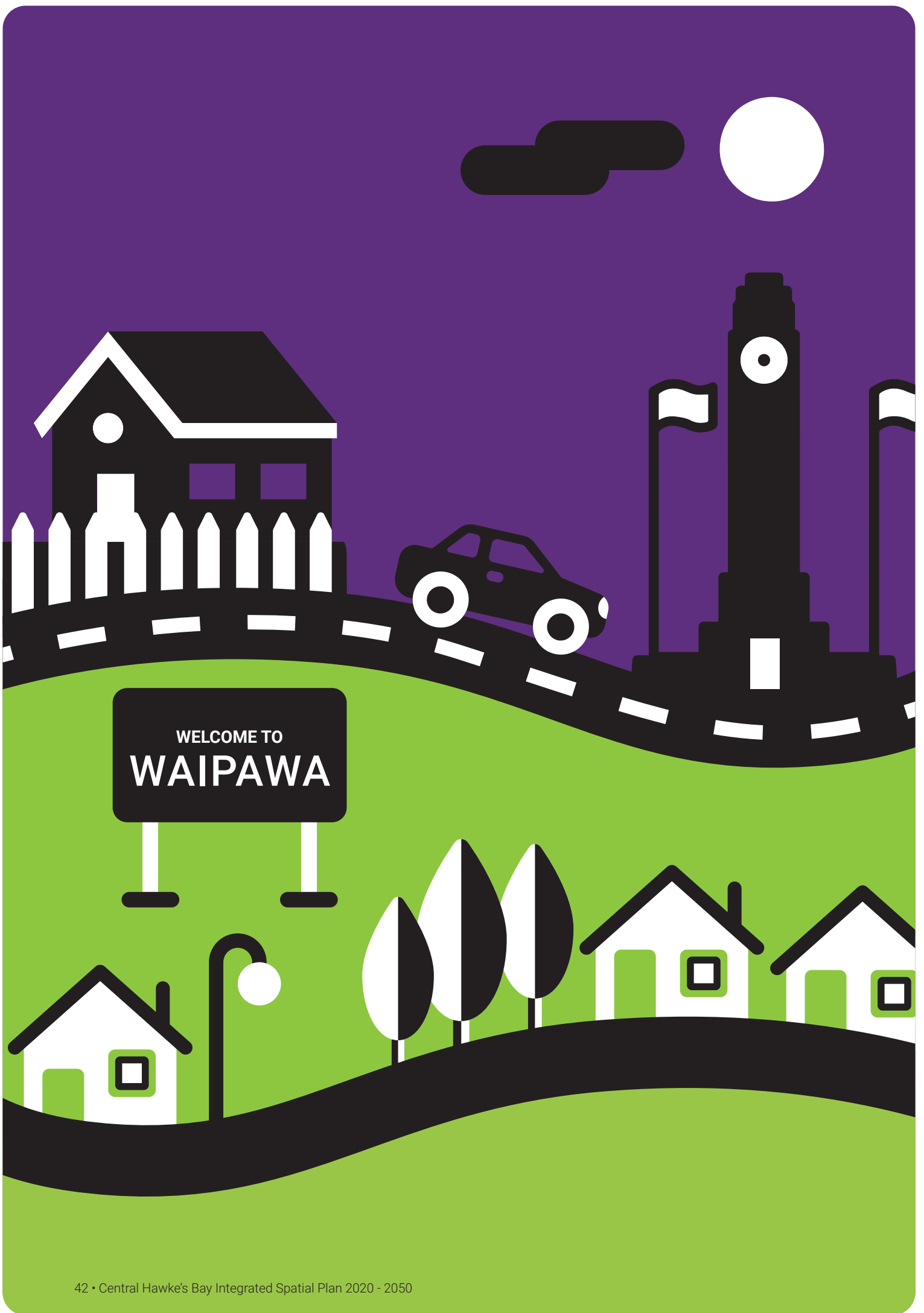
Plan reference		Location	Description
Reference Number	Project Name		
<b>4. CONNECTED CITIZEN</b>			
4A	Slow and Define the SH2 Turn-off to Ōtane	SH2	<ul style="list-style-type: none"> <li>- Reduce the speed limit on SH2 down to 70 km/hr when approaching the Ōtane turn off.</li> <li>- Reduce the speed before Argyll Rd when heading north and reduce the speed at the bend near the Ōtane Cemetery when travelling south.</li> <li>- There is the potential to have repeat speed signs closer to the Ōtane turn off and clear unique signage to provide drivers advanced warning that the Ōtane turn off is approaching.</li> </ul>
4B	Walking or Cycling trail - Ōtane	Ōtane and Havelock North on Elsthorpe Road/Te Kura Rd/Middle Rd and between Ōtane and Waipawa on White Rd, Homewood Rd, Ireland Rd, Bibby St, Victoria St, Harker St	<ul style="list-style-type: none"> <li>- Establish a separate and continuous shared path/trail between Ōtane and Havelock North on Elsthorpe Road/ Te Kura Rd/Middle Rd and between Ōtane and Waipawa on White Rd, Homewood Rd, Ireland Rd, Bibby St.</li> <li>- There is the potential for trails to be both recreational, tourist or commuter cycle/walking routes and connect to existing trails such as the Tukituki trail.</li> <li>- Provide a safer alternative cycle/walking route off SH2.</li> </ul>
4C	Traffic Calming and Improved Pedestrian Safety on Higginson St - Safety Improvements for Heavy Vehicle Traffic with a Focus Around Ōtane school	Higginson St	<ul style="list-style-type: none"> <li>- Establish car parking build outs with street trees and planting to narrow the carriageway to two laneways and slow traffic.</li> <li>- There is potential for raised tables pedestrian crossings, frictional surface treatments or repeat speed signage to encourage slower speeds and improve pedestrian safety with the heavy vehicle traffic on Higginson St with a focus around Ōtane School.</li> </ul>
<b>5. SMART GROWTH</b>			
5A	District Plan Review - Residential Zoning Changes	Town Wide	<ul style="list-style-type: none"> <li>- Undertake a Residential Zoning Change to support growth.</li> <li>- Allow for growth that is reflective of Ōtane, which supports and strengthens the community and character of Ōtane while still accommodating affordability.</li> <li>- Take the opportunity to align growth areas with infrastructure, highly productive soils constraints, community feedback and urban form principles.</li> <li>- These growth areas will provide additional choice and capacity in each of the towns for housing.</li> </ul>
5B	Examine actions and interventions to support Infill residential	Town Wide	<ul style="list-style-type: none"> <li>- Review District Plan objectives and rules to promote good quality infill and support strategic intensification.</li> <li>- Reviewing infrastructure / engineering standards that may restrict infill development.</li> </ul>

Timeframe						Delivery
Delivery Timeframe						Project Champions
Quick wins (0 - 1 years)	Short Term (1- 3 years)	Medium Term (3 - 10 years)	Long Term (10 - 30 years)	Key Risks and Assumptions	Central Hawke's Bay Planning Team, Central Hawke's Bay Infrastructure Team, Central Hawke's Bay Tourism Team, NZTA, Community	
		Short Term				NZTA
				Long Term		
			Medium Term			Central Hawke's Bay District Council
			Medium Term			Central Hawke's Bay District Council
Quick Win as part of DP review	Short Term					

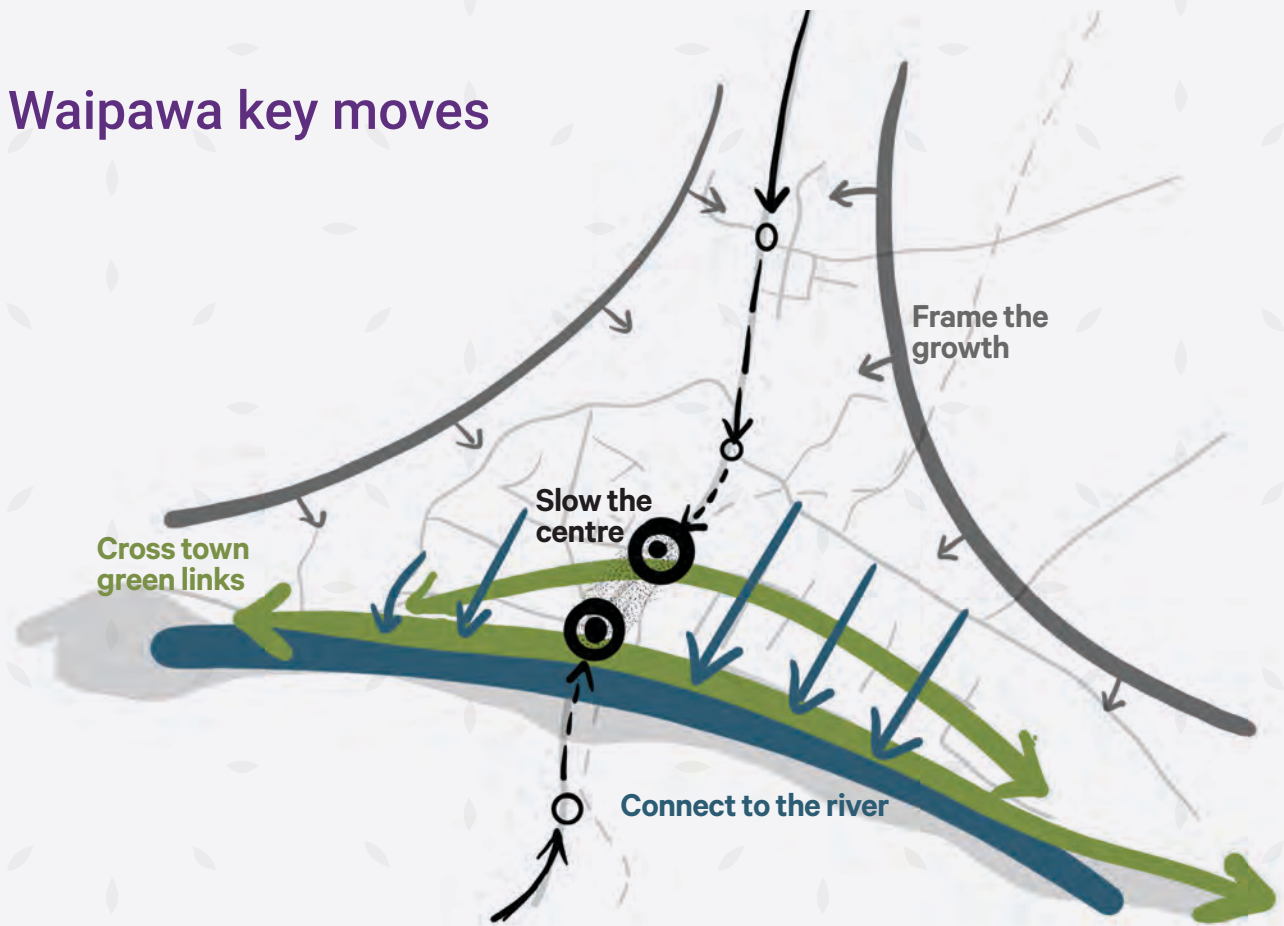
## Projects

Plan reference		Location	Description
Reference Number	Project Name		
<b>6. ENVIRONMENTALLY RESPONSIBLE</b>			
6A	Green Streets	Higginson St, Campbell St, Brogden St, Rochfort St, Bell St, Russell St, Dee St, Lawrence St and White Rd.	<ul style="list-style-type: none"> <li>- Extend Green street network. - Arrange street tree planting and rain garden berm planting on selective streets to improve stormwater runoff collection.</li> <li>- This will also support the character of Ōtane and help slow traffic on streets which will in turn improve pedestrian walkability and cycling.</li> </ul>
<b>7. DURABLE INFRASTRUCTURE</b>			
7A	Ōtane Stormwater Drainage System - Ownership and Responsibility Discussion	Town Wide	<ul style="list-style-type: none"> <li>- Facilitate an informed discussion needs with the Ōtane community about responsibility for and ownership of the Ōtane stormwater drainage system.</li> <li>- It is likely that system performance will otherwise deteriorate over time and events will occur with Central Hawke's Bay DC having little opportunity to manage.</li> </ul>
7B	Structure Planning for Identified Growth Cells - Ōtane	Selected growth cells	<ul style="list-style-type: none"> <li>- Undertake structure planning exercise for each selected growth cell.</li> <li>- Engage and inform community and landowners.</li> </ul>
7C	Ōtane Stormwater Drainage System - Data Collection	Town Wide - Focus in growth areas	<ul style="list-style-type: none"> <li>- Collect asset data for Ōtane stormwater drainage system.</li> <li>- Update LIDAR (2003) dataset.</li> </ul>
7D	Ōtane Stormwater Drainage System - Modelling	Town Wide	<ul style="list-style-type: none"> <li>- Utilise learnings from Waipawa stormwater modelling.</li> <li>- Model the Ōtane network, incorporate demand from growth cells and identify system upgrade projects.</li> </ul>
7E	Ōtane Wastewater System - Modelling	Town Wide	<ul style="list-style-type: none"> <li>- Model Ōtane wastewater system.</li> <li>- Incorporate demand from growth cells and identify system upgrade projects.</li> </ul>
7F	Review Ōtane Fire Fighting Upgrades	Town Wide	<ul style="list-style-type: none"> <li>- Upgrade watermain network to provide enhanced fire-fighting capability and incorporate demand from growth cells.</li> </ul>

Timeframe					Delivery
Delivery Timeframe					Project Champions
Quick wins (0 - 1 years)	Short Term (1- 3 years)	Medium Term (3 - 10 years)	Long Term (10 - 30 years)	Key Risks and Assumptions	Central Hawke's Bay Planning Team, Central Hawke's Bay Infrastructure Team, Central Hawke's Bay Tourism Team, NZTA, Community
Quick Win		Medium Term			
		Short Term			Central Hawke's Bay District Council
		Short Term			Central Hawke's Bay District Council
Quick Win		Short Term			Central Hawke's Bay District Council
		Short Term			Central Hawke's Bay District Council
		Short Term			Central Hawke's Bay District Council
			Medium Term	Ongoing	Central Hawke's Bay District Council



## Waipawa key moves



## Waipawa Community Voice

### What we heard

*'Pride in our environment and our people'*

*'Waipawa is a showcase of locally grown food and talent'*

*'The highway is the hero'*

*'Waipawa is an affordable and attractive place for families - a place for belonging'*

*'Waipawa is a place of historical meaning - built on heritage and trees'*





# Waipawa Township Spatial Plan

## Legend

### Existing

	Lake/River
	Existing Park/Reserve
	Existing School
	Existing Buildings
	Existing Cycle Trails
	Drains
	5m Contours
	Railway Line
	Roads
	State Highway
	Heritage/Notable Trees

### Future Growth

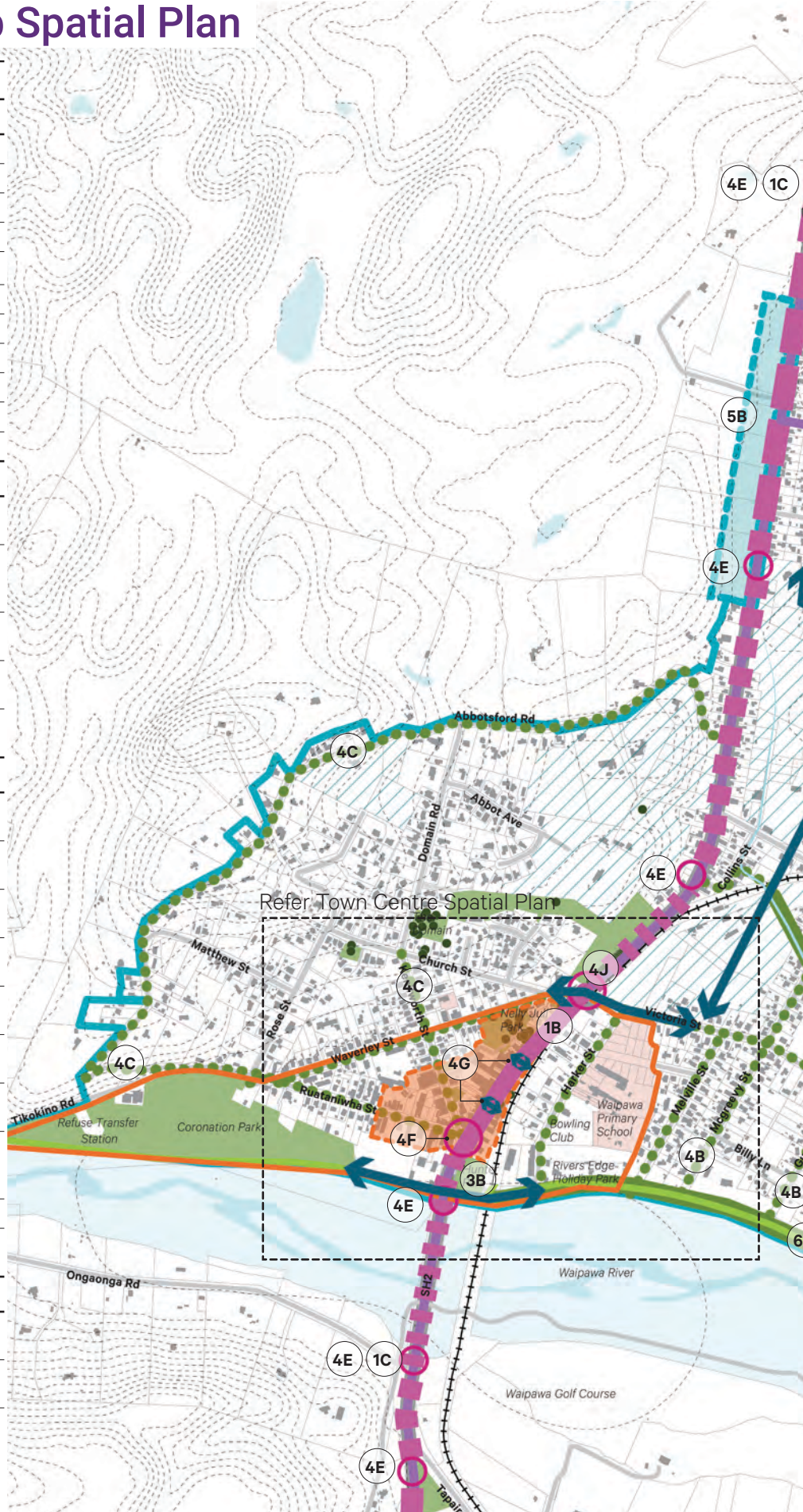
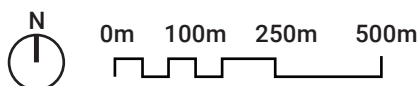
	Consolidate - with in existing residential areas
	Unlock New Areas of Residential Infill Growth - with in existing residential areas
	Potential growth area for focused investigation - Medium Term
	Proposed Greenfield Growth Areas - Long Term
	Proposed Rural Residential Growth Area

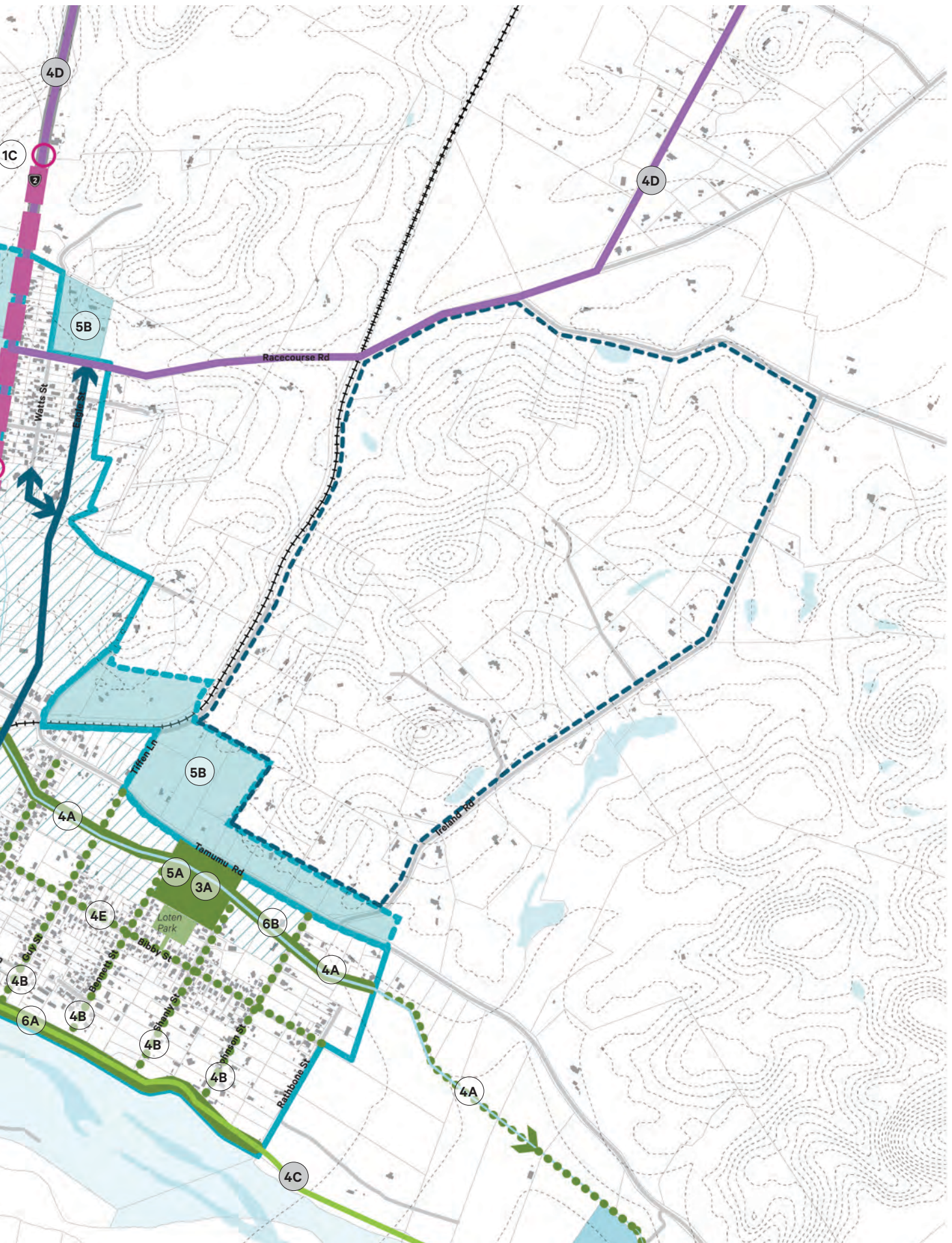
### Key Moves

	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 'Main Street'
	Slowing Traffic on SH2 - Traffic Interventions

### Actions

	Physical 'On the ground' Actions
	Cluster Scale Actions





# Waipawa Town Centre Spatial Plan

## Legend

### Existing

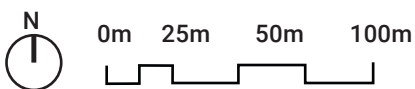
	River
	Existing Park/Reserve
	Existing School
	Existing Buildings
	Existing Cycle Trails
	5m Contours
	Railway Line
	Roads
	State Highway
	Heritage/Notable Trees

### 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/connections
	Key Connections -Walkable connections
	Walkable Town Centre - Connected community facilities
	Tighten the Town Centre - Vibrant connected town centre
	'Main St' Activation Area
	Traffic Interventions - Upgrades, signage, safety improvements, crossing upgrades
	Character 'Main St' - Connected, accessible & safe. Slowing traffic on SH2 with traffic interventions
	Rationalising Rear Car Parking & Laneways - Creating access through to the 'Main St'
	Temporary/Tactical Community Event Sites
	Opening Up Nelly Jull Park to the 'Main St'

### Actions

	Physical 'On the ground' Actions
	Cluster Scale Actions





# Waipawa Township Action Plan

Projects			
Plan reference		Location	Description
Reference Number	Project Name		
<b>1. PROUD DISTRICT</b>			
1A	Central Hawke's Bay Settlers Museum Area Activation	Central Hawke's Bay Museum and Car Park	<ul style="list-style-type: none"> <li>- Upgrade Museum Forecourt Area and Car Park to support increased activity within Waipawa</li> <li>- Explore the future opportunities for the integrated use of the Central Hawke's Bay Museum with other community and Council services</li> <li>- Upgrade the car park/ museum forecourt with more green space/hard stand and plants.</li> <li>- Explore how best to activate the Settlers Museum, creating a modern and strong community activity.</li> <li>- Create a place to rest, play, picnic on the mainstreet and an event space for pop-up activities, like food markets.</li> <li>- Review parking management. There is potential for school buses heading south to stop here or to the rear of the Waipawa, creating a safe spot to wait and cross the road.</li> </ul>
1B	Main Street Upgrade - Slow Speed Environment and Improved Pedestrian Safety	High St from North of Victoria St to Waipawa Bridge	<ul style="list-style-type: none"> <li>- Upgrade and enhance High St to encourage a slow speed environment, with strong pedestrian/cycling legality and a safety focus.</li> <li>- Establish a cohesive mainstreet design with strong connections to the river, across the Highway, through to Nelly Jull Park/Rear car parking, review location of school bus stops.</li> <li>- Add painted or textured road surface treatment to define mainstreet and slow traffic, with potential raised table crossing points and car parking buildouts with planting on either side of the road to narrow carriage way and improve pedestrian safety.</li> </ul>
1C	Define Entrances into Town	SH2 - North of Watts St and Waipawa Bridge	<ul style="list-style-type: none"> <li>- Establish clear/consistent welcome signage, there is potential for this to involve local cultural storytelling elements.</li> <li>- Arrange traffic calming interventions (vertical and horizontal) e.g raised tables and trees to define the entrance to Waipawa township.</li> <li>- Plant along the railway and screen the wreckers site.</li> <li>- Define southern entry to Waipawa, welcome signage before bridge, there is the opportunity to feature bridge lighting with bridge art.</li> </ul>
1D	Waipawa Cultural/ Historical Storytelling - Signage/ Information/Art	Town Wide	<ul style="list-style-type: none"> <li>- Review and extend the signage/Information/Art trail which highlights Waipawa's european heritage.</li> <li>- There is potential for design collaboration with community, local artists and iwi to express the cultural and historical identity of Waipawa.</li> <li>- There is also potential for this to be incorporated into a wider township trail or Central Hawke's Bay trail between Ōtane, Waipawa and Waipukurau</li> </ul>

Timeframe					Delivery
Delivery Timeframe					Project Champions
Quick wins (0 - 1 years)	Short Term (1 - 3 years)	Medium Term (3 - 10 years)	Long Term (10 - 30 years)	Key Risks and Assumptions	Central Hawke's Bay Planning Team, Central Hawke's Bay Infrastructure Team, Central Hawke's Bay Tourism Team, NZTA, Community
Quick Win - Tactile Pop Up Events		Medium Term			
Quick Win					
	Short Term				
		Medium Term			

## Projects

Plan reference	Location	Description	
Reference Number	Project Name		
<b>2. A PROSPEROUS DISTRICT</b>			
2A	Nelly Jull Park	Nelly Jull Park and 62 High St Site	<ul style="list-style-type: none"> <li>- Open up Nelly Jull Park to High Street - Strategically remove building (Current Library Building or adjoining site - Relocate Library on High St) on High St to create a strong laneway/public open space connection through to Nelly Jull Park.</li> <li>- Upgrade Nelly Jull Park and improve connection to Park across Islington Dr.</li> <li>- Make the park visible from High St, inviting locals and visitors to stop, play and picnic.</li> <li>- There is a potential for school buses heading north to stop here, create a safe spot to wait and cross the road.</li> </ul>
2B	Town Centre Pedestrian Laneways Opening Park and other Parts of Town	High St, potential lane connections include; next to Nola's Cafe, next to 42/46 High St, between 62/68 High St.	<ul style="list-style-type: none"> <li>- Establish pedestrian laneway connections through to the Nelly Jull Park, to the back of house car parking and Kenilworth St.</li> <li>- There is potential for laneways to include, public art, local storytelling, seating or outdoor dining areas to retailers.</li> <li>- Improve safety and wayfinding.</li> </ul>
2C	Improve and Rationalise Car Parking along Islington Dr and Back of House of High St Shops.	Back of House High St shops, Islington Dr.	<ul style="list-style-type: none"> <li>- Rationalise and upgrade car parking at the back of High St shops to have a high pedestrian focus.</li> <li>- Improve pedestrian connections from Nelly Jull Park and Kenilworth St through to High St.</li> <li>- Investigate the use of the car park to host town events such as festivals and market days.</li> </ul>
2D	Develop a Waipawa Town Centre Master Plan	Waipawa Town Centre	<ul style="list-style-type: none"> <li>- Establish a vision and pathway to enhance Waipawa's status as oldest inland town, improving the amenity of the mainstreet encouraging people to stop and creating pride</li> <li>- Create a framework that positions Waipawa for further commercial investment.</li> <li>- Identify strengths and opportunities to target markets and encourage further commercial investment in the town centre to compliment and expand on those there at present.</li> <li>- Identify a number of streetscape and connectivity improvements to deliver in tandem. This would align with the goals of the town centre planning.</li> <li>- Undertake Detailed Design Town Centre Master Plan to illustrating strategic projects and actions to undertake to enhance the viability and experience of Waipawa.</li> </ul>
<b>3. STRONG COMMUNITIES</b>			
3A	Loten Park	Loten Park	<ul style="list-style-type: none"> <li>- Expand Loten Park north towards the 'bush' drain as eastern Waipawa grows.</li> <li>- There is potential for the park to have active/play functions and for the park to double as stormwater overflow management system.</li> <li>- Integrate with 'Bush' drain ecological restoration and walking/cycling trail and examine opportunities to rationalise Loten Park</li> </ul>
3B	Hunter Park and Youth Hub	Hunter Park and Harker St	<ul style="list-style-type: none"> <li>- Expand youth play or active play at Hunter Park.</li> <li>- Formalise Harker St with strong pedestrian/cycle connections to High St and the river trail network, and rationalise car parking.</li> </ul>
3C	Waipawa Pool	Waipawa Pool	<ul style="list-style-type: none"> <li>- Maintain the community pool in Waipawa.</li> <li>- Strengthen connection between pool and Skate Park / Riverside Park and town centre.</li> </ul>
3D	Nelly Jull Park	Nelly Jull Park	<ul style="list-style-type: none"> <li>- Invest in and develop Nelly Jull park to create a unique park / play space that brings together all of the community: young, elderly and families.</li> </ul>

Timeframe					Delivery
Delivery Timeframe					Project Champions
Quick wins (0 - 1 years)	Short Term (1- 3 years)	Medium Term (3 - 10 years)	Long Term (10 - 30 years)	Key Risks and Assumptions	Central Hawke's Bay Planning Team, Central Hawke's Bay Infrastructure Team, Central Hawke's Bay Tourism Team, NZTA, Community
		Medium Term	Long Term		
		Medium Term			
	Short Term - Tactile Events	Medium Term			
Quick Win					
			Long Term		
		Medium Term			
		Medium Term			
		Medium Term			



## Projects

Plan reference	Location	Description	
Reference Number	Project Name		
<b>4. CONNECTED CITIZENS</b>			
4A	Bush Drain Ecological Walking or Cycling Trail	Bush' Drain from Tamumu Rd until it enter the Waipawa River	<ul style="list-style-type: none"> <li>- Depending on outcomes of Cycling Strategy there is the opportunity to establish walking and cycling trail along the restored 'Bush' drain, recreational connection from the Waipawa River, Loten Park and through to High St.</li> <li>- There is potential for local ecology education signage, or cultural storytelling elements as well as improving function of the drain.</li> </ul>
4B	Pedestrian Connections to the River - Green Pedestrian/Cycle Friendly Streets	Stop Bank/Street Interfaces	<ul style="list-style-type: none"> <li>- Arrange selected street upgrades with footpaths, with street trees, on road cycle road markings and improved pedestrian crossing where needed.</li> <li>- There is potential for car parking buildouts or pedestrian refuges where needed.</li> <li>- Where streets connect to Waipawa River stop bank, create pedestrian connection through to stop bank walking and cycling trails.</li> <li>- Improve the passive surveillance on stop bank with selected pruning of vegetation where needed to create clear sight lines.</li> </ul>
4C	Green Links/ Pedestrian Connection - Town Centre	Town Wide	<ul style="list-style-type: none"> <li>- Create street for improved walking and cycling with safe pedestrian crossing points. There is potential for street trees, lighting and selective berm planting</li> </ul>
4D	Connections from High St (Waipawa Town Centre) to Waipawa River and Hunter Park	High St (SH2) and Hunter Park	<ul style="list-style-type: none"> <li>- Improve and widen pedestrian connection from town centre along SH2 down to Hunter Park and the river.</li> <li>- Narrow the entrance to Harker St to improve pedestrian access and strengthen the connection to Hunter Park.</li> <li>- Improve and widen pedestrian connection on western side of SH2 to connect to the river.</li> <li>- Improve pedestrian safety and access under the rail and road bridge.</li> </ul>
4E	SH2 Speed Management	SH2 from Watts St to the Bridge	<ul style="list-style-type: none"> <li>- Use reduce speed signage, repeat speed signs and road surface speed signage upon approach to town centre, as well as potential vertical traffic management tools such as street tree to encourage slower speed from the bend near Tapairu Rd to north of Watts St on SH2.</li> <li>- Implement horizontal traffic management tools such as frictional surface treatments or painted surface treatments, raised tables and car parking build outs with planting on High St from Victoria St to the Waipawa bridge.</li> <li>- There is potential to reduce High St speed to 30 km/hr from Victoria St to the Waipawa bridge.</li> <li>- In partnership with NZTA, examine opportunities to better manage the SH through Waipawa.</li> </ul>
4F	Safety Improvements at Kenilworth St and High St intersection	- Examine options to improve accessibility across Waipawa and support more people to stop in Waipawa.	<ul style="list-style-type: none"> <li>- Improve the intersection safety and pedestrian crossing, with potential to narrow carriageway widths to shorten pedestrian crossing points and create pedestrian refuge areas.</li> <li>- Create a pedestrian link south down High St across Kenilworth St and connect to extended footpath to River edge.</li> <li>- Improve pedestrian crossing points to Ruataniwha St.</li> </ul>
4G	Safe Pedestrian Crossing Points on High St	Kenilworth St and High St intersection	<ul style="list-style-type: none"> <li>- Improve the intersection safety and pedestrian crossing, with potential to narrow carriageway widths to shorten pedestrian crossing points and create pedestrian refuge areas.</li> <li>- Create a pedestrian link south down High St across Kenilworth St and connect to extended footpath to River edge.</li> <li>- Improve pedestrian crossing points to Ruataniwha St.</li> </ul>

Timeframe						Delivery
Delivery Timeframe						Project Champions
Quick wins (0 - 1 years)	Short Term (1- 3 years)	Medium Term (3 - 10 years)	Long Term (10 - 30 years)	Key Risks and Assumptions	Central Hawke's Bay Planning Team, Central Hawke's Bay Infrastructure Team, Central Hawke's Bay Tourism Team, NZTA, Community	
			Long Term			
		Medium Term				
		Medium Term				
		Medium Term				
Quick Win	Short Term					
		Medium Term				
Quick Win	Short Term					

## Projects

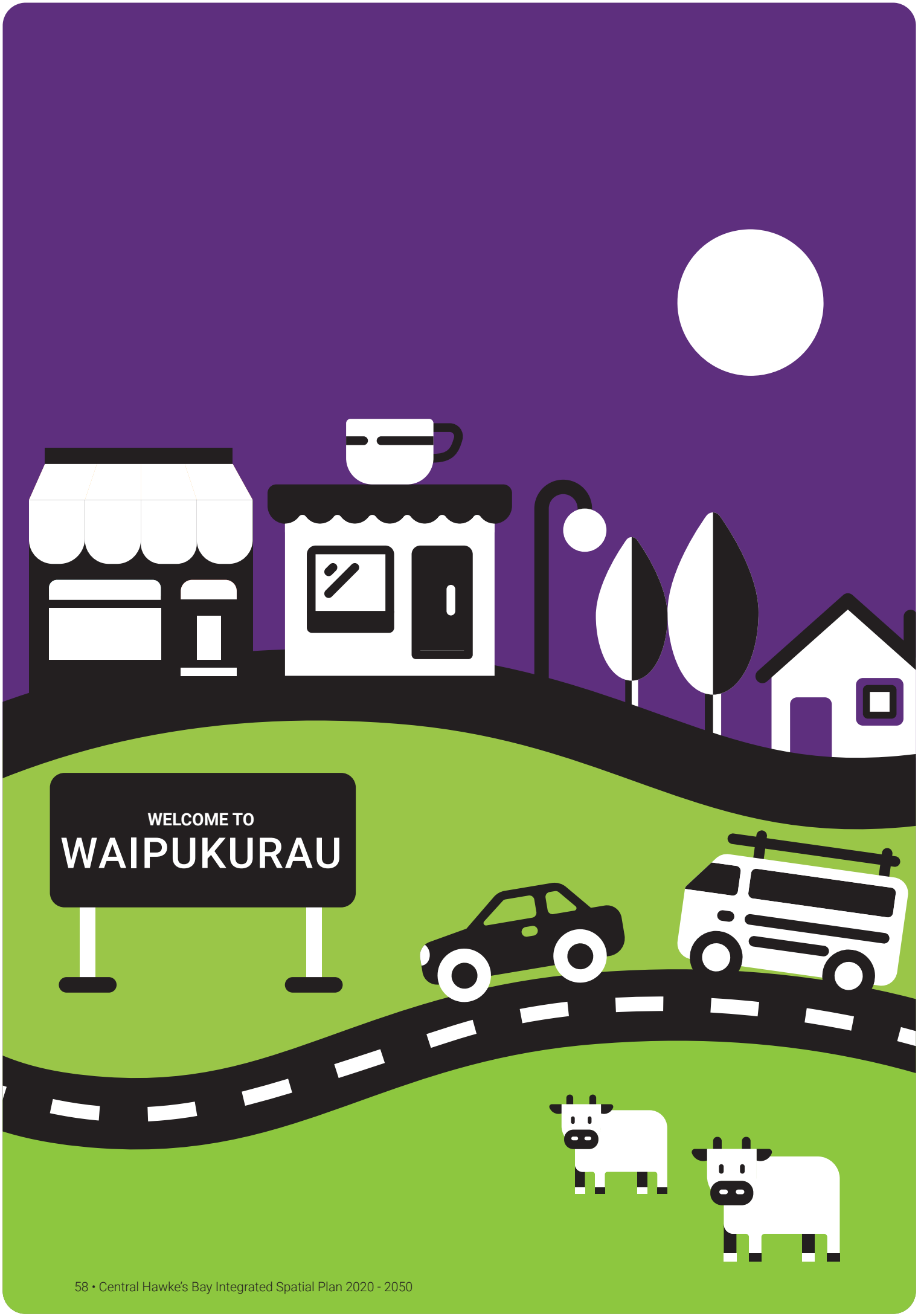
Plan reference	Location	Description	
Reference Number	Project Name		
<b>4. CONNECTED CITIZENS</b>			
4H	School/Intercity Bus Stop Improvements	High St (SH2)	<ul style="list-style-type: none"> <li>- Create new pedestrian zebra crossing point.</li> <li>- There is the potential to make new and existing zebra crossing points, raised table pedestrian crossing points, extending buildouts either side of crossing points with low planting to increase sight lines and safety.</li> <li>- Implement pedestrian refuge build outs in other key pedestrian crossing locations to narrow the width of the carriageway and improve pedestrian sight lines.</li> </ul>
4I	Improve Pedestrian Connection from High St to Harker St - Pedestrian Lane	High St (SH2)	<ul style="list-style-type: none"> <li>- Investigate new location for school/intercity bus stop location on or off SH2 with safety waiting and crossing points, such as the rear of Islington Drive</li> </ul>
4J	Improve Safety and Pedestrian Connection at Victoria St, High St, Church St Intersection	Pedestrian Lane between High St and Harker St	<ul style="list-style-type: none"> <li>- Improve the intersection safety and pedestrian crossing points.</li> <li>- There is the potential to narrow carriageway widths, to shorten pedestrian crossing points and create pedestrian refuge areas.</li> <li>- Improve pedestrian rail crossing infrastructure.</li> </ul>
<b>5. SMART GROWTH</b>			
5A	New Public Open Space as Waipawa's Population Grows	Town Wide	<ul style="list-style-type: none"> <li>- Expand the public open space network as Waipawa grows.</li> <li>- Co-locate public open space with areas of growth, with the potential for new developments to contribute to the funding of public open spaces.</li> <li>- Consider a variety of different public open space uses (play, active and passive recreation) and consider the integration of public open space to manage stormwater events.</li> </ul>
5B	Residential Zoning Changes	Town Wide	<ul style="list-style-type: none"> <li>- Investigate growth that is reflective of Waipawa, which supports and strengthens the community and character of Waipawa while still accommodating growth and affordability.</li> <li>- Take the opportunity to align growth areas with infrastructure, highly productive soils constraints, community feedback and urban form principles.</li> <li>- Consider how these growth areas will provide additional choice and capacity in each of the towns for housing.</li> </ul>
5C	Examine the cost benefits of relocating the Council Offices to Waipukurau	Council Offices	<ul style="list-style-type: none"> <li>- Investigate if it is a smart investment to relocate the Council offices from Waipawa to Waipukurau.</li> </ul>
5D	Examine actions and interventions to support Infill residential	Town Wide	<ul style="list-style-type: none"> <li>- Review District Plan objectives and rules to promote good quality infill and support strategic intensification.</li> <li>- Reviewing infrastructure / engineering standards that may restrict infill development.</li> </ul>

Timeframe						Delivery
Delivery Timeframe						Project Champions
Quick wins (0 - 1 years)	Short Term (1- 3 years)	Medium Term (3 - 10 years)	Long Term (10 - 30 years)	Key Risks and Assumptions		Central Hawke's Bay Planning Team, Central Hawke's Bay Infrastructure Team, Central Hawke's Bay Tourism Team, NZTA, Community
		Medium Term				
		Medium Term				
	Short Term					
			Long Term			Central Hawke's Bay District Council
		Medium Term	Long Term			Central Hawke's Bay District Council
		Medium Term	Long Term			Central Hawke's Bay District Council
Quick Win as part of DP review	Short Term					

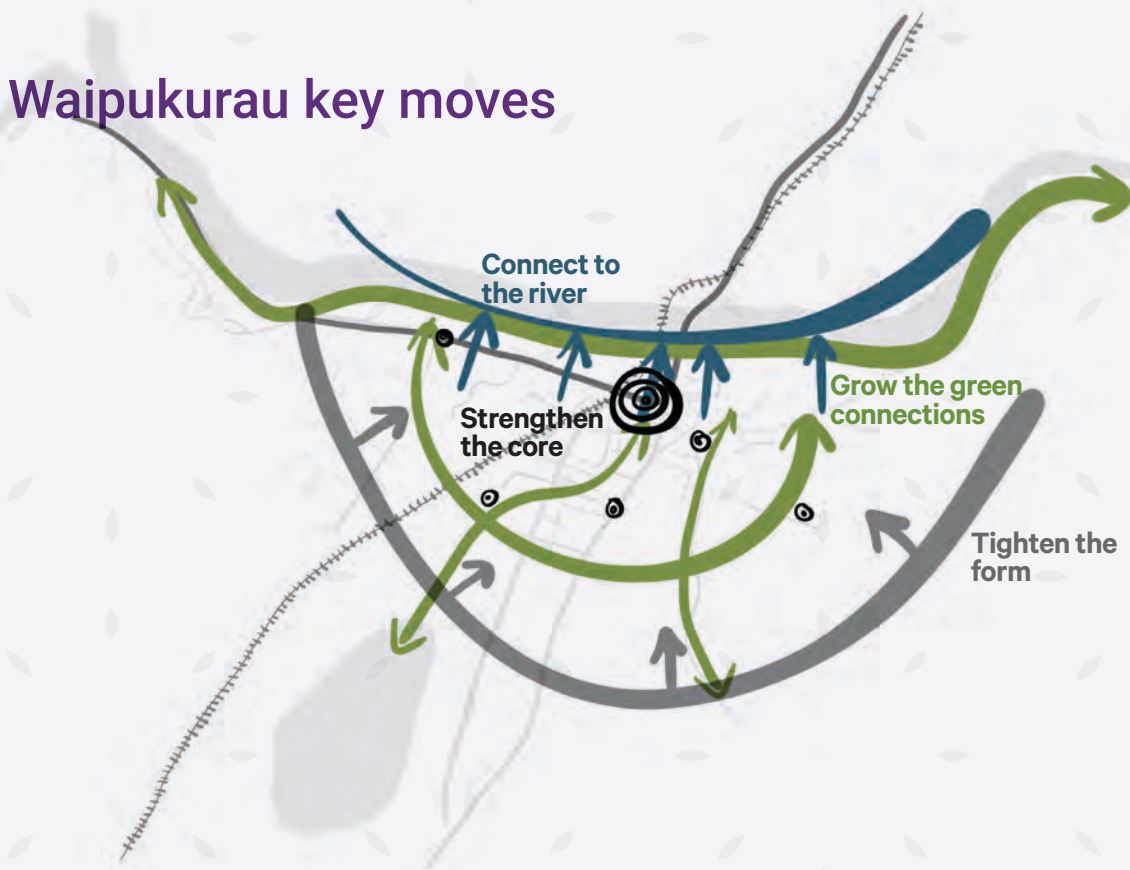
## Projects

Plan reference	Location	Description	
Reference Number	Project Name		
<b>6. ENVIRONMENTALLY RESPONSIBLE</b>			
6A	River Edge Restoration Planting	Waipawa River Edge	<ul style="list-style-type: none"> <li>- Restore and arrange riparian planting along the river edge.</li> <li>- Arrange selective clearing of pest plants.</li> <li>- Improve sightlines to river and improve passive surveillance.</li> <li>- Implement landscape interventions to aid stormwater management issues at stop bank edge in eastern Waipawa</li> </ul>
6B	Bush Drain Restoration Planting	Bush' Drain - Eastern Waipawa	<ul style="list-style-type: none"> <li>- Restore and arrange riparian planting along the drain and surrounding areas</li> </ul>
<b>7. DURABLE INFRASTRUCTURE</b>			
7A	Develop a Long-Term Response to Stormwater Management to Enable Resilient Housing Development.	Waipawa - Focus in Eastern Waipawa	<ul style="list-style-type: none"> <li>- Implement a Storm Water Management Plan/Strategy.</li> <li>- Consider water sensitive urban design tools.</li> </ul>
7B	Structure Planning for Identified Growth Cells - Waipawa	Selected growth cells	<ul style="list-style-type: none"> <li>- Implement a Storm Water Management Plan/Strategy.</li> <li>- Consider water sensitive urban design tools.</li> </ul>
7C	Eastern Waipawa - aka the Bush. Drainage Opportunities.	Eastern Waipawa	<ul style="list-style-type: none"> <li>- Brainstorm regulatory, operations, maintenance or infrastructure opportunities to improve both stormwater and wastewater system performance.</li> </ul>
7D	Waipawa Stormwater Drainage System - Modelling, LIM Data and Upgrade Project Analysis	Town Wide	<ul style="list-style-type: none"> <li>- Refine and improve network model.</li> <li>- Share findings with community and attach to LIMs.</li> <li>- Incorporate demand from growth cells and identify system upgrade projects.</li> </ul>
7E	Waipawa Wastewater System - Modelling	Town Wide	<ul style="list-style-type: none"> <li>- Review data availability (Current model is dated - December 2009).</li> <li>- Update model.</li> <li>- Incorporate demand from growth cells and identify system upgrade projects.</li> </ul>
7F	Waipawa Fire Fighting Upgrades	Town Wide	<ul style="list-style-type: none"> <li>- Upgrade water main network to provide enhanced fire-fighting capability.</li> <li>- Incorporate demand from growth cells.</li> </ul>

Timeframe						Delivery
Delivery Timeframe						Project Champions
Quick wins (0 - 1 years)	Short Term (1- 3 years)	Medium Term (3 - 10 years)	Long Term (10 - 30 years)	Key Risks and Assumptions		Central Hawke's Bay Planning Team, Central Hawke's Bay Infrastructure Team, Central Hawke's Bay Tourism Team, NZTA, Community
		Short Term				Central Hawke's Bay District Council / HBRC
		Short Term				Central Hawke's Bay District Council / HBRC
		Short Term				Central Hawke's Bay District Council
		Short Term				Central Hawke's Bay District Council
Quick Win						Central Hawke's Bay District Council
		Short Term				Central Hawke's Bay District Council
		Short Term				Central Hawke's Bay District Council
				Long Term		Central Hawke's Bay District Council



## Waipukurau key moves



## Waipukurau Community Voice

### What we heard

*'Waipukurau – heart of a thriving rural community'*

*'Increase density first before going out - infrastructure to respond to consolidation'*

*'Family friendly and accessible for all ages'*

*'A sense of arrival'*

*'Waipukurau is well provided with a network of public spaces and areas'*

*'People feel connected and have everything at their fingertips'*

*'A cool town where people will want to stop'*

*'Activated Areas'*





# Waipukurau Township Spatial Plan

## 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

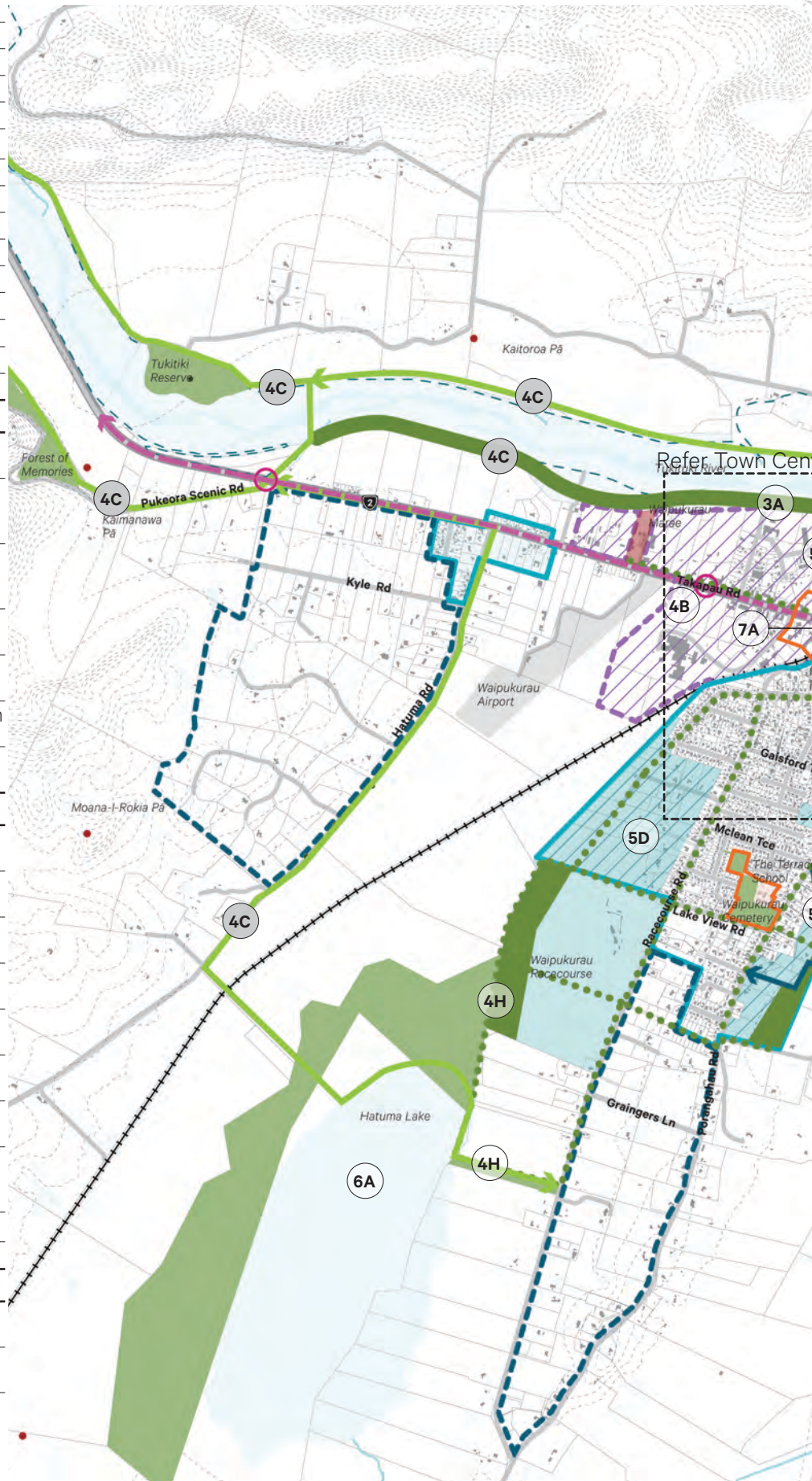
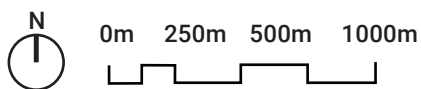
	Consolidate - with in existing residential areas
	Unlock New Areas of Residential Infill Growth - with in existing residential areas
	Mixed Use Medium Density Infill - with in the existing commercial zone
	Potential growth area for focused investigation - Medium Term
	Potential growth area for focused investigation - Medium Term
	Proposed Rural Residential Growth Area
	Proposed Mixed Use Industrial Infill Area

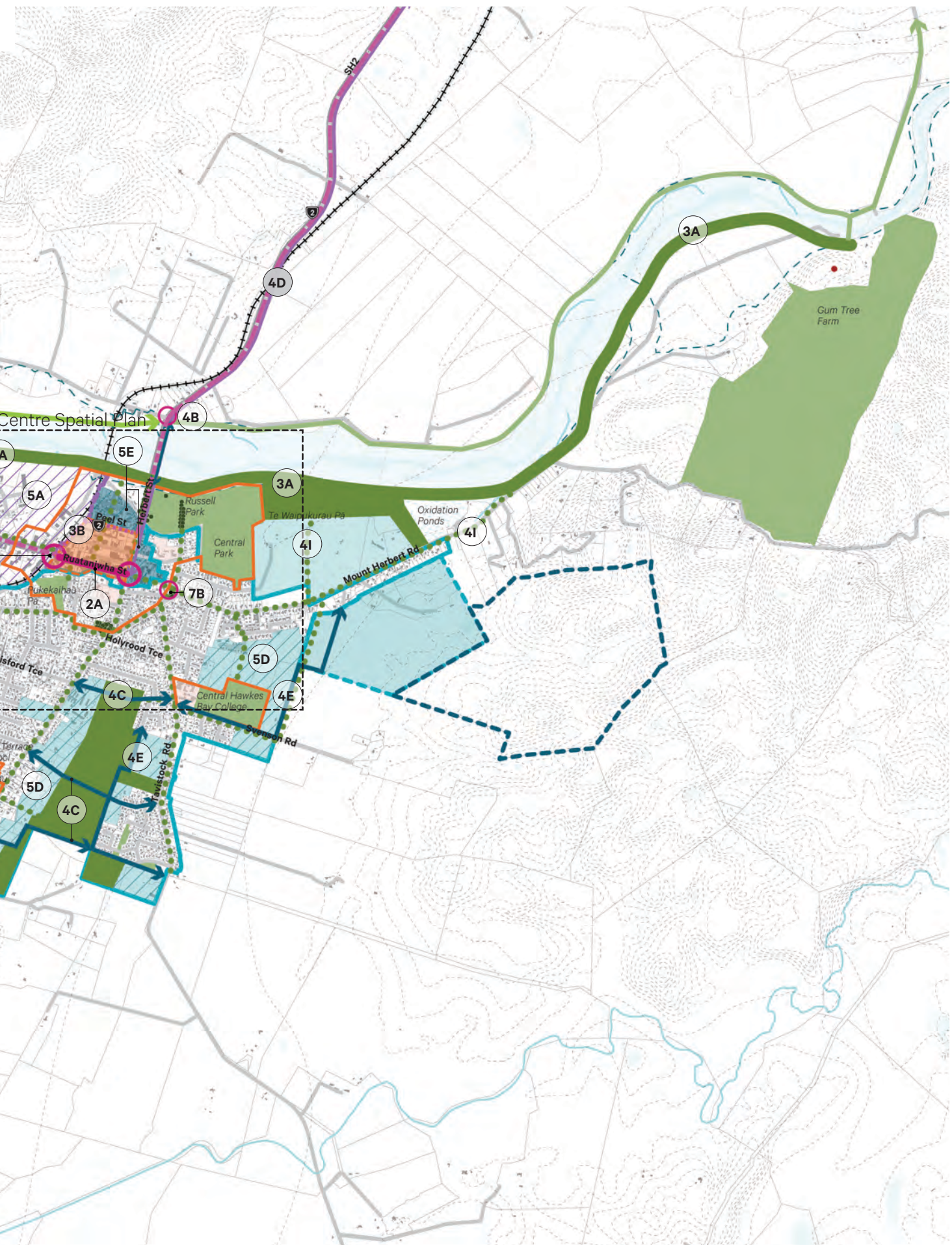
### Key Moves

	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 Town Centre Spatial Plan

## Legend

### Existing

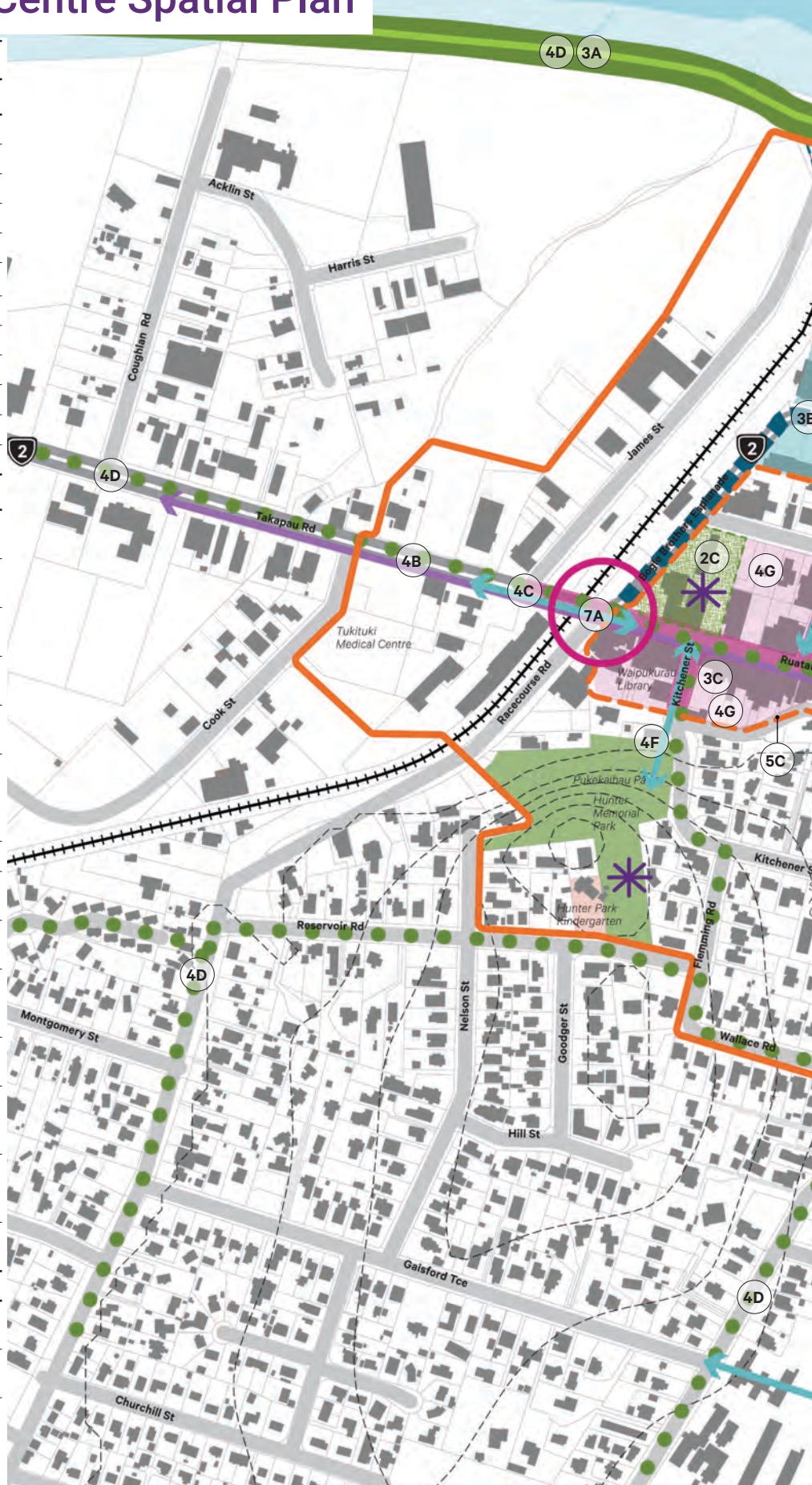
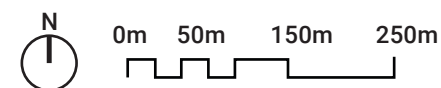
	Lake/River
	Existing Park/Reserve
	Existing School
	Airport
	Existing Buildings
	Existing Cycle Trails
	5m Contours
	Railway Line
	Roads
	State Highway
	Heavy Vehicle Bypass
	Heritage/Notable Trees

### 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/connections
	Key Connections - Walkable connections
	Mixed Use/Medium Density Infill - with in existing Commercial/Residential Areas. Retirement/Affordable Housing
	Designate bypass SH2
	Walkable Town Centre - Connected community facilities
	Tighten the Town Centre - Vibrant active town centre
	Traffic Interventions - Upgrades, signage, safety improvements, crossing upgrades
	Vibrant, active 'Main St' accessible and connection streets
	Rationalising Rear Car Parking & Laneways - Creating access through to the 'Main St'
	Temporary/Tactical Community Event Sites - Pop Up Shops/ Markets
	Activate the Edge - Activated Plaza/Greenspace

### Actions

	Physical 'On the ground' Actions
	Cluster Scale Actions





# Waipukurau Township Action Plan

Projects				
Plan reference		Location	Description	
Reference Number	Project Name			
<b>1. PROUD DISTRICT</b>				
1A	Cultural Story Telling	Town Wide	- Continue to support the implementation of Nga Ara Tipuna and its subsequent stages as a key enabler of cultural identity of Tamatea/ Central Hawke's Bay	
1B	Community Programmes and Events Plan	Town Wide	- Implement a Collaborative and Co-Ordinated Community Programme and Event Plan to deliver regular events that enrich community social, cultural and economic wellbeing.	
<b>2. A PROSPEROUS DISTRICT</b>				
2A	Ruataniwha St - Activation/Upgrade	Ruataniwha St	- Replace the street trees on Ruataniwha St to improve the streetscape and open space. - Potential to tactical urbanism to trial different 'Main St' activation techniques e.g. Pop up parklets, breakout seating or planter beds	
2B	Town Centre Master Plan	Waipukurau Town Centre	- Develop a Town Centre Master Plan to illustrate strategic projects and actions to enhance the viability and experience of the town centre. - Improve town centre amenities, create a central gathering space and establish strong connections within the town centre and between the other town centres. - Ensure the increased pedestrian movement in the town centre maximises the economic benefits of Ngā Ara Tipuna investment.	
2C	Ruataniwha St and State Highway 2 corner	Corner of Bogle Brothers Esplanade and Ruataniwha St	- Work to establish a public open space/plaza on the corner of Bogle Brothers Esplanade and Ruataniwha St for community events, pop up shops and markets. Temporary trials to test different activation options with tactical urbanism interventions. - With longer term plans to permanently revitalise the corner into a park/plaza space.	
<b>3. STRONG COMMUNITIES</b>				
3A	Tukituki River Edge	Tukituki River Edge	- Enhance the river edges. - Establish a large grass area next to the Tukituki river either between campground and river or below Pukeora scenic reserve. This area could include picnic tables and more planted native trees. - Improve area to cater for overnight campervans. - Explore opportunities to create deep swimming holes each year in October, in front of this large grass area to make swimming holes. To encourage locals and visitors to stop for a safe swim, drink a coffee, have a picnic.	
3B	Remove NZTA Designation of Ruataniwha Street as a State highway	Ruataniwha St	- Decommission Ruataniwha St as State Highway 2. There is potential to negotiate with NZTA to decommission Ruataniwha St as state highway in exchange for upgrading the intersection of Ruataniwha St/Bogle Brothers Esplanade and confirming bypass route as SH. - Decommissioning Ruataniwha St would allow the council and community to more easily close off the street for events.	
3C	Community Hub on Ruataniwha St	Ruataniwha St	- Establish a Community Hub on Ruataniwha St, with the potential to include a library, cultural centre, tourist information, community clubs, urban Marae and co-working space.	

Timeframe					Delivery
Delivery Timeframe					Project Champions
Quick wins (0 - 1 years)	Short Term (1 - 3 years)	Medium Term (3 - 10 years)	Long Term (10 - 30 years)	Key Risks and Assumptions	Central Hawke's Bay Planning Team, Central Hawke's Bay Infrastructure Team, Central Hawke's Bay Tourism Team, NZTA, Community
	Short Term				
	Short Term				
Quick Win	Short Term				
Quick Win	Short Term				
Quick Win		Medium Term			
	Short Term				
Quick Win					
	Short Term				

## Projects

Plan reference	Location	Description
Reference Number	Project Name	
<b>4. CONNECTED CITIZENS</b>		
4A	Rethink Ruataniwha Street	Ruataniwha St
4B	Slow Traffic Coming into Town	SH2, Porangahau Rd
4C	Cross Town Connections between Tavistock Rd and Porangahau Rd	Between Tavistock Rd and Porangahau Rd
4D	'Green' Street Network Plan	Town Wide
4E	North/South Town Centre Connections	Kitchener St and Northumberland St
4F	Connect the Town Centre to Pukekaihou	Kitchener St
4G	Rationalise Car parking off Across the Town Centre and Improve Off 'Main St' Parking Connections to Ruataniwha St	Waipukurau Town Centre
4H	Walking and Cycling link from Racecourse Rd to Lake Whatumā	Racecourse Rd to Lake Whatumā
4I	Walking and cycling links to the Tukituki trails	Town Wide

Timeframe					Delivery
Delivery Timeframe					Project Champions
Quick wins (0 - 1 years)	Short Term (1 - 3 years)	Medium Term (3 - 10 years)	Long Term (10 - 30 years)	Key Risks and Assumptions	Central Hawke's Bay Planning Team, Central Hawke's Bay Infrastructure Team, Central Hawke's Bay Tourism Team, NZTA, Community
	Short Term				
	Short Term				
	Short Term				
	Short Term				
	Short Term				
	Short Term				
	Short Term				
Quick Win					
		Medium Term			



## Projects

Plan reference	Location	Description	
Reference Number	Project Name		
<b>5. SMART GROWTH</b>			
5A	Support the Intensification/Infill of the Existing Industrial Area	Town Wide	<ul style="list-style-type: none"> <li>- Understand barriers to redevelopment (infrastructure issues, District Plan Rules, market factors) and work with private sector to remove them or encourage redevelopment</li> </ul>
5B	Establish a Partnership Approach to Growth	Town Wide	<ul style="list-style-type: none"> <li>- Encourage and support collaboration between agencies and organisations actively delivering services across the town, this will lead to more coordination and focus of effort.</li> </ul>
5C	Consolidate Town Centre Commercial Zone	Town Wide	<ul style="list-style-type: none"> <li>- Review District Plan provisions for commercial zone.</li> </ul>
5D	Prioritise for the Delivery of Infill Housing Opportunities within the Existing Residential Zone.	Town Wide	<ul style="list-style-type: none"> <li>- Review District Plan provisions for density within 5 minute and 10 minute walking circles from Town Centre to encourage alternative housing typologies to meet changing demographic needs, including the ageing population.</li> <li>- Examine potential avenues to enable more dense development if it is of a high standard and enhances the area in which it is located.</li> </ul>
5E	Actively Support Aged Care and Elderly Targeted Living in Close Proximity to the Inner City	Town Wide	<ul style="list-style-type: none"> <li>- Understand most feasible sites for aged care facilities to establish and support them to be developed in those areas to achieve most optimal outcomes.</li> </ul>
5F	Examine actions and interventions to support Infill residential	Town Wide	<ul style="list-style-type: none"> <li>- Review District Plan objectives and rules to promote good quality infill and support strategic intensification.</li> <li>- Reviewing infrastructure / engineering standards that may restrict infill development.</li> </ul>
<b>6. ENVIRONMENTALLY RESPONSIBLE</b>			
6A	Improve the Health of Lake Whatumā	Lake Whatumā	<ul style="list-style-type: none"> <li>- Develop a plan and implement the roll out of actions to improve the health of Rivers and Lakes, e.g. riparian planting around lake and river edges.</li> <li>- Implement stormwater runoff management and filtration systems where needed most (e.g rain gardens).</li> <li>- All future development and streetscape upgrades need to consider water sensitive urban design principles.</li> <li>- There is potential for the lake rehabilitation to become an educational tool for the community.</li> </ul>
6B	Open Space Network Plan	Town Wide	<ul style="list-style-type: none"> <li>- Develop a plan that provides for the delivery of an expanded open space network as the population grows.</li> <li>- Use open space as both an important community facility and aid smart growth in terms of storm water management.</li> <li>- Three strategic sites include; back of the old hospital site, existing of Russell Park along the Tukituki and the Lake side of the Racecourse</li> </ul>

Timeframe						Delivery
Delivery Timeframe						Project Champions
Quick wins (0 - 1 years)	Short Term (1- 3 years)	Medium Term (3 - 10 years)	Long Term (10 - 30 years)	Key Risks and Assumptions		Central Hawke's Bay Planning Team, Central Hawke's Bay Infrastructure Team, Central Hawke's Bay Tourism Team, NZTA, Community
	Short Term					
Quick Win						
Quick Win as part of DP review						
Quick Win as part of DP review						
Quick Win	Short Term					
Quick Win as part of DP review	Short Term					
	Short Term	Medium Term				
	Short Term					

Projects				
Plan reference		Location	Description	
Reference Number	Project Name			
<b>7. DURABLE INFRASTRUCTURE</b>				
7A	Improve Bogle Brothers/ Racecourse Road/ Takapau Road/ Ruataniwha St Intersection Upgrade	Bogle Brothers/ Racecourse Road/ Takapau Road/ Ruataniwha St	- Work with NZTA as a priority to make safety improvements to this intersection, reducing traffic speed and connectivity to the railway station.	
7B	Improve Tavistock Rd/Ruataniwha St Intersection/Roundabout	Tavistock Rd/ Ruataniwha St Intersection/ Roundabout	- Upgrade intersection with improved pedestrian crossings and vehicle safety, improving sight lines and reducing vehicle speed.	
7C	Safe crossing across Russell Street to Russell Park	Russell St	- Enable safer crossing and car parking points across SH2 on Russell Street to Russell Park , the Pools and other facilities.	
7D	Peel St Traffic Calming and Pedestrian Crossing Upgrades	Peel St	- Slow the traffic on Peel St and improve the safety of pedestrian crossing points across the heavy vehicle bypass, particularly for elderly residents of Pukeora wanting to access the town centre.	
7E	Structure Planning for Identified Growth Cells - Waipukurau	Selected growth cells	- Select growth cells and undertake structure planning exercise for each cell. - Engage and inform community and landowners.	
7F	Waipukurau Stormwater Drainage System - Data Collection	Town Wide	- Collate and collect asset data for Waipukurau stormwater drainage system. - Update LIDAR (2003) dataset.	
7G	Waipukurau Stormwater Drainage System - Modelling	Town Wide	- Utilise learnings from Waipawa stormwater modelling and model for the Waipukurau network. - Incorporate demand from growth cells and identify system upgrade projects.	
7H	Waipukurau Wastewater System - Modelling	Town Wide	- Review data availability and update model (Current model is dated - December 2009). - Incorporate demand from growth cells and identify system upgrade projects.	
7I	Waipukurau Fire Fighting Upgrades	Town Wide	- Upgrade watermain network to provide enhanced fire-fighting capability. - Incorporate demand from growth cells.	
7J	Strategic Landowner Engagement	Town Wide	- Engage with landowners across the wider hospital site and other larger residentially zoned sites to understand development potential and to strategically plan for infrastructure	

Timeframe						Delivery
Delivery Timeframe						Project Champions
Quick wins (0 - 1 years)	Short Term (1 - 3 years)	Medium Term (3 - 10 years)	Long Term (10 - 30 years)	Key Risks and Assumptions		Central Hawke's Bay Planning Team, Central Hawke's Bay Infrastructure Team, Central Hawke's Bay Tourism Team, NZTA, Community
		Medium Term				
		Medium Term				
		Medium Term				
Quick Win	Short Term					Central Hawke's Bay Infrastructure and Central Hawke's Bay PLanning
	Short Term					Central Hawke's Bay Infrastructure
	Short Term					Central Hawke's Bay Infrastructure
	Short Term					Central Hawke's Bay Infrastructure
				Ongoing		
Quick Win						



Our thriving future!



CENTRAL HAWKE'S BAY DISTRICT COUNCIL



---

*Central Hawke's Bay District Council*  
**District Plan Review**  
**Household Growth Response**

**November 2020**

---

---

*Central Hawke's Bay District Council*  
**District Plan Review**  
**Household Growth Response**  
**November 2020**

---



---

**Prepared by:** Janeen Kydd-Smith  
**Director**



---

**Reviewed by:** Rowena Macdonald  
**Director**

**Date:** 13 November 2020  
**File Ref:** CHB20002 CHB DP Review  
**Status:** Final

This document is the property of Sage Planning HB Limited. Any unauthorized employment or reproduction, in full or in part, is forbidden. This document has been prepared for a specific purpose for the above client and shall not be used for any other unauthorized purpose. Sage Planning HB Limited does not acknowledge any duty of care or responsibility to any other party.

## Contents

<b>EXECUTIVE SUMMARY .....</b>	<b>1</b>
<b>1 Purpose of Report .....</b>	<b>4</b>
<b>2 Context .....</b>	<b>4</b>
2.1 Operative District Plan.....	4
2.2 Draft Urban Growth Strategy 2016 .....	5
2.3 National Policy Statement on Urban Development 2020 (NPS-UD).....	7
2.4 Proposed National Policy Statement for Highly Productive Land (PNPS-HPL).....	11
2.5 Hawke’s Bay Regional Policy Statement (RPS).....	13
2.6 Household Growth Projections 2018-2028 .....	16
<b>3 Central Hawke’s Bay Integrated Spatial Plan 2020-2050 (ISP) .....</b>	<b>17</b>
3.1 Area-Based Infrastructure Assessment .....	23
3.2 High Level Residential Development Capacity Analysis.....	26
<b>4 District Plan Review.....</b>	<b>28</b>
4.1 Identification of Highly Productive Land .....	30
4.2 Land on the Urban Periphery .....	34
4.3 Rural Lifestyle Development .....	36
4.4 Household Growth Demand Versus Supply to 2031 .....	43
<b>5 Summary and Recommendations for the Draft District Plan.....</b>	<b>45</b>



## EXECUTIVE SUMMARY

Over the next 11 years, the number of households across the three urban areas of the District (i.e. Ōtāne, Waipawa and Waipukurau) are expected to increase by a total of 716 households, which represents 54% of all household growth projected in the District over the same period.

The Draft District Plan (released for public feedback in May 2019) introduced some changes to the approach in the Operative District Plan to accommodate expected household growth over the life of the plan. These changes were made on the basis of the Draft Urban Development Strategy prepared by the Council in 2016, and on household growth projections prepared by Economic Solutions Limited for the Council in 2014 and 2018.

The Draft Plan did not provide for the expansion of any existing Residential Zone areas or the creation of any new Residential Zone areas in the District. Instead, it identified (in the Housing and Business Growth chapter) indicative growth nodes that may be required for future residential and rural residential development in the medium-term.

The purpose of this report is to review the Draft District Plan's response to accommodating household growth in light of public feedback the Council received on the Draft District Plan and more recent and relevant higher-level statutory planning documents, and with regard to recommended actions and planned direction of growth for Ōtāne, Waipawa and Waipukurau in the *Central Hawke's Bay Integrated Spatial Plan 2020-2050* (ISP) (released 24 September 2020). This includes the consideration of updated household growth projections (by Squillions Ltd), an infrastructure assessment (by VCV Consulting Ltd) and a high-level residential development capacity assessment for Ōtāne, Waipawa and Waipukurau (by Veros Ltd) prepared as part of the ISP.

By way of higher level statutory planning documents, the National Policy Statement for Urban Development (2020) (NPS-UD) requires Tier 1, 2 and 3 local authorities, at all times, to provide at least sufficient development capacity in its region or district to meet expected demand for housing in existing and new development areas, for both standalone and attached dwellings, in the short term (3 years), medium term (3-10 years) and long term (10-30 years). To be sufficient, the development capacity must be plan-enabled, infrastructure-ready, feasible and reasonably expected to be realised.

While Central Hawke's Bay District Council is not a Tier 1, 2 or 3 local authority (as there is no 'urban environment' located within the District, as defined in the NPS-UD), and the NPS-UD therefore does not apply, the Council can nevertheless take helpful guidance from it in planning for urban development over the longer term. If in the future the population of any of the urban areas increased to 10,000 people or more, the Council would become a Tier 3 local authority and would have to apply the NPS-UD. This is not projected to occur in the latest 30-year projections by Squillions.

The other relevant higher-level statutory planning document is the Proposed National Policy Statement for Highly Productive Land (NPS-HPL). If gazetted, the NPS-HDC will require district plans to identify highly productive land, maintain the availability and productive capacity of highly productive land for primary production, consider giving greater protection to areas of highly productive land that make a greater contribution to the economy and community, and manage rural subdivision to avoid fragmentation and maintain the productive capacity of highly productive land.

The District Plan must also give effect to the objectives and policies of the Hawke's Bay Regional Policy Statement (RPS), such that the urban zones support compact and strongly connected urban form, be integrated with significant infrastructure (including transport infrastructure), be supported by structure plans for any rezoning for urban development of land, and be appropriately and efficiently serviced.

If highly productive land is to be protected, it is important that new households are directed into the existing urban residential areas, existing smaller lots already subdivided but not yet developed within the rural areas, or to zones provided specifically for that purpose (e.g. rural living zones), rather than continuing to enable ad-hoc and unplanned development to occur on the urban periphery on highly productive land, unfettered. As well as being consistent with the NPS-UD and PNPS-HPL, this approach is consistent with the RPS, which recognises the adverse effects that unplanned urban form and ad-hoc management of urban growth can have on the economic wellbeing of the Region's people and communities, as well as the natural environment (land and water) and versatile land.

The high-level residential development capacity analysis undertaken by Veros for the ISP found that, theoretically, all three towns have capacity within the existing Residential /Rural Township Zone boundaries to accommodate projected household growth over the next 30 years (i.e. to 2051), such that:

- Waipawa essentially has double the capacity required;
- Waipukurau has nearly double the capacity required; and
- Ōtāne has well over double the capacity required; and

provided infrastructure issues are resolved.

Veros identified that the single largest issue for yielding projected household growth within the existing towns relates to infrastructure servicing, therefore, the Council needs to complete detailed infrastructure capacity assessments and structure plans. There is also an immediate need for the Council to plan for investment to yield growth and achieve the Project Thrive outcomes of 'smart growth', 'durable infrastructure' and 'environmentally responsible'.

As there is anticipated to be more than sufficient capacity within the existing towns to accommodate projected household growth, even for the next 30 years (which satisfies Policy 2 of the NPS-UD), it is considered that there is currently no need to rezone any land within the potential urban growth areas identified in the ISP. If household growth over the short to medium term was to exceed the projections, new residential development could be directed to the medium-term potential urban and rural residential growth areas identified in the ISP in the first instance, by way of a change to the District Plan or as part of the next District Plan review.

In addition, this report has found that the three Rural Living Zones provided in the Draft District Plan could potentially yield 278 new rural residential lots, which is approximately 40% of all projected new household growth in the urban area to 2031. It is also anticipated that some new household growth will occur within existing, undeveloped 4000m<sup>2</sup> minimum lots in the rural zones, as well as within new Lifestyle Sites that may be subdivided in the Plains Production and Rural Production Zones.

On that basis, it is considered that the current Residential Zones, Rural Living Zones and lifestyle site subdivision rules in the Draft District Plan will provide more than enough capacity to accommodate the projected new household growth over the life of the District Plan. They will also provide the benefit of giving the District's community choices about where that growth can occur.

Therefore, in relation to the Draft District Plan (May 2019), it is recommended that the:

1. Plains Production Zone be retained.
2. Rural Production Zone be retained.
3. Current Residential Zone boundaries for Waipawa and Waipukurau be retained.
4. Current Rural Township Zone boundaries for Ōtāne be retained.
5. Current Rural Living Zone areas and locations be retained.
6. 4,000 m<sup>2</sup> minimum lot size for the Rural Living Zone be retained.
7. Lifestyle site subdivision rules for the Plains Production and Rural Production Zones be retained.
8. Housing and Business Growth Chapter be amended by:

- a) referring to the NPS-UD (which has replaced the NPS-UDC), the PNPS-HL and the ISP.
- b) replacing the map in Figure 5A Waipukurau Indicative Urban Growth Nodes with a new map that indicates the general direction of potential urban growth in the medium-term around the periphery of Waipukurau identified in the ISP, and adding the Mount Herbert Road 'Rural Living Zone' area identified in the ISP as a potential future Rural Living Zone.
- c) replacing the map in Figure 5B Waipawa/Otane Growth Nodes with a new map that indicates the general direction of potential urban growth in the medium-term around the periphery of Waipawa and Ōtāne identified in the ISP.

# 1 Purpose of Report

Over the next 11 years, the number of households across the three urban areas of the District (i.e. Ōtāne, Waipawa and Waipukurau) are expected to increase by a total of 716 households, which represents 54% of all household growth projected in the District over the same period.

The Draft District Plan (released for public feedback in May 2019) introduced some changes to the Operative District Plan to accommodate expected household growth over the life of the plan. These were made on the basis of the Draft Urban Development Strategy prepared by the Council in 2016, and on household growth projections prepared by Economic Solutions Limited for the Council in 2014 and 2018.

The key changes included:

- splitting the Rural Zone into two new rural zones (i.e. a Rural Production Zone and a Plains Production Zone);
- amending the subdivision provisions to increase the minimum lot size in the Rural Zone from 4,000 m<sup>2</sup> to 12 ha (Plains Production Zone) and 20 ha (Rural Production Zone);
- amending the subdivision provisions to allow (on a limited basis) the creation of lifestyle sites in the Plains Production Zone and Rural Production Zone associated with the protection of Significant Natural Areas, Heritage Items, Wāhi Tapu, Wāhi Taonga and sites of significance, and to create larger balance lots from the amalgamation of existing, non-complying smaller sites; and
- creating new Rural Living Zones close to Waipawa and Waipukurau.

The Draft Plan did not provide for the expansion of any existing Residential Zone areas or the creation of any new Residential Zone areas in the District. Instead, it identified (in the Housing and Business Growth chapter) indicative growth nodes that may be required for future residential and rural residential development in the medium-term.

Some of the public feedback the Council received on the Draft District Plan questioned:

- why some existing rural residential development areas had not been included within the new Rural Living Zone;
- whether additional areas of land near Ōtāne, Waipawa and Waipukurau could be rezoned as Rural Living;
- whether some properties could be rezoned as Residential; and
- why some significant areas of Waipukurau and Waipawa remained within the Residential Zone when they were subject to flooding and fault hazards.

The purpose of this report is to review the Draft District Plan's response to accommodating household growth in light of more recent and relevant higher-level statutory planning documents, and with regard to recommended actions and planned direction of growth for Ōtāne, Waipawa and Waipukurau in the Central Hawke's Bay Integrated Spatial Plan 2020-2050 (ISP) (released 24 September 2020). This includes updated household growth projections (by Squillions Ltd), an infrastructure assessment (by VCV Consulting Ltd) and a high-level residential development capacity assessment for Ōtāne, Waipawa and Waipukurau (by Veros Ltd) prepared as part of the ISP.

## 2 Context

### 2.1 Operative District Plan

The current District Plan was made operative on 1 May 2003 and has not been changed since.

Household growth is currently accommodated in the operative District Plan by way of provisions in the following zones:

- Residential Zone - for Waipawa and Waipukurau.
- Township Zone - for Ōtāne, as well as Takapau, Tikokino, Ongaonga, Elsthorpe, Porangahau, Blackhead Beach, Kairakau Beach, Mangakuri Beach, Pourerere Beach, and Te Paerahi Beach.
- Rural Zone - applies to all land outside the above zones and the Business Zones, and it provides for subdivision with a minimum lot size of 4,000 m<sup>2</sup>.<sup>1</sup>

There is no zone specifically for rural residential development. However, the small minimum lot size in the Rural Zone currently accommodates this type of household growth, unfettered.

## 2.2 Draft Urban Growth Strategy 2016

The Draft Strategy was prepared by the Council in 2016 as a desktop exercise to set out the recommended direction for the growth and development of the two town centres of Waipawa and Waipukurau, to provide the context for future Council decisions related to managing residential and commercial growth to 2046. Any issues identified and recommendations made in the document for future growth were also intended to be taken into consideration when preparing the Council's Asset Management Plans and the Infrastructure Strategy Plan required under the Local Government Act 2002, and to provide guidance and direction for the District Plan review. The Draft Strategy was based on an assumption that the Ruataniwha Water Storage Scheme would proceed.

In 2013, the Council commissioned an economic assessment of the District. This report (*Review of Central Hawkes Bay District, District Economic Assessment*, by Economic Solutions Ltd) provided important information to Council on the supply and projected demands for residential and commercial/industrial land in Waipawa and Waipukurau. The economic assessment also included information about the availability of land zoned for business and residential purposes within the appropriately zoned boundaries of each of the two urban centres, and about the capacity of the existing urban centres to respond to demands for growth.

In 2014, the Council commissioned a further study from Economic Solutions Ltd in response to new legislative requirements of the Local Government Act relating to Long Term Plans (LTP's). Both the 2013 and 2014 economic assessment reports were used as key references for the Draft Strategy.

The Draft Strategy attempted to identify likely growth scenarios to 2046 and to identify possible areas for residential and rural-residential expansion in and adjacent to the towns of Waipukurau and Waipawa.

The main findings of the Draft Strategy are outlined below.

- The relatively permissive standards in the Rural Zone relating to subdivision had potentially enabled a de facto rural-residential zone to develop around the established urban areas of Waipukurau and Waipawa.
- Other than the above, it was not entirely clear why some land zoned for residential and industrial development within the existing urban boundaries remained vacant and undeveloped when rural land surrounding the urban boundaries had been subject to subdivision and development for both rural and industrial activity.

---

<sup>1</sup> The coastal settlements of Whangaehu and Shoal Bay are located within the Rural Zone.

- Approximately 150 ha of land was available within the Waipawa and Waipukurau urban areas for residential development.

#### Waipawa:

- A statistical analysis of building consents and subdivisions on the periphery of Waipawa suggested there was a demand for rural lifestyle living within proximity to the established urban centre. It was considered that the relatively permissive standards in the Rural Zone relating to subdivision had enabled a de facto rural-residential zone to establish in this area.
- Area 1 (Rural-Residential Zone): Based on an average lot size of 1 ha, it was predicted that approximately 40 rural-residential lots could be provided in a new Rural-Residential zone (comprising an area of 46.8 ha) near Waipawa.
- Area 2 (Large Scale [Large-Lot] Residential Infill Zone): There were 23 hectares of residentially zoned land available within the Waipawa urban area for residential infill development – land in the area between Bibby Street and Tamumu Street remained mostly vacant, possibly due to some issues relating to wastewater services. The Draft Strategy suggested that a large-scale [large-lot] residential zone be created within this area. The potential yield was unknown because it did not identify a minimum lot size.
- Area 4 (Residential Zone Infill): Included 4.2 ha of land in the Residential Zone (comprised of two separate areas), on the hill in Waipawa, to the west of Great North Road. The potential yield was not determined.
- Area 5 (Rural Residential Zone): Included an area of 345 ha of Rural Zone land near Ireland and Homewood Roads. No yield was determined, as no minimum lot size was established.
- Area 6 (Rural Residential Zone): An area of approximately 44 ha within the Rural Zone in the vicinity of White Road and White Road Extension located between Ōtanē and Waipawa. No yield was determined, as no minimum lot size was established.

#### Waipukurau:

- Area 1 (Rural Residential Zone): An area of 92 hectares within the Rural Zone on the western boundary of Waipukurau, including land in the Mangatarata Road area. No yield was determined, as no minimum lot size was established.
- Area 2 (Residential Zone): An area of approximately 43 ha within the Rural Zone located to the south of Svenson Road to the east of Tavistock Road. Potential yield of approximately 92 lots based on the existing subdivision standards in the Operative District Plan.
- Area 3 (Residential Zone): An area of approximately 27.4 ha within the Rural Zone near Racecourse Road on the western boundary. Potential yield of approximately 49 lots based on the existing standards in the Operative District Plan.
- Area 4 (Large Scale [Large-Lot] Residential Zone): An area of approximately 56.8 ha comprising land currently zoned Residential and a small portion zoned Rural, located between Racecourse Road and Tavistock Roads, and including the old Waipukurau Hospital and Hospital Farm. Potential yield of approximately 39 lots based on existing subdivision standards (350m<sup>2</sup> lots).
- Area 5 (Rural Residential Zone): Comprised approximately 153.5 ha of Rural Zone land on the western boundary of Lake Hatuma and extending to the east to include land between and adjacent to the Racecourse and Porangahau Roads. No yield was determined, as no minimum lot size was established.
- Area 6 (Rural Residential Zone): Comprised approximately 155.7 ha of Rural Zone land in an area defined by Kyle and Takapau Roads and included Hatuma Heights and JG Wilson Drive. No yield was determined, as no minimum lot size was established.

The areas described above are shown in Figure 1 (Waipawa) and Figure 2 (Waipukurau) below.



Figure 1: Potential residential and rural-residential growth options for Waipawa

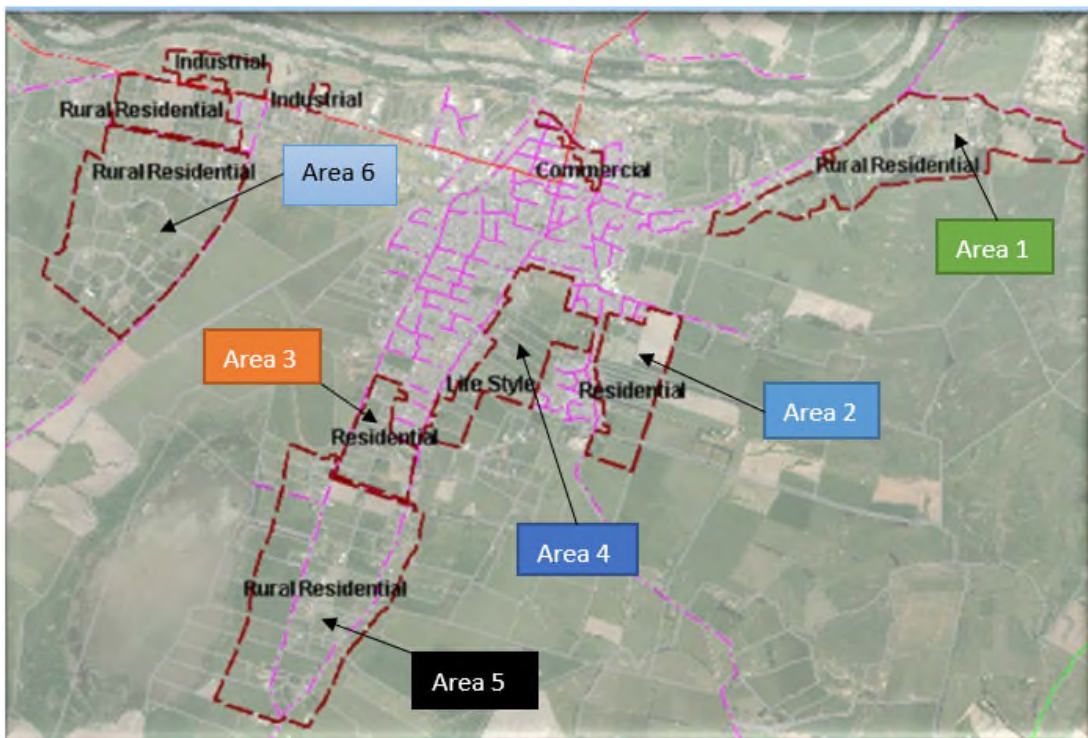


Figure 2: Potential residential and rural-residential growth options for Waipukurau

### 2.3 National Policy Statement on Urban Development 2020 (NPS-UD)

The former National Policy Statement on Urban Development Capacity 2016 (NPS-UDC) came into effect on 16 December 2016. It provided direction to decision makers under the Resource Management Act 1991 on planning for urban environments, with a particular focus on ensuring that local authorities, through their planning, both:

- Enable urban environments to grow and change in response to the changing needs of the communities, and future generations, and
- Provide enough space for their populations to happily live and work, which could be by allowing development to go “up” by intensifying existing urban areas, and “out” by releasing land for greenfield areas.

The NPS-UDC was replaced by the National Policy Statement for Urban Development (NPS-UD) which came into force on 20 August 2020.

Section 1.3 (in Part 1) of the National Policy Statement states that the NPS-UD applies to:

- all local authorities that have all or part of an urban environment within their district or region (ie, tier 1, 2 and 3 local authorities); and*
- planning decisions by any local authority that affect an urban environment.*

An ‘urban environment’ is defined in the NPS-UD as:

**“Urban environment** means any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:

- is, or is intended to be, predominantly urban in character; and*
- is, or is intended to be, part of a housing and labour market of at least 10,000 people”*

Tier 1 and Tier 2 local authorities are listed in the Appendix to the NPS-UD. Central Hawke's Bay District Council is not listed in the Appendix.

A ‘Tier 3’ local authority is defined in the NPS-UD as:

**“tier 3 local authority** means a local authority that has all or part of an urban environment within its region or district, but is not a tier 1 or 2 local authority, and **tier 3 regional council** and **tier 3 territorial authority** have corresponding meanings.”

The populations of the urban centres of Waipukurau, Waipawa and Ōtāne are shown in Table 1<sup>2</sup>.

Table 1: Actual-vs projected population growth in the urban areas

Area	Estimated*			2017 projections (Stats NZ)			
	2013	2018	2019	2018		2023	
				Medium	High	Medium	High
<b>Central Hawke's Bay district</b>	13,250	14,550	14,850	13,850	14,150	13,900	14,500
<b>Otane<sup>1</sup></b>	540	669	710	580	590	580	600
<b>Waipawa</b>	2,060	2,150	2,180	2,090	2,140	2,090	2,190
<b>Waipukurau<sup>2</sup></b>	4,050	4,520	4,580	4,130	4,220	4,140	4,340

\*estimate as at June, provisional from 2018; 1: SA1 aggregation; 2: New SA2 Areas include west of the airport

The current populations of the three urban areas are well below 10,000 people and therefore do not fall within the definition of ‘urban environment’.

The population growth scenarios for the three areas to 2031 and 2051 are shown in Table 2<sup>3</sup>.

<sup>2</sup> Extrapolated from Table 3, page 10, of the report “Demographic and Economic Growth Projections 2020-2051”, prepared by Squillions Ltd (July 2020) (Squillions Report).

<sup>3</sup> Extrapolated from Table 20, page 34, of the Squillions Report.



Table 2: Population growth scenarios for the urban areas

Area	2019	Senerio	2031	2051	Change 2019- 2031		Change 2019- 2051	
					2031	2051	2031	2051
Waipawa	2,180	Low	2,220	2,090	40	(90)		
		Medium	2,360	2,520	180	340		
		High	2,507	2,852	327	672		
Waipukurau	4,580	Low	4,760	4,190	180	(390)		
		Medium	5,340	6,030	760	1,450		
		High	5,890	7,540	1,310	2,960		
Ōtāne <sup>1</sup>	710	Low	770	700	60	(10)		
		Medium	950	1,170	240	460		
		High	1,151	1,756	441	1,046		

Under the ‘High’ scenarios, it is expected that the population of Ōtāne will increase to 1,756 by 2051, Waipawa will increase to 2,852 by 2051, and Waipukurau will increase to 7,540 by 2051.

Therefore, as none of the populations of the three urban areas are projected to increase to 10,000 people within the next 30 years, none fall within the definition of an ‘urban environment’. Given this, the Council is not a ‘Tier 3 local authority’ and the NPS-UD does not apply to it.

However, if the population of any of the urban areas was to increase to at least 10,000 people in the future, then the Council would immediately become a Tier 3 local authority and the NPS-UD would become applicable.

Regardless of there being is no requirement for the Council to apply the NPS-UD, the NPS-UD includes some helpful objectives and policies that the Council can still have regard to, particularly in taking a long-term approach to planning for urban development in the District.

The NPS-UD 2020 includes eight objectives and eleven policies. Essentially the objectives are for local authorities to:

- provide well-functioning urban environments that enable people and communities to provide for their social, economic and cultural wellbeing, and for their health and safety, now and into the future (Objective 1)
- make planning decisions that improve housing affordability by supporting competitive land and development markets (Objective 2)
- have district plans that enable more people to live in areas of an urban environment in which one or more of the following apply:
  - the area is in or near a centre zone or other area with many employment opportunities
  - the area is well-served by existing or planned public transport
  - there is high demand for housing or for business land in the area, relative to other areas within the urban environment (Objective 3)
- have New Zealand’s urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations (Objective 4)
- have planning decisions relating to urban environments take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) (Objective 5)
- have local authority decisions on urban development that affect urban environments:
  - integrated with infrastructure planning and funding decisions; and
  - strategic over the medium term and long term; and

- responsive, particularly in relation to proposals that would supply significant development capacity (Objective 6)
- have robust and frequently updated information about their urban environments and use it to inform planning decisions (Objective 7)
- have urban environments that support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change (Objective 8)

Policy 2 and Clause 3.2 of the NPS-UD requires Tier 1, 2 and 3 local authorities, at all times, to provide at least sufficient development capacity in its region or district to meet expected demand for housing in existing and new development areas, for both standalone and attached dwellings, in the short term (3 years), medium term (3-10 years) and long term (10-30 years). To be sufficient, the development capacity must be plan-enabled, infrastructure-ready, feasible and reasonably expected to be realised.

The life of a district plan captures the short to medium term (10 years).

Policy 5 requires district plans applying to Tier 3 local authorities to enable heights and density of urban form commensurate with the greater of:

- The level of accessibility by existing or planned active or public transport to a range of commercial activities and community services, or
- Relative demand for housing and business use in that location.

The NPS-UD states that development capacity is 'plan-enabled' for housing or business if<sup>4</sup>:

- In relation to the short term, it is on land zoned for housing or business use in an operative district plan.
- In relation to the medium term, it is on land zoned for housing or business in an operative or proposed district plan.
- In relation to the long term, it is either on land zoned for housing or business in an operative or proposed district plan, or it is on land identified by a local authority for future urban intensification in an Future Development Strategy (FDS), or if the local authority is not required to have an FDS (as is the case for Central Hawke's Bay District Council), any other relevant plan or strategy.

The NPS-UD states that development is 'infrastructure-ready' if<sup>5</sup>:

- In relation to the short term, there is adequate existing development infrastructure to support the development of the land.
- In relation to the medium term, there is adequate existing development infrastructure to support the development of the land or funding for adequate infrastructure to support development of the land is identified in a long-term plan.
- In relation to the long term, there is adequate existing development infrastructure to support the development of the land, or funding for adequate infrastructure to support development of the land is identified in a long-term plan, or the development infrastructure to support the development capacity is identified in the local authority's infrastructure strategy (as required as part of its long-term plan).

---

<sup>4</sup> Clause 3.4(1) of the NPS-UD

<sup>5</sup> Clause 3.4(3) of the NPS-UD

Where there is insufficient development capacity over the short, medium or long term, the Council must immediately notify the Minister for the Environment, and if the insufficiency is wholly or partly a result of RMA planning documents, change those documents to increase development capacity for housing or business land (as applicable) as soon as practicable, and update any other relevant plan or strategy. The Council must also consider other options for increasing development capacity and otherwise enabling development<sup>6</sup>.

Clause 3.10(1) requires every local authority to assess the demand for housing land in urban environments, and the development capacity that is sufficient to meet demand in its region or district in the short term, medium term, and long term.

Clause 3.11(1) of the NPS-UD requires local authorities, when making plans, that affect the development of urban environments to:

- Clearly identify the resource management issues being managed, and
- Use evidence, particularly any relevant Housing and Business Development Capacity Assessments (HBA)<sup>7</sup>, about land and development markets, and the results of the monitoring required by the NPS-UD, to assess the impact of different regulatory and non-regulatory options for urban development and their contribution to:
  - achieving well-functioning urban environments; and
  - meeting the requirements to provide at least sufficient development capacity.

Clause 3.11(2) requires local authorities to include the matters referred to in Clause 3.11(1) in relevant evaluation reports and further evaluation reports prepared under sections 32 and 32AA of the Resource Management Act.

## 2.4 Proposed National Policy Statement for Highly Productive Land (PNPS-HPL)

The PNPS-HPL was released by the Minister for the Environment and the Minister of Agriculture in August 2019 as a discussion document, open for public submissions.

The PNPS is in response to the following key issues recognised as impacting on the availability of highly productive land for primary production:

- Urban land expanding onto New Zealand's most productive land.
- The creation of urban lifestyle properties reducing the availability of highly productive land.
- Reverse sensitivity – incompatible new land uses constraining established rural production activities.
- Lack of clarity in the Resource Management Act on how highly productive land should be managed.
- Absence of considered decision-making resulting in uncoordinated urban expansion and fragmentation of highly productive land when alternative locations and approaches may be available.

The PNPS-HPL focuses on maintaining the availability of highly productive land for future primary production, which can be identified using the Land Use Capability (LUC) classification system and

---

<sup>6</sup> Clause 3.7 of the NPS-UD.

<sup>7</sup> Only Tier 1 and 2 local authorities are required to prepare HBAs, therefore, this is not a requirement for Central Hawke's Bay District Council (being a Tier 3 local authority).

considering a number of other factors. Land that has a Class 1 rating under the LUC system is identified as the most versatile and has the fewest limitations for its use, while Class 8 is identified as the least versatile with the highest number of limitations on its use.

Under the proposal, regional councils will need to identify the spatial extent of highly productive land in their region, as land that is classified as Class 1, 2 or 3 under the LUC system by default, until they are able to complete their own regional or district assessment. When undertaking the assessment of highly productive land, councils will be able to consider a number of other factors to exclude some of this land, or to identify additional highly productive land that is not recognised under the LUC system.

The PNPS-HPL recognises that there are other key factors that contribute to whether land can be considered highly productive. While the LUC system is the primary indicator of versatility, there are also external factors that influence the versatility and productive capability of land, including:

- The size and cohesiveness of land properties to support primary production.
- The current or potential availability of water.
- Access to transport routes and appropriate labour markets.

The PNPS-HPL includes three proposed objectives as follows:

***Objective 1: Recognising the benefits of highly productive land***

*To recognise and provide for the value and long-term benefits of using highly productive land for primary production.*

***Objective 2: Maintaining the availability of highly productive land***

*To maintain the availability of highly productive land for primary production for future generations.*

***Objective 3: Protection from inappropriate subdivision, use and development***

*To protect highly productive land from inappropriate subdivision, use and development, including by:*

- *avoiding subdivision and land fragmentation that compromises the use of highly productive land for primary production;*
- *avoiding uncoordinated urban expansion on highly productive land that has not been subject to a strategic planning process; and*
- *avoiding and mitigating reverse sensitivity effects from sensitive and incompatible activities within and adjacent to highly productive land.*

The policies<sup>8</sup> in the PNPS-HPL would require district plans to:

- Identify highly productive land as identified by the relevant regional council (in accordance with criteria in Appendix A of the PNPS-HPL).
- Maintain the availability and productive capacity of highly productive land for primary production by:
  - a. Prioritising the use of highly productive land for primary production;
  - b. Considering giving greater protection to areas of highly productive land that make a greater contribution to the economy and community;
  - c. Identifying inappropriate subdivision, use and development of highly productive land; and
  - d. Protecting highly productive land from the identified inappropriate subdivision, use and development.
- Not locate urban expansion on highly productive land unless:

---

<sup>8</sup> Policies 1.2, 2, 3 and 4 of the PNPS.

- a. there is a shortage of development capacity to meet demand in accordance with the NPS-UD methodologies and definitions; and
- b. it is demonstrated there is an appropriate option based on a consideration of:
  - A cost-benefit analysis that explicitly considers the long-term costs associated with the irreversible loss of highly productive land for primary production;
  - Whether the benefits (environment, economic, social and cultural) from allowing urban expansion on highly productive land outweigh the benefits of the continued use of that land for primary production; and
  - The feasibility of alternative locations and options to provide for the required demand, including intensification of existing urban areas.
- Manage rural subdivision to avoid fragmentation and maintain the productive capacity of highly productive land by:
  - a. setting minimum lot size standards for subdivision located on highly productive land to retain the productive capacity of that land;
  - b. incentives and restrictions on subdivisions to help retain and increase the productive capacity of highly productive land; and
  - c. directing new rural lifestyle development away from areas of highly productive land.

The proposed NPS-HPL would set out timeframes for giving effect to certain policies, with other policies having immediate effect from the date the proposed NPS is gazetted. The proposed timeframes are as follows:

- Proposed Policy 1.1 and 2 – regional councils must identify highly productive land no later than three years after the NPS is gazetted; and
- Proposed Policies 1.2, 2, 4 and 5 – territorial authorities must implement these policies no later than two years after the relevant regional council identifies highly productive land in accordance with proposed Policy 1.1, or no later than five years after the NPS is gazetted.

The objectives and remaining policies in the proposed NPS-HPL would have immediate effect from the date the NPS is gazetted and would have to be implemented as soon as practicable after this date.

While the PNPS-HPL has no legal status, the above indicates the direction that the National Policy Statement will likely take when it eventually comes into force.

## 2.5 Hawke's Bay Regional Policy Statement (RPS)

In addition to the national direction above, under Section 75(3)(c) of the RMA, the District Plan must give effect to the Regional Policy Statement (RPS).

The Hawke's Bay RPS (contained within the Hawke's Bay Regional Resource Management Plan (HBRRMP)) recognises the adverse effects that unplanned urban form and ad-hoc management of urban growth can have on the economic wellbeing of the Region's people and communities, as well as the natural environment (land and water) and versatile land.

Based on the above, the RPS has two objectives and associated policies relevant to urban form and integration of land use with significant infrastructure that applies across the whole Region, as follows:

### **URBAN FORM (REGION)**

**OBJ UD1** *Establish compact, and strongly connected urban form throughout the Region, that:*

- a) *achieves quality built environments that:*
  - i. *provide for a range of housing choices and affordability,*
  - ii. *have a sense of character and identity,*

- iii. *retain heritage values and values important to tangata whenua,*
- iv. *are healthy, environmentally sustainable, functionally efficient, and economically and socially resilient, and*
- v. *demonstrates consideration of the principles of urban design;*
- b) *avoids, remedies or mitigates reverse sensitivity effects in accordance with objectives and policies in Chapter 3.5 of this plan;*
- c) *avoids, remedies or mitigates reverse sensitivity effects on existing strategic and other physical infrastructure in accordance with objectives and policies in Chapter 3.5 and 3.13 of this plan;*
- d) *avoids unnecessary encroachment of urban activities on the versatile land of the Heretaunga Plains; and*
- e) *avoids or mitigates increasing the frequency or severity of risk to people and property from natural hazards.*

#### **INTEGRATION OF LAND USE WITH SIGNIFICANT INFRASTRUCTURE (REGION)**

**OBJ UD5** *Ensure through long-term planning for land use change throughout the Region, that the rate and location of development is integrated with the provision of strategic and other infrastructure, the provision of services, and associated funding mechanisms.*

#### **INTEGRATION OF TRANSPORT INFRASTRUCTURE WITH DEVELOPMENT (REGION)**

**OBJ UD6** *Ensure that the planning and provision of transport infrastructure is integrated with development and settlement patterns and facilitates the movement of goods and people and provision of services throughout the Region, while:*

- a) *limiting network congestion;*
- b) *reducing dependency on private motor vehicles;*
- c) *reducing emission of contaminants to air and energy use; and*
- d) *promoting the use of active transport modes.*

#### **STRUCTURE PLANS (REGION)**

**POL UD10.3** *Notwithstanding Policy UD10.1, structure plans for any area in the Region shall:*

- a) *Be prepared as a single plan for the whole of a greenfield growth area;*
- b) *Be prepared in accordance with the matters set out in POL UD12;*
- c) *Show indicative land uses, including:*
  - i. *principal roads and connections with the surrounding road network and relevant infrastructure and services;*
  - ii. *land required for stormwater treatment, retention and drainage paths;*
  - iii. *any land to be set aside for business activities, recreation, social infrastructure, environmental or landscape protection or enhancement, or set aside from development for any other reason; and*
  - iv. *pedestrian walkways, cycleways, and potential public passenger transport routes both within and adjoining the area to be developed;*
- d) *Identify significant natural, cultural and historic or heritage features;*
- e) *Identify existing strategic infrastructure; and*
- f) *Identify the National Grid (including an appropriate buffer corridor).*

#### **STRUCTURE PLANS (REGION)**

**POL UD10.4** *Notwithstanding Policy UD10.1, in developing structure plans for any area in the Region, supporting documentation should address:*

- a) *The infrastructure required, and when it will be required to service the development area;*
- b) *How development may present opportunities for improvements to existing infrastructure provision;*
- c) *How effective provision is made for a range of transport options and integration between transport modes;*
- d) *How provision is made for the continued use, maintenance and development of strategic infrastructure;*
- e) *How effective management of stormwater and wastewater discharges is to be achieved;*

- f) *How significant natural, cultural and historic or heritage features and values are to be protected and/or enhanced;*
- g) *How any natural hazards will be avoided or mitigated; and*
- h) *Any other aspects relevant to an understanding of the development and its proposed zoning.*

#### **REZONING FOR URBAN DEVELOPMENT (REGION)**

**POL UD11** *Notwithstanding Policy UD10.1, within the Region, any rezoning for the development of urban activities should be accompanied by a structure plan for inclusion in the district plan, in accordance with the matters in POL UD10.3 and POL UD10.4, and POL UD12.*

#### **MATTERS FOR DECISION-MAKING (REGION)**

**POL UD12** *In preparing or assessing any rezoning, structure plans, or other provisions for the urban development of land within the Region, territorial authorities shall have regard to:*

- a) *The principles of the New Zealand Urban Design Protocol (Ministry for the Environment, 2005);*
- b) *New Zealand Standard NZS4404:2010 Land Development and Subdivision Infrastructure, and subsequent revisions;*
- c) *Good, safe connectivity within the area, and to surrounding areas, by a variety of transport modes, including motor vehicles, cycling, pedestrian and public transport, and provision for easy and safe transfer between modes of transport;*
- d) *Location within walkable distance to community, social and commercial facilities;*
- e) *Provision for a range of residential densities and lot sizes, with higher residential densities located within walking distance of commercial centres;*
- f) *Provision for the maintenance and enhancement of water in waterbodies, including appropriate stormwater management facilities to avoid downstream flooding and to maintain or enhance water quality;*
- g) *Provision for sufficient and integrated open spaces and parks to enable people to meet their recreation needs, with higher levels of public open space for areas of higher residential density;*
- h) *Protection and enhancement of significant natural, ecological, landscape, cultural and historic heritage features;*
- i) *Provision for a high standard of visual interest and amenity;*
- j) *Provision for people's health and well-being through good building design, including energy efficiency and the provision of natural light;*
- k) *Provision for low impact stormwater treatment and disposal;*
- l) *Avoidance, remediation or mitigation of reverse sensitivity effects arising from the location of conflicting land use activities;*
- m) *Avoidance of reverse sensitivity effects on existing strategic and other physical infrastructure, to the extent reasonably possible;*
- n) *Effective and efficient use of existing and new infrastructure networks, including opportunities to leverage improvements to existing infrastructure off the back of proposed development;*
- o) *Location and operational constraints of existing and planned strategic infrastructure;*
- p) *Appropriate relationships in terms of scale and style with the surrounding neighbourhood; and*
- q) *Provision of social infrastructure.*

#### **SERVICING OF DEVELOPMENTS (REGION)**

**POL UD13** *Within the region, territorial authorities shall ensure development is appropriately and efficiently serviced for the collection, treatment, disposal or re-use of sewage and stormwater, and the provision of potable water by:*

- a) *Avoiding development which will not be serviced in a timely manner to avoid or mitigate adverse effects on the environment and human health; and*
- b) *Requiring these services to be designed, built, managed or upgraded to maximise their ongoing effectiveness.*

The District Plan must give effect to the above objectives and policies. Therefore, the urban zones should support compact and strongly connected urban form, be integrated with significant infrastructure

(including transport infrastructure), be supported by structure plans for any rezoning for urban development of land, and be appropriately and efficiently serviced.

## 2.6 Household Growth Projections 2018-2028

In 2017, to assist the District Plan review, the Council commissioned an update of the demographic and economic growth directions report prepared by Economic Solutions Ltd in 2014 that was based on the 2013 Census and used to inform the Draft Urban Growth Strategy.

The 2017 report<sup>9</sup> identified projected household growth, as set out in Table 3 below, based on the ‘Halfway between Medium to High’ projections.

Table 3: Projected Household Growth 2018-2048

Housing Location	Number of Households						
	Actual		Projected				
	2013	2017	2018	2028	Change 2018-2028	2048	Change 2018-2048
Ōtāne	240	250	260	310	50	340	80
Waipawa	990	1,015	1,020	1,080	60	1,175	155
Waipukurau	1,970	2,040	2,065	2,295	230	2,500	435
Central Hawkes’ Bay District	5,400	5,560	5,625	6,160	535	6,700	1,075

The report projected the number of households in the combined urban area of Waipukurau/Waipawa/Ōtāne to increase by 340 (10%) over the period 2018-2028, with Waipukurau accounting for 68% of this gain. This combined area was projected to account for 64% of the total District household growth to 2028. For the period 2018-2048, it was projected that this combined area would continue to account for almost two-thirds of the total District household increase (projected to be an increase of 1,075 households from 2018-2048 (a 19% increase on 2018 total)).

The report advised that feedback from consultation undertaken by Economic Solutions Ltd indicated that an estimated total of 90-100 ‘greenfield’ sections were currently available across Waipukurau/Waipawa/Ōtāne for new housing development.

Based on Table A of the report, the household projections for the District from 2018-2028 are depicted in Figure 3 below. Ōtāne is included in the Rural/Coastal Townships, as it is identified and zoned as a Rural Township in the Operative District Plan.

<sup>9</sup> “Central Hawke’s Bay District Long Term Planning – Demographic and Economic Growth Directions 2018-2048”, prepared by Economic Solutions Ltd, dated 28 August 2018.



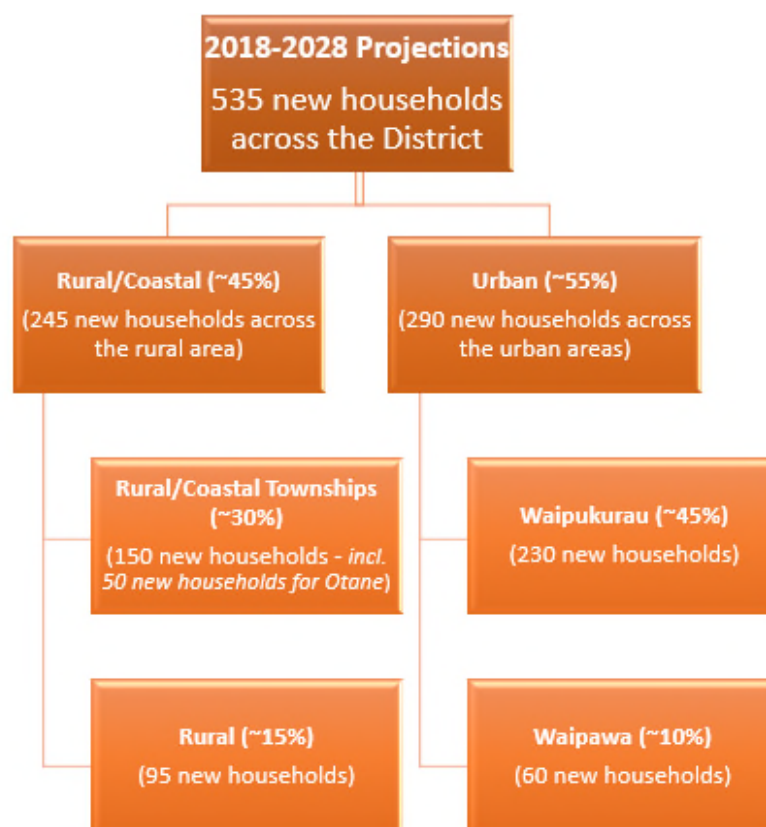


Figure 3: Household projections 2018-2028 (based on Economic Solutions Ltd Demographic and Economic Growth Projections 2018)

### 3 Central Hawke’s Bay Integrated Spatial Plan 2020-2050 (ISP)

On 24 September 2020, the Central Hawke’s Bay District Council adopted the Central Hawke’s Bay Integrated Spatial Plan (ISP).

The ISP is a non-statutory document that sets out a 30-year blueprint of growth and development opportunities for the three towns of Ōtanē, Waipawa, and Waipukurau. Its purpose is to:

- Maximise the delivery of Project Thrive.
- Assist to inform the Central Hawke’s Bay District Plan Review.
- Outline community and infrastructure investment required to support enhanced community well beings.
- Form the basis for implementation through the Long-Term Plan and coordinated, multi-agency investment.
- Enable the completion of the Draft Urban Growth Strategy.

The ISP adopts the high growth scenario identified in the report “Demographic and Economic Growth Projections 2020-2051”, prepared by Squillions Ltd (July 2020) (Squillions Report). The high scenario assumes a best-case Covid-19 response, and that returning New Zealanders and a rebound in building activity see population growth continue to track in line with recent historical trends.

Key assumptions under the high growth scenario are:

- Population still ages, however, this trend is further limited by higher levels of migration.

- Birth rates fall as the population ages, with deaths overtaking births by the late 2030s. But the injection of younger migrants into the mix keep birth rates higher throughout the time horizon, compared to the medium and low scenarios.
- Net migration remains high despite the uncertain economic situation, averaging around 270 people per year between 2022 and 2031 – above recent historical levels.

Highlights of the high scenario are:

- Central Hawke’s Bay District adds 3,900 people by 2031, and a total of 9,100 people by 2051.
- The average growth rate in the population between 2019 and 2031 is 2%pa, which is comparable to the average between the 2013 and 2018 censuses (2.1%pa).
- The proportion of the population aged over 65 rises from 20% in 2019 to 26% in 2031. By 2051 over 65s make up 29% of the District’s population.
- The number of households is projected to reach 6,870 by 2031.
- From a base of 2.6 in 2018 (and an estimated 2.7 in 2019) the average household size rises slightly to 2.8 in the mid-2020s before easing back to 2.7 again.

Under the high scenario, the Squillions Report projections indicate that the District will add 450 households over the next five years – an average of 90 per year.

The expected distribution of the expected population growth between Ōtānē, Waipawa and Waipukurau are set out in Table 4 below. The expected growth projections are based on unconstrained demand – assuming land is available for development where people want to live.

The high scenario projects that the share of the District’s population living in the three towns will increase slightly, but that a significant amount of growth will also occur outside the town boundaries.

Table 4: Population growth scenarios for the three towns\*<sup>10</sup>

Area	2019	Scenario	2031	2051	Change 2019 2031	Change 2019 2051
Ōtānē	710	Low	770	700	60	(10)
		Medium	950	1,170	240	460
		High	1,151	1,756	441	1,046
Waipawa	2,180	Low	2,220	2,090	40	(90)
		Medium	2,360	2,520	180	340
		High	2,507	2,852	327	672
Waipukurau	4,580	Low	4,760	4,190	180	(390)
		Medium	5,340	6,030	760	1,450
		High	5,890	7,540	1,310	2,960
Central Hawke’s Bay	14,850	Low	15,400	13,430	550	(1,420)
		Medium	17,140	19,430	2,290	4,580
		High	18,770	23,980	3,929	9,130

The Squillions Report considers that the economic downturn from Covid-19 is likely to suppress demand for lifestyle developments over the next couple of years or more but, longer term, the most desirable

<sup>10</sup> Extrapolated from Table 20, page 34, of the report “Demographic and Economic Growth Projections 2020-2051”, prepared by Squillions Ltd (July 2020) (Squillions Report).

areas are likely to be those most accessible to where people work, including around Ōtāne and the main route north.

Table 5 shows the projected households (in occupied private dwellings) under each scenario. While Squillions expects the average household size to lift in the near term, the aging population will put downward pressure on the household size in the outer years. Urban areas are likely to see a small additional gain in households in the outer years (all else equal) with retirees locating themselves closer to services.

Table 5: Household projections for households in occupied private dwellings<sup>11</sup>

Area	Census 2018	Scenario	2031	2051	Change		Average household size		
					2019 - 2031	2019 - 2051	2018	2031	2051
Ōtāne	246	Low	280	270	34	24		2.8	2.6
		Medium	340	430	94	184	2.7	2.8	2.7
		High	408	639	154	384		2.8	2.8
Waipawa	843	Low	870	880	27	37		2.5	2.4
		Medium	920	1,020	77	177	2.5	2.6	2.5
		High	968	1,136	107	277		2.6	2.5
Waipukurau	1,755	Low	1,860	1,740	105	(15)		2.6	2.4
		Medium	2,060	2,420	305	665	2.5	2.6	2.5
		High	2,255	2,983	455	1,185		2.6	2.5
Central Hawke’s Bay	5,418	Low	5,760	5,340	342	(78)		2.7	2.5
		Medium	6,340	7,480	922	2,062	2.6	2.7	2.6
		High	6,870	9,070	1,322	3,522		2.7	2.6

The above table indicates that over the next 11 years (to 2031), under the high scenario, the number of households in the three towns are projected to increase, as follows:

- Ōtāne - 154 additional households
- Waipawa - 107 additional households
- Waipukurau – 455 additional households

This equates to a total increase of 716 households across the three towns, representing 54% of the total number of additional households expected in the District (1,322 households) in the same period.

The Squillions Report also identifies current undeveloped subdivided lots in the three towns.

Table 6: Undeveloped subdivided lots identified<sup>12</sup>

Area	Total Undeveloped Subdivided Lots	Titles Issued
Ōtāne	15	11
Waipawa	42	26
Waipukurau	104	19
<b>Total</b>	<b>161</b>	<b>56</b>

<sup>11</sup> Extrapolated from Table 21, page 35, of the Squillions Report.

<sup>12</sup> Table 10, page 22, of the Squillions Report.

With just over half of the growth occurring in the main towns, Table 6 shows that there are enough sections in the subdivision pipeline to accommodate at least the next two years of household growth under the high scenario.

For Ōtāne, the ISP recommends that, as a 'Quick Win' (0-1 years) or in the short term (1-3 years), the Council examine actions and interventions to support infill residential development (in the western and southern areas of the existing town boundaries) by:

- Reviewing the District Plan objectives and rules to promote good quality infill and support strategic intensification.
- Reviewing infrastructure/engineering standards that may restrict infill development.

and in the medium term (3-10 years), the ISP recommends that the Council:

- Undertake a residential zoning change to support growth.
- Allow for growth that is reflective of Ōtāne, which supports and strengthens the community and character of Ōtāne while still accommodating growth and affordability.
- Take the opportunity to align growth areas with infrastructure, highly productive soils constraints, community feedback and urban form principles.

Potential future greenfield growth areas for Ōtāne are identified in the ISP to the north and east of the existing town boundaries (indicated in Figure 4).

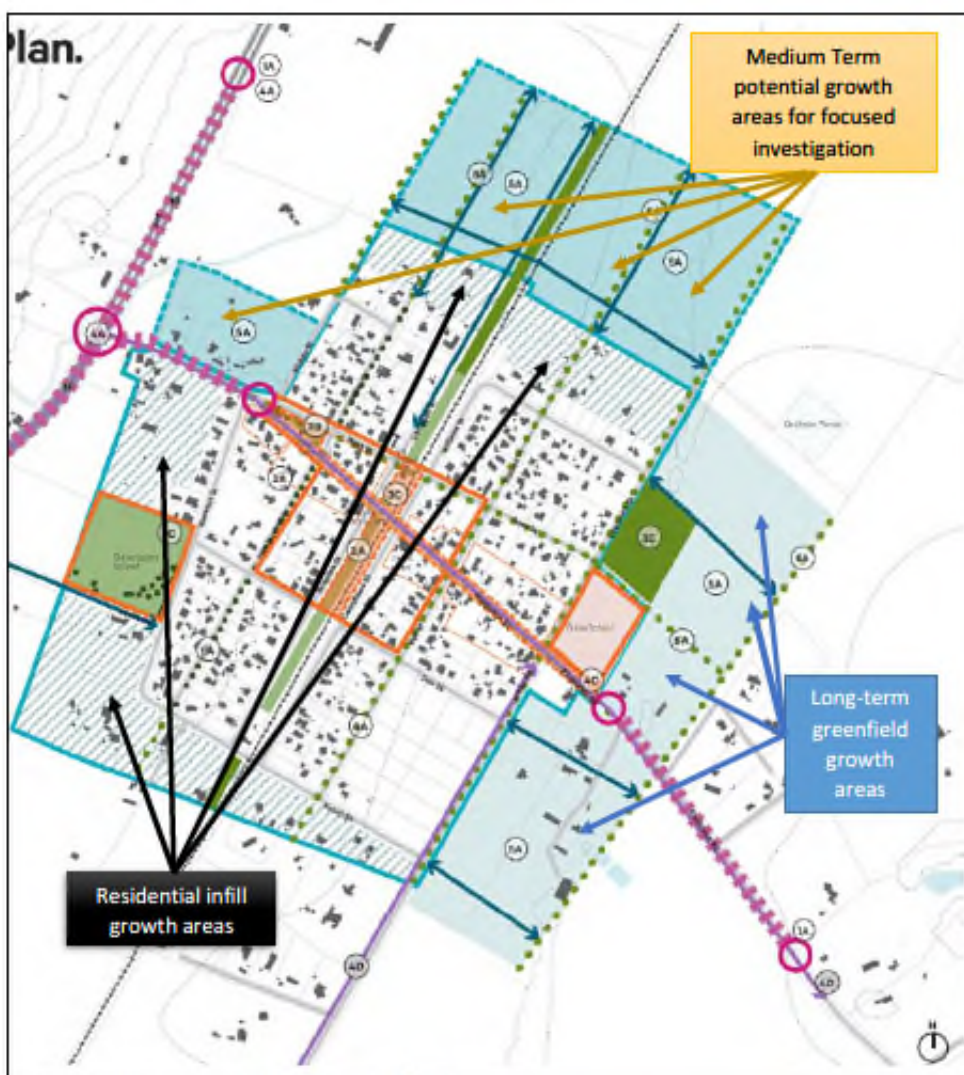


Figure 4: ISP recommended future potential growth areas for Ōtāne

For Waipawa, the ISP recommends that, as a 'Quick Win' (0-1 years) or in the short term (1-3 years), the Council examine actions and interventions to support infill residential development (in the north-western and north-eastern areas of the existing town boundaries) by:

- Reviewing the District Plan objectives and rules to promote good quality infill and support strategic intensification.
- Reviewing infrastructure/engineering standards that may restrict infill development.

and in the medium (3-10 years) to long term (10-30 years), the ISP recommends that the Council:

- Investigate growth that is reflective of Waipawa, which supports and strengthens the community and character of Waipawa while still accommodating growth and affordability.
- Take the opportunity to align growth areas with infrastructure, highly productive soils constraints, community feedback and urban form principles.
- Consider how these growth areas will provide additional choice and capacity in each of the towns for housing.

Potential medium term greenfield growth areas for focused investigation are identified in the ISP to the north (western side of State Highway 2) and north-east of the existing Waipawa town boundaries, and a long term proposed greenfield growth area is identified to the north on the eastern side of State Highway 2. A potential new rural-residential area is identified to the north east (Figure 5) in an area located between Tiffen Lane, Racecourse Road and Ireland Road.

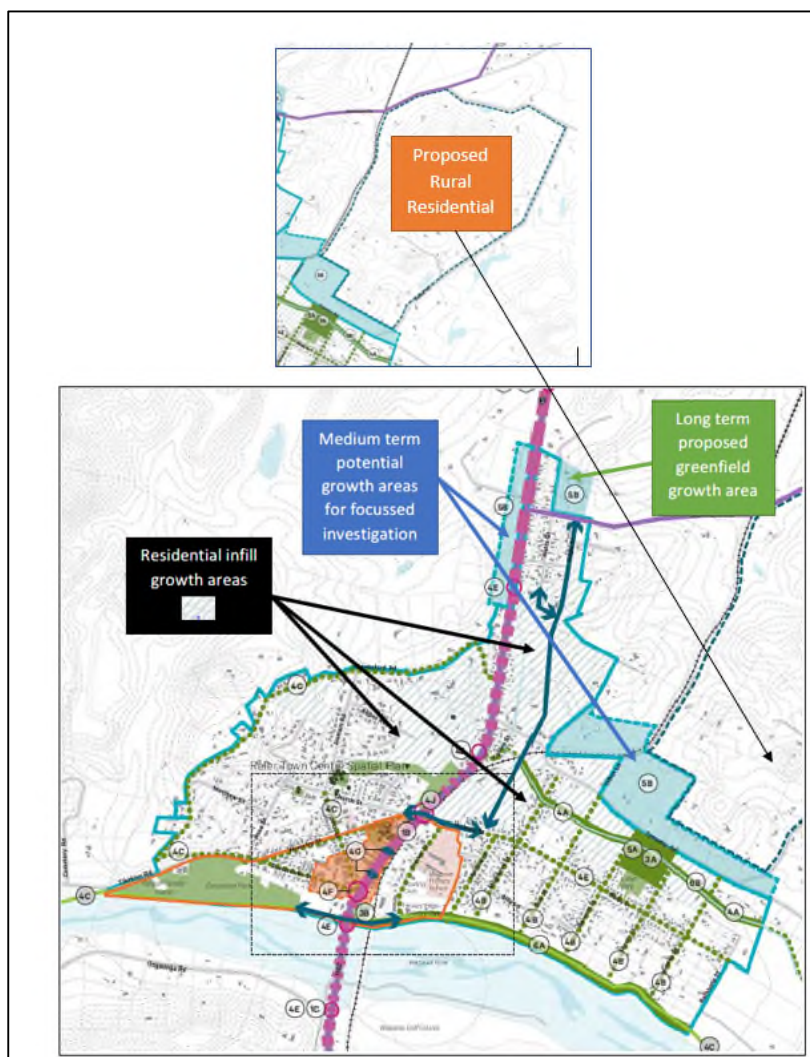


Figure 5: ISP recommended future potential residential and rural-residential growth areas for Waipawa

For Waipukurau, the ISP recommends that, as a 'Quick Win' (0-1 years) or in the short term (1-3 years), the Council examine actions and interventions to support infill residential development (in the south-west, south-east and eastern areas of the existing towns boundaries – see Figure 6) by:

- Reviewing the District Plan objectives and rules to promote good quality infill and support strategic intensification.
- Reviewing infrastructure/engineering standards that may restrict infill development.

and as a 'Quick Win' (0-1 years) as part of the District Plan review, the ISP recommends that the Council prioritise for the delivery of infill housing opportunities within the existing Residential Zone by:

- Reviewing Draft District Plan provisions for density within 5 minute and 10-minute walking circles from Town Centre to encourage alternative housing typologies to meet changing demographic needs, including the aging population.
- Examining potential avenues to enable more dense development if it is of a high standard and enhances the area in which it is located.

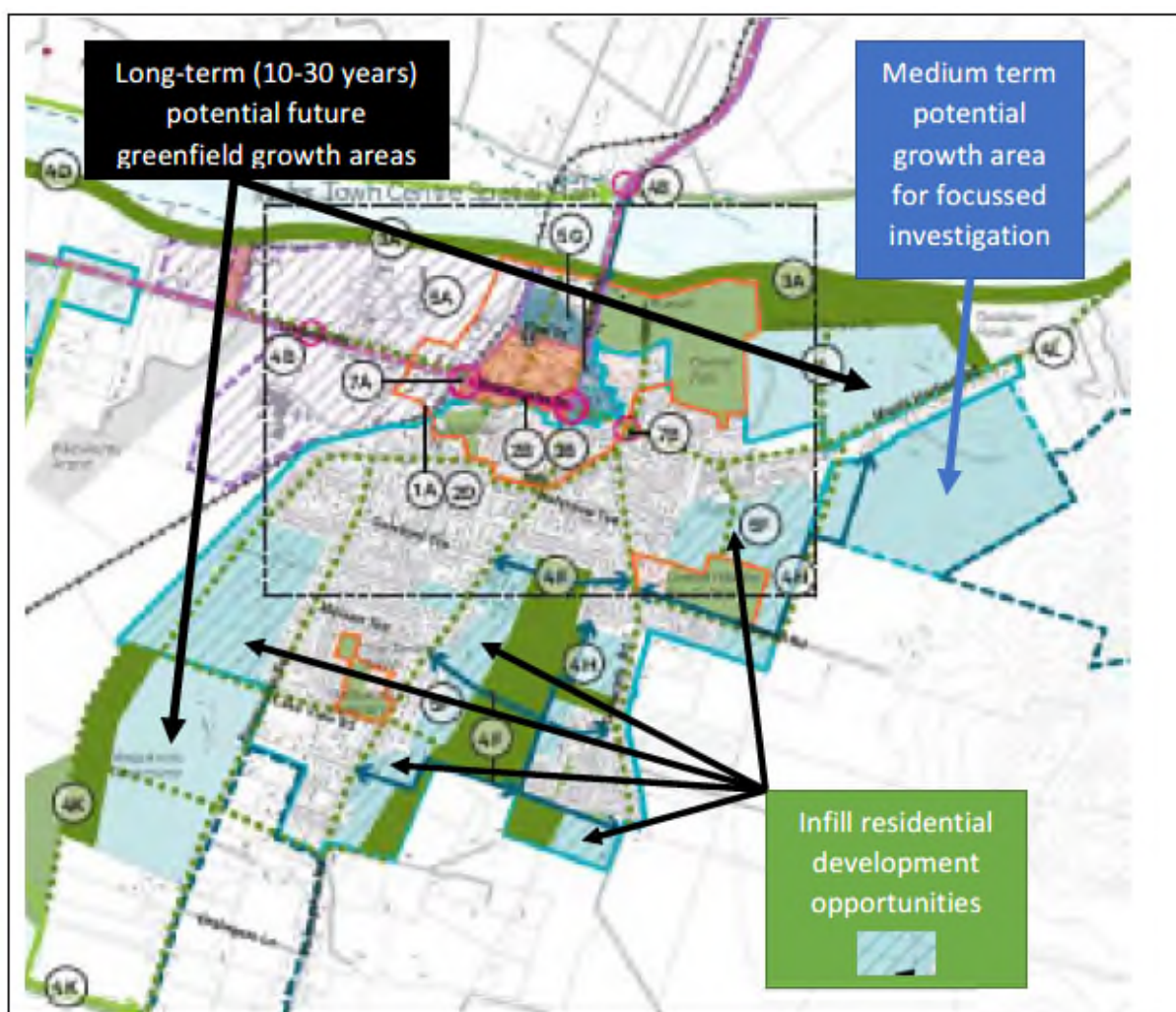


Figure 6: ISP recommended infill residential development opportunities and potential greenfield residential growth areas for Waipukurau

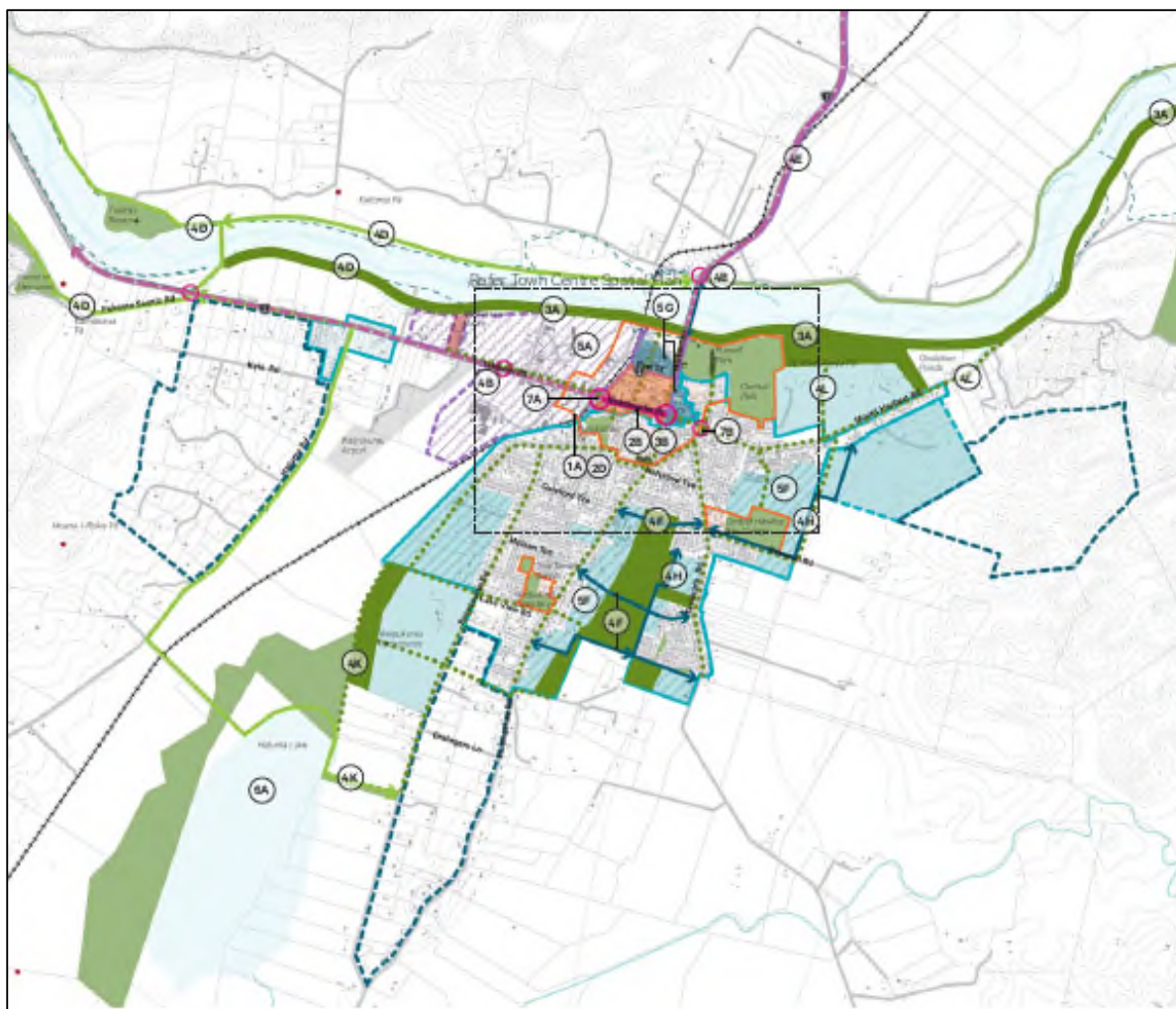


Figure 7: ISP recommended rural-residential growth areas for Waipukurau

A potential medium-term (3-10 years) greenfield growth area for further investigation is identified in the ISP to the west of the existing Waipukurau town boundaries, on the southern side of Mount Herbert Road. Two long-term potential greenfield growth areas are identified at the Waipukurau Racecourse and on the northern side of Mt. Herbert Road (Figure 6). Three potential rural-residential areas are identified to the west (Hatuma Heights area), south (between Racecourse Road and Porangahau Road) and east (near Mount Herbert Road) of the town (Figure 7).

### 3.1 Area-Based Infrastructure Assessment

An area-based infrastructure assessment was prepared by VCV Consulting Ltd, to inform the ISP<sup>13</sup>. The purpose of the assessment was to identify the infrastructure investment needs of the potential future growth areas identified in the ISP for Ōtāne, Waipawa and Waipukurau. No assignment of costs was made. Rather, the assessment nominated four possible preliminary suitability categories to broadly indicate the level of expenditure necessary to accomplish development, as follows:

- Moderately challenging
- Highly challenging
- Very highly challenging
- Extremely challenging.

<sup>13</sup> 'Central Hawkes Bay Area Based Infrastructure Assessment', prepared by VCV Consulting Ltd, June 2020.

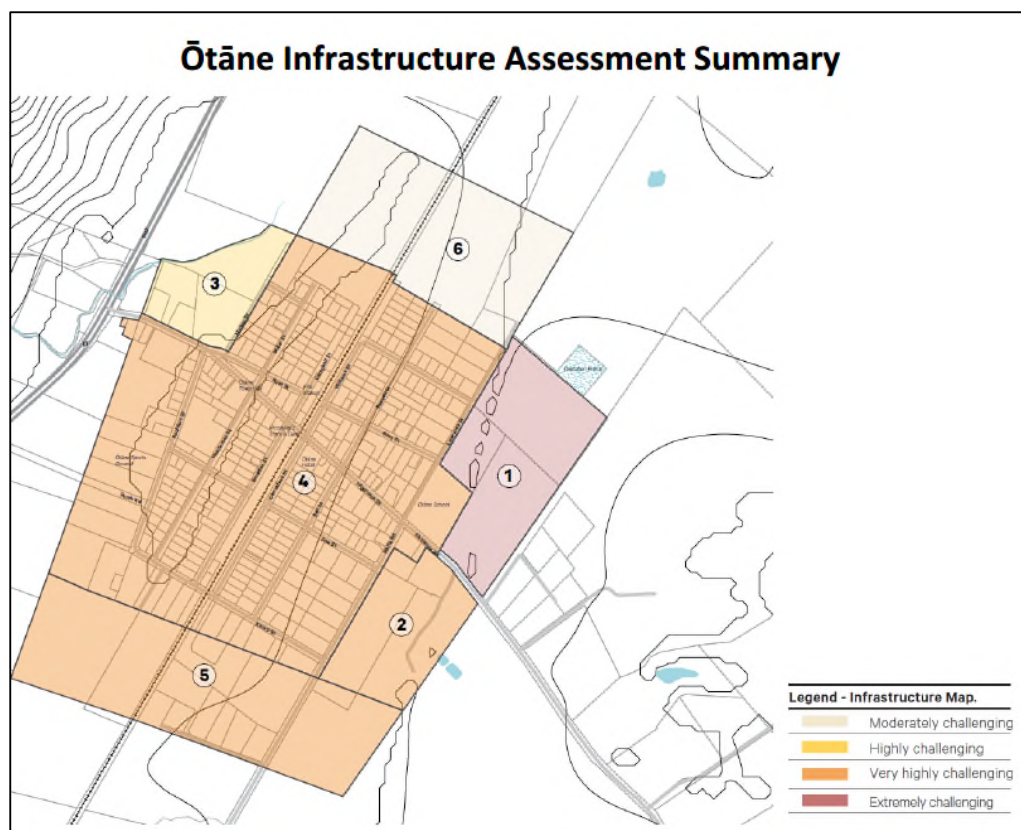


Figure 8: Ōtāne Infrastructure Assessment Summary

The infrastructure assessment considered six potential growth areas for Ōtāne and concluded the following (Figure 8):

- Ōtāne 1 (North east quadrant) – Extremely challenging
- Ōtāne 2 (South east quadrant), Ōtāne 4 (Infill of existing urban area) and Ōtāne 5 (Southern quadrant) – Very highly challenging
- Ōtāne 3 (NW corner near Kaikora Stream) – Highly challenging
- Ōtāne 6 (Northern quadrant) – Moderately challenging

For Waipawa, the infrastructure assessment considered eight potential growth areas and concluded the following (Figure 9):

- Waipawa 4 (Tamumu Road east) and Waipawa 5 (North west area) – Extremely challenging
- Waipawa 3 (Collins to Watts), Waipawa 6 (West side (Domain, Matthew, Abbotsford)), and Waipawa 8 (The Bush) – Very highly challenging
- Waipawa 1 (Watts Street) and Waipawa 2 (North east area) – Highly challenging
- Waipawa 7 (CBD west (Church, Rose, Ruataniwha)) – Moderately challenging



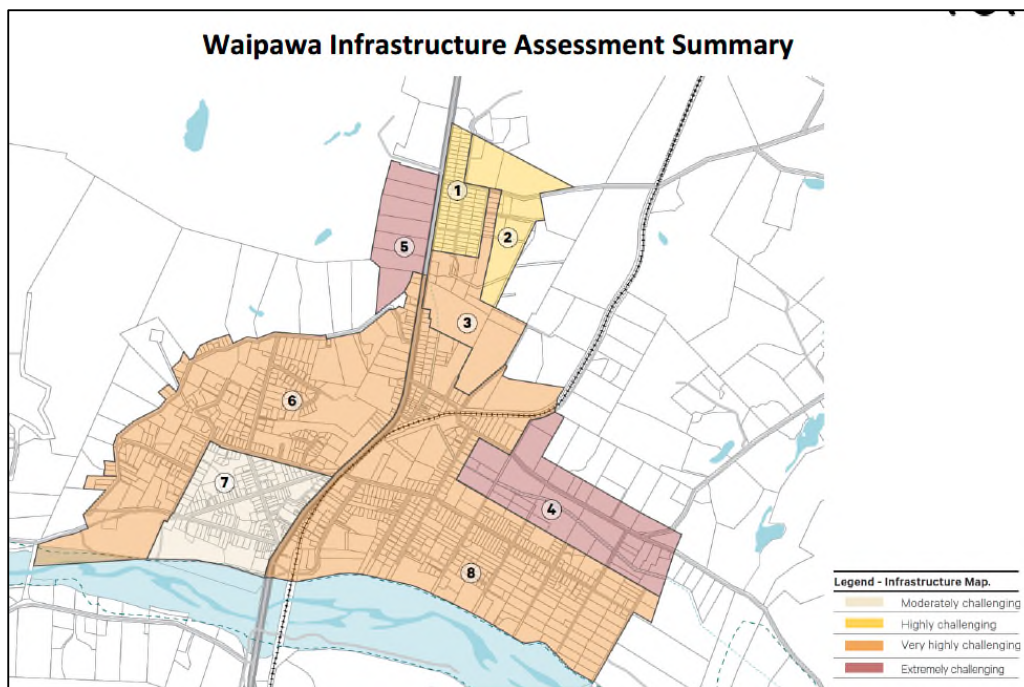


Figure 9: Waipawa Infrastructure Assessment Summary

For Waipukurau, the infrastructure assessment considered sixteen potential growth areas and concluded the following (Figure 10):

- Waipukurau 7 (South east Porangahau Road) – Extremely challenging
- Waipukurau 1 ((Aerodrome), Waipukurau 5 (Svenson Road), Waipukurau 6 (Rose Street), Waipukurau 8 (Hospital and surrounds), Waipukurau 11 (Redwood Drive south), Waipukurau 12 (East of Eden) and Waipukurau 13 (Racecourse) – Very highly challenging
- Waipukurau 3 (North of Mt. Herbert Road) and Waipukurau 4b (Golden Hills east) – Highly challenging
- Waipukurau 2 (Industrial and CBD), Waipukurau 4a (Golden Hills west), Waipukurau 10 (Belgrove), Waipukurau 14 (Viav Lane (north of Racecourse)) and Waipukurau 15 (Existing residential) – Moderately challenging

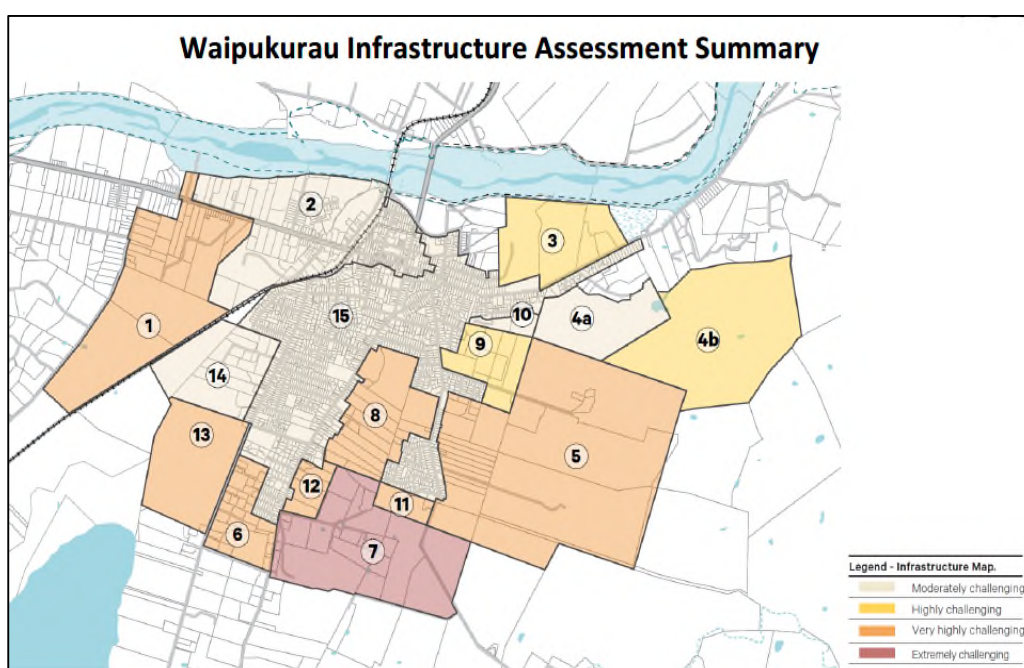


Figure 10: Waipukurau Infrastructure Assessment Summary

## 3.2 High Level Residential Development Capacity Analysis

A high-level residential development capacity analysis was undertaken by Veros Ltd to also inform the development and finalisation of the ISP<sup>14</sup>. The objective of the analysis was to understand, from a theoretical basis, how much development capacity existed in areas currently zoned for residential-type development in Waipukurau, Waipawa and Ōtāne and the constraints that limited this development capacity to a possible level of capacity. The analysis utilised the findings of the Area-Based Infrastructure Assessment referred to in Section 3.1 above.

The analysis used the following three-staged approach to determine a residential development capacity for each of the three towns:

- Each town’s ‘District Plan-enabled’ growth was calculated (relating to properties zoned residential in the District Plan that were of a size where the minimum size provisions allowed subdivision of them as a Controlled Activity).
- The District Plan-enabled capacity was interrogated against the Area Based Infrastructure Assessment to determine the level of ‘infrastructure enablement’ (i.e. District Plan-enabled and located in an area with highly and/or moderately challenging infrastructure issues).
- Capacity that was both District Plan and infrastructure-enabled was further interrogated to determine if it is practically ‘feasible’ to subdivide. For example, the District Plan-enabled growth was assessed at two levels – firstly by site size (for lots under 3000m<sup>2</sup> and lots over 3000m<sup>2</sup>), based on minimum subdivision requirements, and secondly through case study testing more detailed rules that impacted subdivision (particular to Central Hawke’s Bay, the driveway width requirements in the Operative District Plan).

The analysis for each town is summarised in Table 7 below.

Table 7: Residential Development Capacity within Existing Residential /Rural Township Zoned Areas

Area	No. Additional District Plan-Enabled Lots	No. Additional Infrastructure-Enabled Lots	Total No. Additional Feasible Lots	Total Theoretical Capacity (No. additional lots)
Ōtāne	1,525	1,525	968-1,066	975 - 1,075
Waipawa	4,926	913	425 - 549	425 - 550
Waipukurau	9,232	5,302	1,764 – 2,134	1,750 – 2,150

The analysis then tested the theoretical capacity (identified in Table 7 above) against the projections for household growth identified by Squillions in Table 5 above (under the high growth scenario), over the next 10-30 years (i.e. to 2051) (see Table 8 below).

<sup>14</sup> ‘High-Level Analysis to Inform Integrated Spatial Plan’, Technical Memorandum to Central Hawke’s Bay District Council, September 2020.

Table 8: Theoretical Capacity Compared to Growth Projections to 2051 for Existing Residential /Rural Township Zoned Areas

Area	No. of Required New Households in 2051	Total Theoretical Capacity for New Lots	Volume of Theoretical Capacity Compared to Projected Need (based on maximum theoretical capacity)	Comment
Ōtāne	384	975 – 1,075	2.7	Provided infrastructure issues are resolved, Ōtāne has well over double the capacity required to support projected growth
Waipawa	277	425 – 550	1.9	Theoretically Waipawa essentially has double the capacity required.
Waipukurau	1,185	1, 750 – 2,150	1.8	Waipukurau nearly has double the capacity required.

The findings of the analysis are summarised below.

- Theoretically, all three towns currently have capacity within the existing Residential /Rural Township Zones to accommodate all the projected household growth for the next 30 years (i.e. to 2051).
  - Waipawa essentially has double the capacity required
  - Waipukurau has nearly double the capacity required
  - Ōtāne has well over double the capacity required, provided infrastructure issues are resolved.

*Note: This capacity volume is based on ‘infrastructure-enabled’ land and assumes that all existing infrastructure areas determined to be ‘Moderately’ and ‘Highly Challenging’ can indeed support growth to its ‘feasible’ capacity (further detailed infrastructure capacity assessments are required to confirm this).*

- Initial evidence suggests it is likely that existing infrastructure cannot support projected household growth to its ‘feasible’ capacity and upgrades will be required.
- It cannot be reasonably expected that all land with the potential to be subdivided will be subdivided, therefore, the Council needs to provide additional (land) capacity to ensure growth is sufficiently provided for.
- The proposed changes to the Draft District Plan will increase capacity in Waipukurau and Waipawa mostly due to the minimum access width being reduced from 4.0m to 3.0m.
- Capacity in Ōtāne will be reduced due to the increase in minimum lot size in the Draft District Plan, from 350m<sup>2</sup> to 600m<sup>2</sup>. However, regardless of this, the town will still have theoretical capacity for all projected household growth over the 30-year timeframe.
- The single largest issue for yielding projected household growth within the existing towns relates to infrastructure servicing, therefore:
  - The Council needs to complete detailed infrastructure capacity assessments and structure plans.
  - There is an immediate need to plan for investment to yield growth and achieve the Project Thrive outcomes of ‘smart growth’, ‘durable infrastructure’ and ‘environmentally responsible’.

## 4 District Plan Review

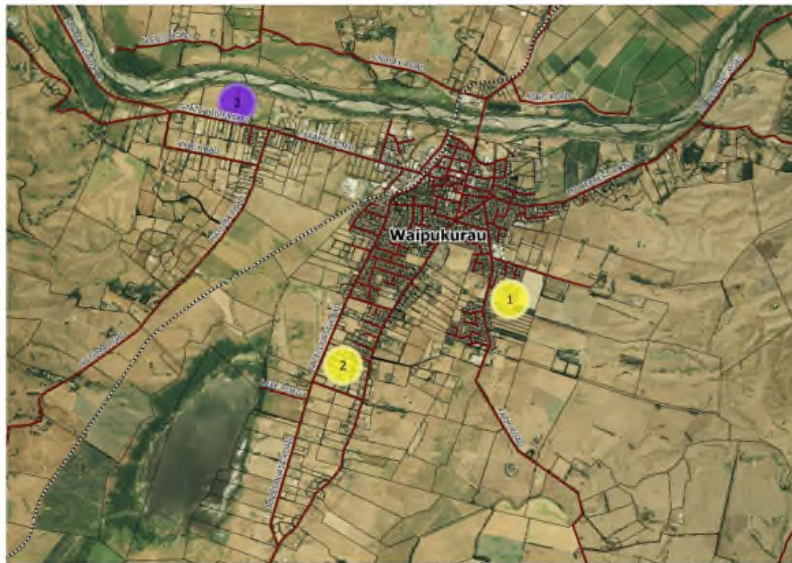
The review of the Operative District Plan commenced in 2017. A Draft District Plan was released for public comment and submissions in May 2019. The key changes from the Operative Plan in the Draft District Plan, relevant to household growth, are:

- Splitting the Rural Zone into two new rural zones:
  - Plains Production Zone - containing the District's most highly valued versatile land, particularly on the Ruataniwha Plains and the flat to rolling land around the urban centres; and
  - Rural Production Zone, comprising the remaining rural areas of the District.
- Amending the subdivision provisions for the Rural Zone (which has a minimum lot size of 4,000 m<sup>2</sup>) to provide a minimum lot size of 12 ha in the Plains Production Zone, and a minimum lot size of 20 ha in the Rural Production Zone.
- Creating new Rural Living Zones (with a minimum lot size of 4,000 m<sup>2</sup>) close to Waipawa and Waipukurau, in areas where rural residential development is already occurring and where amenity and servicing expectations are more likely to be met, and to direct new greenfield rural residential development away from the versatile land resource to avoid it being further fragmented.
- Amending the subdivision provisions to allow the creation of some lifestyle lots within the Plains Production Zone and Rural Production Zone on a limited basis (including where it supports the creation of conservation lots to protect Significant Natural Areas, Heritage Items, Wāhi Tapu, Wāhi Taonga and sites of significance, and the amalgamation of existing smaller Plains Production Zone sites with adjoining land to create a balance lot that achieves the minimum lot size of 12 ha).
- Including a new Housing and Business Growth chapter in the Draft District Plan that identifies Indicative Growth Nodes:
  - two Future Residential Zone growth nodes to the south and east of Waipukurau;
  - one Future Rural Living Zone growth node to the south of Ōtāne; and
  - one Future Rural Living Zone growth node to the north of Waipawa.

These areas were not anticipated as being required during the period of the District Plan but may be required in the medium-term. The intention was for Council to regularly monitor and review the uptake of residential and business land in the district, which would highlight if, and when, the nodes may need to be progressed. The Indicative Growth Nodes are shown in Figures 11 and 12 below.

## Waipukurau

Figure 5A: Waipukurau Growth Nodes:



### Indicative Urban Growth Nodes:

1. *Future Residential Zone (Svenson/Tavistock Roads)*  
Extension of the Residential Zone to the east of the Waipukurau urban boundary, within an area south of Svenson Road and east of Tavistock Road.
2. *Future Residential Zone (Graingers Lane)*  
Extension of the Residential Zone, south of the Waipukurau urban boundary, to Grainger's Lane, between Racecourse Road and Porangahau Road.
3. *Future Mixed-Use Industrial Zone (Takapau Road)*  
Extension of the Mixed-Use Industrial Zone to the west of the Waipukurau urban boundary, between Takapau Road/State Highway 2 and the Tukituki River.

Figure 11: Indicative Urban Growth Nodes - Waipukurau

## Waipawa/Ōtāne

Figure 5B Waipawa/Ōtāne Growth Nodes:



### Indicative Rural Living Growth Nodes:

1. *Future Rural Living Zone (SH2/Racecourse Road)*  
An area extending north of the Waipawa urban boundary encompassing Racecourse Road, between State Highway 2 and the Railway Line.
2. *Future Rural Living Zone (White Road)*  
An area extending south of the Ōtāne Township boundary, along White Road.

Figure 12: Indicative Rural Living Growth Nodes – Waipawa and Ōtāne

No changes were made to the existing boundaries of the Residential Zones of Waipawa and Waipukurau or to the existing boundaries of the Rural Township Zone of Ōtāne as, based on the Economic Solutions Ltd (28 August 2018) household growth projections for 2018-2048, it was considered there was sufficient capacity for growth to be accommodated as infill development within the existing Residential/Rural Township Zone boundaries, combined with household growth within the new Rural Living Zones and in existing and potentially new lifestyle sites in the Plains Production Zone and Rural Production Zone, over the life of the new District Plan.

It was considered that this approach would meet the requirements of the NPS-UDC (which directed local authorities to ensure that regional and district plans provide sufficient urban development capacity for housing growth to meet community needs), as well as the RPS which requires any rezoning for the development of urban activities to be accompanied by a structure plan for inclusion in the District Plan. In that context, it was recognised that structure plans would be required prior to realising any development of the Indicative Urban Growth Nodes (Note: this requirement would not apply to Indicative Rural Living Growth Nodes).

#### 4.1 Identification of Highly Productive Land

Primary production land in Central Hawke's Bay has experienced increasing pressure from subdivision and development for housing, particularly around the urban areas of Waipukurau and to a lesser extent Waipawa/ Ōtāne. Low density residential development, known as 'lifestyle blocks', have developed in the rural areas, capitalising on the current 4,000m<sup>2</sup> minimum subdivision lot size which applies in the Rural Zone under the Operative District Plan provisions.

The Council commissioned Land Vision Ltd<sup>15</sup> to assess the productive value of the rural land resource in Central Hawke's Bay, which included:

- i) looking at the definition of versatile land and the factors needed to be taken into consideration when classifying land as such; and
- ii) carrying out a versatile land assessment with particular emphasis on the Ruataniwha Plains, to determine whether the 'Plains' is a versatile land resource of local, regional or national significance requiring specific District Plan protection.

Land Vision Ltd summarised the importance of 'versatile soils', and the presence of 'versatile soils' in Central Hawke's Bay, as follows:

##### ***"5.1.2 Versatile Soils***

*The best soils in New Zealand are coined to be "versatile" or "high-class". Hewitt (2017) states, versatile soils are critical for the supply of nutrients required for optimum plant and food growth. A versatile soil is one that is "capable of many uses needs to be deep, fine-textured, moist, free-draining, loamy, and have organic rich topsoil. These properties best enable plant roots to take up nutrients, water and oxygen, and get enough support for rapid growth. Fertility is highest in soils young enough not to have been leached and old enough to have built up organic matter. They are also derived from parent rocks that are well supplied with essential nutrients."*

*Versatile soils in New Zealand are rare (found in only 5.5% of New Zealand) and are therefore of very high value for food and crop production. These soils should be protected from the development of urban areas and instead reserved for agriculture and horticulture use."*<sup>16</sup>

##### ***"7.1 Classifying "Versatile Soils" in the CHB***

*The most comprehensive description of soils for the Central Hawkes Bay is that by Griffith (2001) where the dominant soils (29 soils in total) of the Ruataniwha are described along with some small scale (1:50,000) soil*

---

<sup>15</sup> 'Assessment on the Need for a New Rural Zone for Subdivision in the Central Hawkes Bay District - Report for the Central Hawkes Bay District Council', Land Vision Ltd, 26 January 2018 (Land Vision Report).

<sup>16</sup> Pg 6, Land Vision Report.

maps. The Griffith report also included other information such as texture, structure, drainage, water holding capacity and susceptibility to erosion are provided to give recommendations and management guidelines for cultivation, drainage, and irrigation.

#### 7.1.1 Highly versatile soils with high productive value

The most versatile soils of the Central Hawke Bay are found on the flat to rolling country formed from alluvium, loess and tephra. These soils support a range of intensive primary production activities and include:

- The deep free draining alluvial soils (>45 cm) with high natural fertility and mostly silty, and/or fine sandy loam textures. Soils include: Manawatu silt loam, the Twyford series and Hastings series.
- The deep alluvial soils with high natural fertility, but slow natural drainage in the subsoils. With appropriate drainage a wide range of crops can be grown. Typical soils include the Kairanga silt loam.
- Moderately deep soils (45-90 cm of alluvium overlying gravels). Soils are light textured and slightly more susceptible to summer drought. With adequate soil moisture, summer irrigation and conservation methods to alleviate slight wind erosion potential, a wide range of crops can be grown. Soils include the Kopua series.
- Well drained deep soils formed from tephric loess overlying gravels. Topsoils are light textured silt loams which are susceptible to wind erosion when cultivated. With adequate soil conservation methods a wide range of the crops can be grown.

#### 7.1.2 Less versatile soils with high productive value

There are a number of soils in Central Hawke’s Bay with lower versatility because of limitations such as wetness, soil impediments, and susceptibility to drought. These soils are still of high productive value but require an increased level of management, including artificial drainage and irrigation, to achieve yields similar to highly versatile soils. Soils of this type include: Takapau series and Waipukurau sandy loam.

The Central Hawke’s Bay also includes very low versatility soils but with high economic viticulture values. These soils are very patchy (<15cm deep) with numerous boulders throughout the profile and on the surface. This makes them unsuitable for intensive crop production; however vineyards do thrive on these soils. These soils include the Tukituki series.”<sup>17</sup>

The conclusion of the Land Vision Report was that the flat to rolling country formed from alluvium, loess and tephra represent the most versatile soils of the District, supporting a range of intensive primary production activities, but that there are also areas comprising less versatile soils with high productive value.

The Land Vision Report summarised the most highly productive land and soil versatility in the District as set out in Table 9<sup>18</sup>.

Table 9: Areas of highly productive land in the Central Hawke’s Bay District

Category	Area (ha)
Highly productive land and highly versatile soils	21,805
Highly productive land and lower versatile soils	61,076
Subtotal of highly productive land	82,881
Stony soils with low versatility and high productive value for grapes	6,427
Total area of highly productive land plus land suited to grapes	89,308
<b>Total area of land in the district (includes all land)</b>	<b>332,644</b>

In addition, Land Vision noted other factors that made the productive and versatile land and soils of the district a particular ‘resource of significance’, as follows:

<sup>17</sup> Pg 12/13, Land Vision Report.

<sup>18</sup> Pg 18, Land Vision Report.

#### ***“7.5.1 Proximity to services (towns, airport, port)***

*The productive and versatile land and soils within the district are all within close proximity (<50 km) to urban centres or towns (Waipukurau and Waipawa) available to supply services and within computing distance to Napier port or Napier or Palmerston North airport.*

#### ***7.5.2 Transport – both ease and distance***

*The productive and versatile land and soils is well connected to main urban centres and service towns by a number of State Highways and rural roads. These include:*

- *State Highway 2 (SH2) – Runs from Dannevirke to the South of the District to Napier/Hastings to the North (approximately 122 km). SH2 runs along the eastern section of the plains and through the main urban settlements of Waipukurau and Waipawa. Highway contains sealed roading and the transport of primary products along this section is considered easy.*
- *State Highway 50 (SH50) – Separates from SH2 just south of Takapau and runs through to Hastings in the North (approximately 90 km). SH50 runs along the western section of the plains and through the small service towns of Onga Onga and Tikokino. Highway contains sealed roading and is a major link road for the transport of primary products from the area to other districts.*
- *Rural Roads – Other rural roads are just as important as the State Highways in the area. In particular are Tikokino Road (linking Tikokino and Waipawa), Onga Onga Road (linking Onga Onga and Waipawa) and Onga Onga-Waipukurau Road linking the two named towns. These are important as not only do they dissect the plains they link the two state highways together. These roads are important as there is a considerable ease of transport of primary goods away from source to other sections of the district and beyond.*

#### ***7.5.3 In summary***

*Given the areas setting, inclusion of versatile soils, high productivity, and its ease of access of all parts to services and transport, areas of highly productive/highly versatile soils and highly productive/lower versatile soils must be classified as “versatile land”.*

The conclusion from this, was that there are considerable productive and versatile land and soils in the District, which provide a significant base for arable, finishing, dairying, and viticulture land uses which can be collectively defined as ‘versatile land’.

The Land Vision Report identified land fragmentation as a significant issue. The adverse impacts of land fragmentation vary depending on the context, but can include:

- reduction of land available for primary production (which is a finite resource),
- generation of reverse sensitivity (where a newly introduced land use, such as residential lifestyle development, seeks to restrict or limit existing lawfully established land uses),
- increased need for infrastructure and community service provision,
- increased demand for water or other resources,
- increased diversity of land uses and associated economic activities, and
- uncertain changes to habitat and biodiversity.

On the positive side, fragmentation can contribute to increased diversity of land uses with associated economic benefits.

Past land fragmentation in Central Hawke's Bay is reflected on cadastral maps and historic rural subdivision data. Figure 13 is taken from the Land Vision Report<sup>19</sup>, and presents cadastral data of parcels less than 12 hectares in the District, superimposed over the LUC Class 1-3 soils:

It is important to note that cadastral data does not identify actual land use. For this reason, it is limited in its ability to present a reliable, definitive picture of productive land use and/or land fragmentation in the District. However, coarse observations can be made, as follows:

- i) the majority of land parcels under 12 hectares are concentrated around Waipukurau, Waipawa and, to a lesser extent, the townships of Ōtāne, Ongaonga, Takapau and

---

<sup>19</sup> Appendix 3, Map 2, Land Vision Report.



Porangahau, which supports on-the-ground observation that there has been increased rural residential development in close proximity to urban amenities and services (particularly in the period since the Operative District Plan was made operative); and

- ii) there are some land parcels under 12 hectares on the Ruataniwha Plains, which may suggest some demand for rural lifestyle blocks has been occurring on the more elite soils of the District, albeit pepper-potted and more dispersed in nature. However, some of these could also be for small-scale rural production or rural residential blocks legitimately supporting the needs of rural landowners and workers.

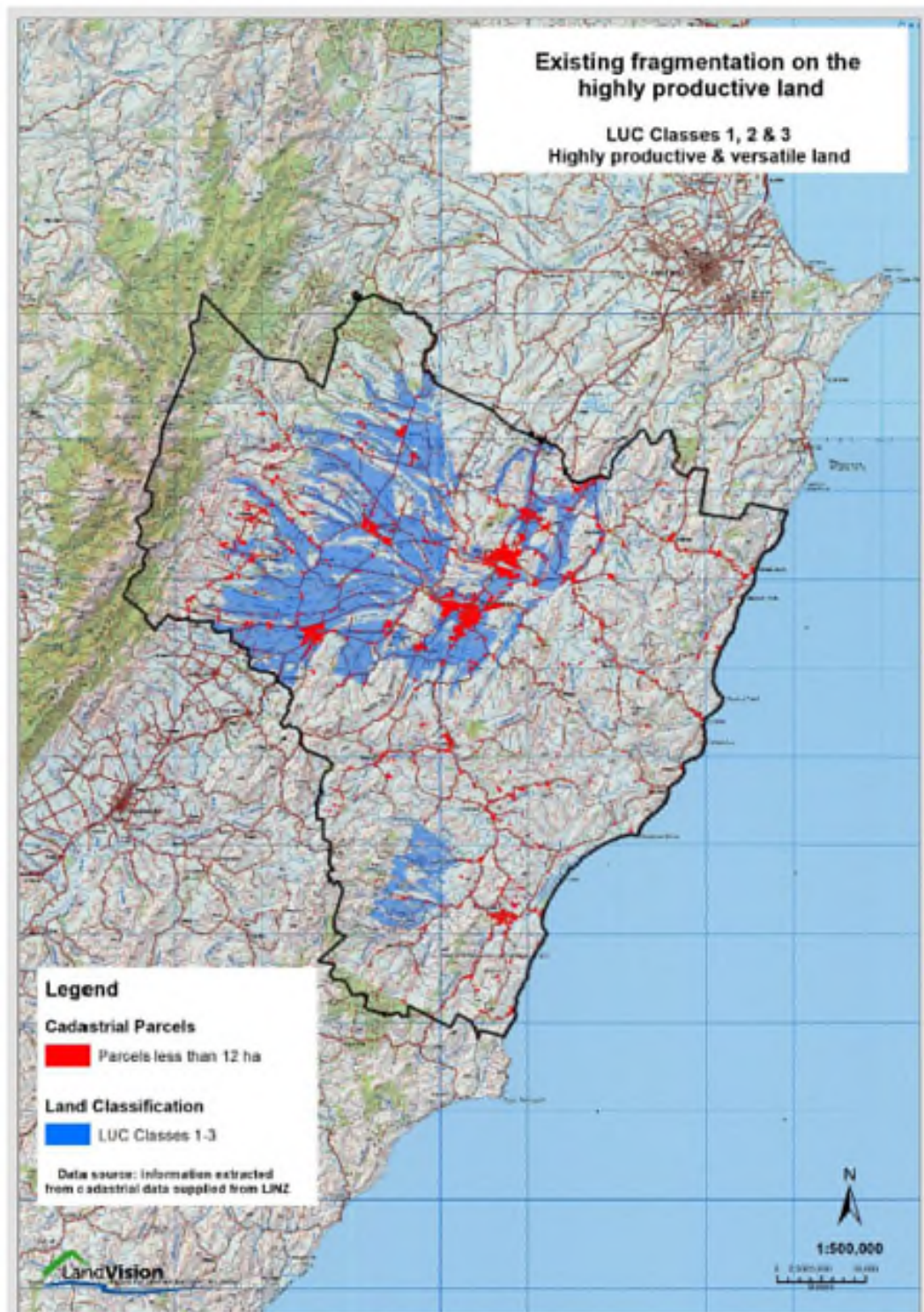


Figure 13: Extent of properties less than 12 hectares in size in the Central Hawke's Bay District

The Land Vision Report concluded that, because versatile soils and the accompanying versatile land are particularly rare in New Zealand, the versatile land in the District should be classified as a resource of national significance, or at the very least, regional significance – noting that very few other places in the country exhibit the concentration and extent of versatile soils/land supporting a wide range of land uses as found in the central Hawke's Bay, and:

*"Therefore, it is imperative that the protection of the versatile soils/land of the District be one of the core objectives of the Central Hawkes Bay District Plan. This is vital in "sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations" and "safeguarding the life capacity of... soil" (RMA)."*<sup>20</sup>

While the Land Vision Report pre-dates the PNPS-HPL, the methodology used in the report to identify the location of highly productive land in the Central Hawke's Bay District aligns well with the approach supported by the PNPS-HPL, insofar as it assessed the versatility of the soils as well as other factors that make the productive and versatile land and soils of the district a particular 'resource of significance' (i.e. LUC 1-3 proximity to services (towns, airport and port) and transport (ease and distance)).

The approach is also consistent with the one used to identify highly productive land on the neighbouring Heretaunga Plains within the Hawke's Bay Region, which is supported by the Heretaunga Plains Urban Development Strategy 2017, being a collaborative approach by the Hastings District Council, Napier City Council and Hawke's Bay Regional Council towards managing urban growth on the Heretaunga Plains (from 2015 to 2045).

## 4.2 Land on the Urban Periphery

While rural land around the main urban centres of Central Hawke's Bay (Waipukurau, Waipawa and Otane) does not contain the same concentration of 'highly versatile' soils as found on the Ruataniwha Plains, the land is still highly productive (majority LUC Class 3 soils) and is a significant contributor to the rural economy of the district, given its proximity to services, labour force and transport links. For this reason, and given its finite characteristics, this land warrants a similar level of protection as the highly productive land of the Ruataniwha Plains.

The periphery of the main urban centres is where the greatest development pressure for rural lifestyle subdivision has been observed to be occurring in the District, capitalising on the current 4,000m<sup>2</sup> minimum subdivision lot size which applies in the Rural Zone under the Operative District Plan provisions.

The demographic growth projections in the Squillions Report (referred to earlier in this report) forecasts 1,322 new households across the District in the 11-year period to 2031 (based on a high growth scenario). Of this, 716 households (54%) are anticipated within and around the urban areas of Waipukurau, Waipawa and Ōtāne – 455 of these in and around Waipukurau, 107 in and around Waipawa and 154 in and around Ōtāne.<sup>21</sup> Another 136 are expected in and around Takapau and Porangahau townships (10%). While not numerically large, it does suggest the current pattern of unplanned subdivision and development in and around the periphery of the urban areas may continue if it is left unchecked.

As outlined above, the focus of the PNPS-HPL is on maintaining the availability of highly productive land for future primary production, and to not locate urban expansion onto highly productive land unless there is a shortage of development capacity to meet demand in accordance with the NPS-UD and the benefits of allowing urban expansion onto highly productive land outweighs the benefits of the continued use of that land for primary production.

---

<sup>20</sup> Pg. 19, Land Vision Report.

<sup>21</sup> Based on Table 21, page35, Squillions Report.

In addition to the 161 existing undeveloped subdivided lots identified in Table 4 above (of which 56 have titles issued), the high-level residential development capacity analysis undertaken by Veros Ltd (discussed above) found that, theoretically, Ōtāne, Waipawa and Waipukurau have plan-enabled and infrastructure-ready capacity within the existing Residential /Rural Township Zones to accommodate all the 'high' household growth projected to occur over the next 30 years (i.e. to 2051, being the long term)<sup>22</sup>. On that basis, with reference to the PNPS-HPL, there is little justification for continuing to allow urban expansion to continue onto the highly productive land.

If protection of highly productive land is to be achieved, it is important that new households are directed into the existing urban residential areas, existing smaller lots already subdivided but not yet developed within the rural areas, or to zones provided specifically for that purpose (e.g. rural living zones), rather than continuing to enable ad-hoc and unplanned development to occur on the urban periphery on highly productive land. As well as being consistent with the PNPS-HPL, this approach is consistent with the RPS, which recognises the adverse effects that unplanned urban form and ad-hoc management of urban growth can have on the economic wellbeing of the Region's people and communities, as well as the natural environment (land and water) and versatile land.

The ISP identified potential areas of urban growth on the periphery of each of the three towns for the medium and long term, subject to further investigation (Figures 2-4). It is noted that the potential growth areas in the ISP do not align with the areas identified in the Draft Urban Growth Strategy (Figures 1 and 2).

Policy POL UD11 in the RPS states that any rezoning for the development of urban activities should be accompanied by a structure plan for inclusion in the district plan, in accordance with the matters in RPS policies POL UD10.3, POL UD10.4 and POL UD12. Therefore, prior to initiating any change to the District Plan to rezone land within any of the potential growth areas for residential subdivision, use and development, further investigations and work is required to be undertaken by the Council.

Given Veros' assessment that there will be sufficient capacity within the existing towns to accommodate projected household growth over the next 30 years (which satisfies Policy 2 of the NPS-UD), albeit there may be infrastructure upgrades required, it appears that there is currently no need to rezone any land within the identified potential urban growth areas. However, should household growth over the short to medium term exceed the projections, new residential development could be directed to the medium-term potential urban growth areas identified in the ISP in the first instance by way of a change to the District Plan, or as part of the next District Plan review. It is also possible that only part of a potential urban growth area might need to be rezoned at a time, to satisfy household growth demand, as the areas identified in the ISP are large and may not be needed in their entirety or all at once.

As such, it would be appropriate to signal potential urban growth areas in the District Plan. However, given the high-level, desktop nature of the ISP and the ISP's reference to the need for further detailed investigations to determine whether some or all of the land within each potential area is suitable for development, it would be more appropriate to only identify the general indicative direction of potential urban growth on the periphery of each town, rather than identify specific property boundaries (as done in the ISP), to reflect this uncertainty and lack of supporting detailed assessment. This approach is also important in order to manage the expectations of landowners in these areas.

---

<sup>22</sup> Meaning that the towns may have capacity to accommodate household growth over a longer time period if household growth does not occur at the higher rate projected.

### 4.3 Rural Lifestyle Development

The Squillions Report projects the share of the District's population living in Waipukurau, Waipawa and Ōtāne will increase slightly. However, a significant amount of growth will also occur outside the town boundaries<sup>23</sup>. Most districts in New Zealand have seen high demand for rural-residential and lifestyle developments in recent years. Squillions consider that economic downturn from Covid-19 is likely to suppress demand for lifestyle properties over the next couple of years or more. Longer term, the most desirable areas for lifestyle properties are likely to be those most accessible to where people work, including around Ōtāne and the main route north.

The Draft Urban Growth Strategy considered options for urban growth based on Scenario Two (which assumed that the Ruataniwha Water Storage Scheme would proceed) and identified the following six areas for rural residential development adjoining Waipawa and Waipukurau (as shown in Figures 1 and 2):

#### Waipawa:

**Area 1 (Rural Residential):** comprising 46.8 ha near Waipawa that could accommodate approximately 40 rural-residential lots (based on an average lot size of 1 hectares).

**Area 5 (Rural Residential):** comprising 345 ha of Rural Zone land near Ireland and Homewood Roads. No yield determined.

**Area 6 (Rural Residential):** comprising approximately 44 ha of Rural Zone land in the vicinity of White Road and White Road Extension, located between Waipawa and Ōtāne. No yield determined.

#### Waipukurau:

**Area 1 (Rural Residential):** comprising 92 ha of Rural Zone land on the western boundary of Waipukurau, including land in the Mangatarata Road area. No yield determined.

**Area 5 (Rural Residential):** comprising 153.5 ha of Rural Zone land on the western boundary of Lake Hatuma and extending to the east to include land between and adjacent to the Racecourse and Porangahau Roads. No yield determined.

**Area 6 (Rural Residential):** comprising 155.7 ha of Rural Zone land in an area defined by Kyle and Takapau Roads and includes Hatuma Heights and JG Wilson Drive. No yield determined.

The Draft Urban Growth Strategy also identified **Area 3 (Residential)** in Waipukurau, being an area of approximately 27.4 ha within the Rural Zone near Racecourse Road on the western boundary.

No areas for rural residential development were identified near Ōtāne.

The Sage Planning 'Scoping Report'<sup>24</sup> (prepared as part of the District Plan Review) identified the need to "consider the establishment and mapping of the rural area, which may identify a requirement for additional rural zones". It considered issues identified in background reports and feedback, including identification of the following issues:

- Reverse sensitivity effects between rural productive land use activities and rural residential development within the Rural Zone;
- Need to protect versatile soils from sporadic rural residential development;
- Need for clear direction on the location of rural residential development; and

---

<sup>23</sup> Page 33, Squillions Report.

<sup>24</sup> Section 10.5.3, page 48 of the report 'Central Hawke's Bay District Council District Plan Review 2017 – Initial Section 32 Scoping Report', prepared by Sage Planning HB Limited, dated 24 August 2017.

- Lifestyle development could be contained within identified rural residential zones to protect rural productivity of the rural zone(s).

The Draft District Plan included one Rural Living Zone in Waipawa, in the area between Pourerere Road/Ireland Road/Racecourse Road/Tiffen Lane (182.73 ha) (Figure 14).

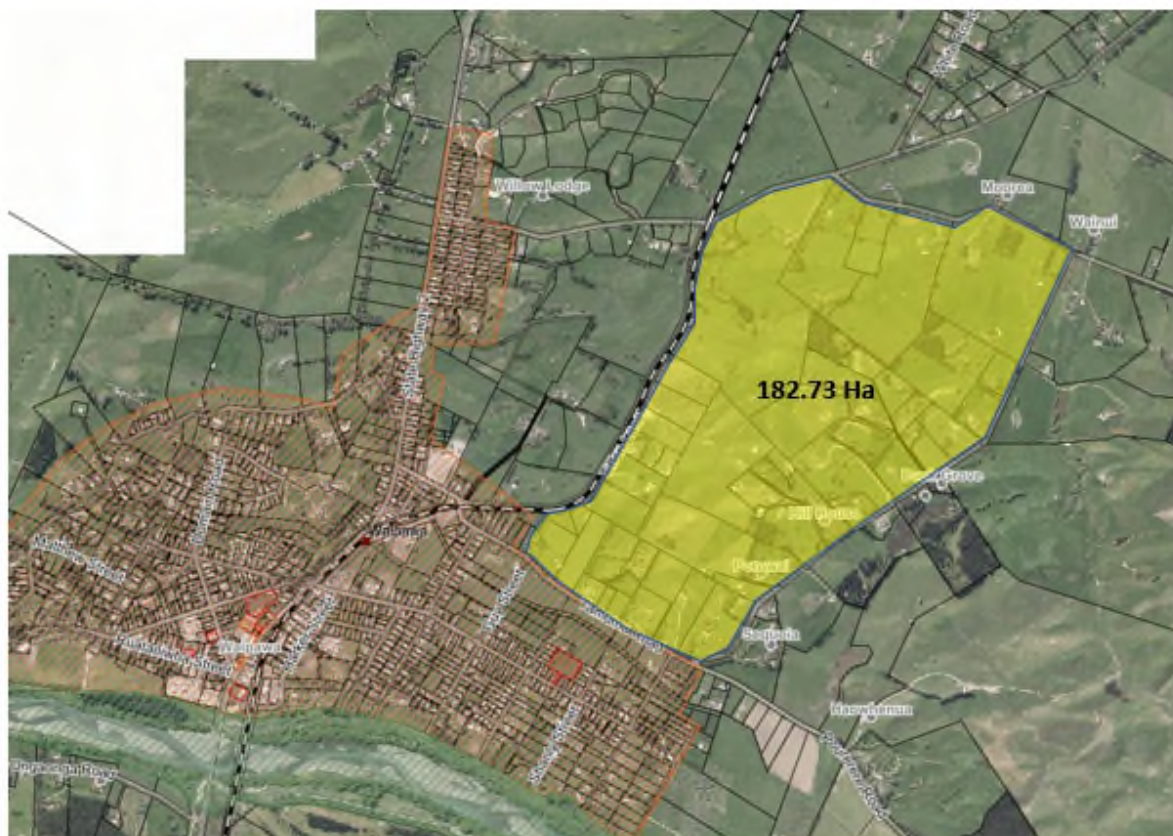


Figure 14: Draft District Plan Rural Living Zone – Waipawa

The Draft Plan also identified the following three Rural Living Zones in Waipukurau (Figure 15):

- an area (160.33 ha) located to the west, near Kyle Road / 'Hatuma Heights'
- an area (68.59 ha) to the south, between Racecourse Road and Porangahau Road
- an area (27.96 ha) to the south, north of Graingers Lane

It is noted that within the areas where the Rural Living Zones have been identified in the Draft District Plan, rural residential development has already been occurring, which demonstrates the existing desire for rural residential development in these areas.

The ISP identified four potential areas for rural residential development near Waipawa and Waipukurau, within the Operative District Plan's Rural Zone, as follows (see Figures 5 and 7 above):

#### Waipawa

- one area (approximately 160 ha) located between Tiffen Lane, Racecourse Road and Ireland Road

#### Waipukurau

- an area (approximately 156 ha) located to the west near Kyle Road (known as 'Hatuma Heights')
- an area (approximately 70 ha) to the south between Racecourse Road and Porangahau Road (in the vicinity of Grangers Lane)
- an area (approximately 106 ha) to the east, on the southern side of Mount Herbert Road.

The ISP did not identify any potential future rural residential growth area near Ōtāne.

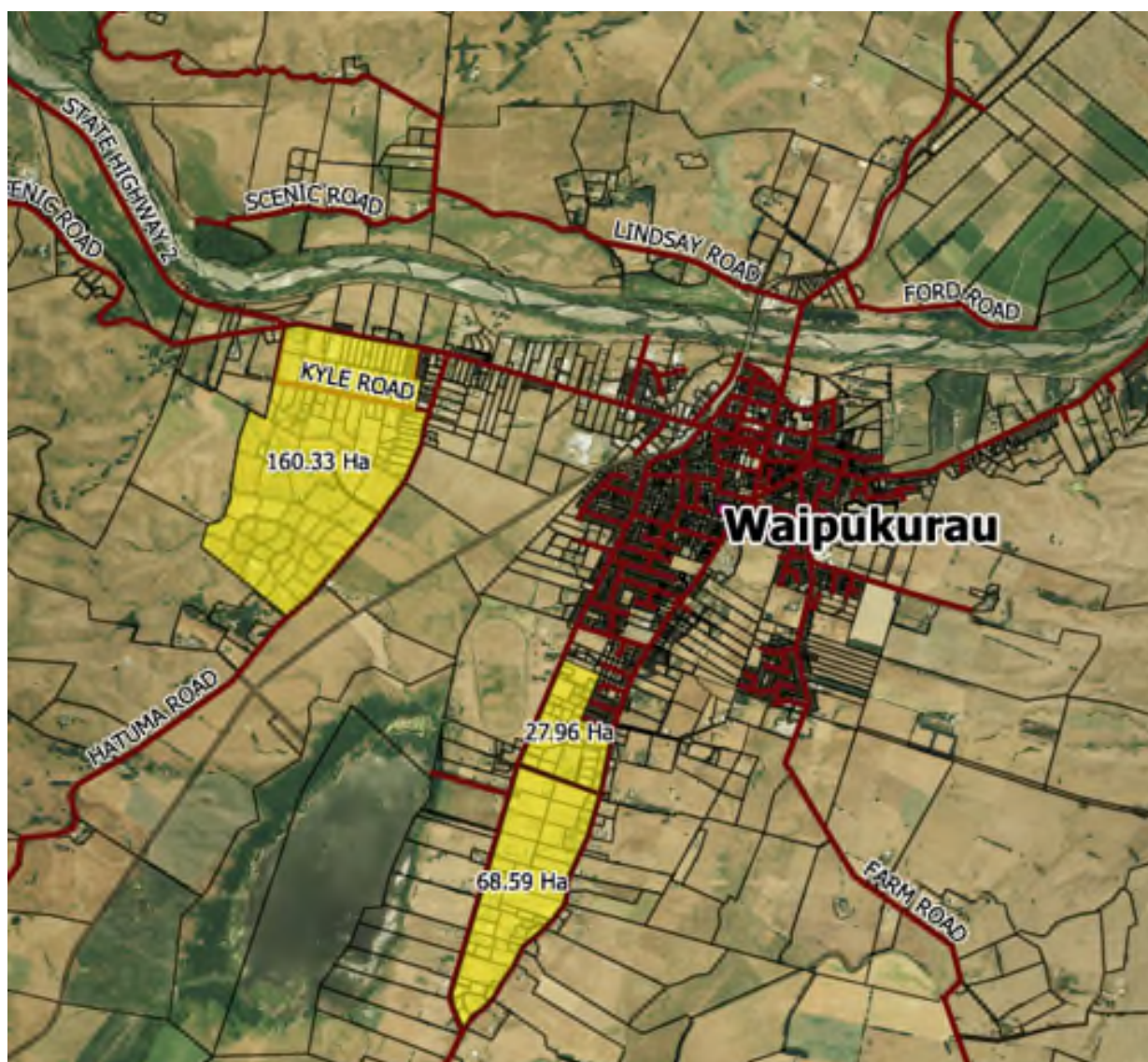


Figure 15: Draft District Plan Rural Living Zones - Waipukurau

The rural residential area identified in the ISP for Waipawa is smaller than the Rural Living Zone identified in the Draft District Plan, as part of the area located adjacent to Pourerere Road is identified as a potential future urban residential growth area in the ISP.

It is considered that Pourerere Road would provide a good physical buffer between the existing Residential Zone on the southern side of Pourerere Road in Waipawa and a Rural Living Zone on the northern side of Pourerere Road. Given this, and the finding of the Veros capacity assessment that there is theoretically double the capacity within the existing Residential Zone to accommodate all the projected household growth over the next 30 years, it is considered that it is not necessary or appropriate to include a potential residential growth area on the northern side of Pourerere Road at this point in time. It is therefore considered that the entire Rural Living Zone area identified for Waipawa in the Draft District Plan should be retained as is. However, if a future infrastructure capacity assessment of Waipawa found that it would be more cost effective to develop land outside of the existing urban boundaries for residential growth, then the land on the northern side of Pourerere Road (within the Rural Living Zone) could be considered for rezoning to Residential then.

The ISP rural residential growth area located to the east of Waipukurau (in the Mount Herbert Road area) is in a different location to the Area 1 rural residential area in the Draft Urban Growth Strategy, and there is no equivalent area in the Draft District Plan.

The rural residential growth areas identified in the ISP to the south and west of Waipukurau match the Rural Living Zones identified in the Draft District Plan.

A desktop exercise was undertaken as part of preparing the Draft District Plan, to calculate the approximate potential yield of the three Rural Living Zone areas adopted<sup>25</sup>, based on a 4,000 m<sup>2</sup> minimum lot size (being the current minimum lot size for the Rural Zone in the Operative District Plan) and an average lot size of 1 hectare to account for potential geotechnical constraints (see Table 10). A total potential yield of 278 lots was identified across the three areas, with 48% of lots provided for in Waipawa and 52% in Waipukurau.

Table 10: Desktop Potential Yield Calculations for Proposed Rural Living Zone Areas

Areas	Total Land Area (ha)	Land Area Already Subdivided [below 7999m <sup>2</sup> (i.e. not readily subdividable at 4000m <sup>2</sup> minimum lot size)]	Total Land less land already subdivided [refer to purple areas on maps in Figures 16, 17 and 18]	Maximum Potential Yield (4000m <sup>2</sup> minimum lot size)	Potential Yield (based on 1ha average lot size to account for geotechnical constraints and total 75% subdividable land (assuming 25% for internal access, roading, etc.))
<b>WAIPAWA</b>					
Ireland Road	182.73 ha	4.8 ha	177.93 ha	445 lots	133 ha = 133 lots
<b>WAIPUKURAU</b>					
Graingers Lane	27.96 ha	25.6 ha	2.36 ha	6 lots	2 ha = 2 lots
Porangahau Road/ Racecourse Road	68.59 ha	16.8 ha	51.79 ha	129 lots	39 ha = 39 lots
Kyle Road/ Hatuma Heights	160.33 ha	21.2 ha	139.13 ha	348 lots	104 ha = 104 lots
<b>TOTALS</b>	<b>606.35 ha</b>	<b>79.6 ha</b>	<b>526.75 ha</b>	<b>1,317 lots</b>	<b>278 lots</b>

<sup>25</sup> Graingers Lane area combines with the Porangahau Road/Racecourse Road area.

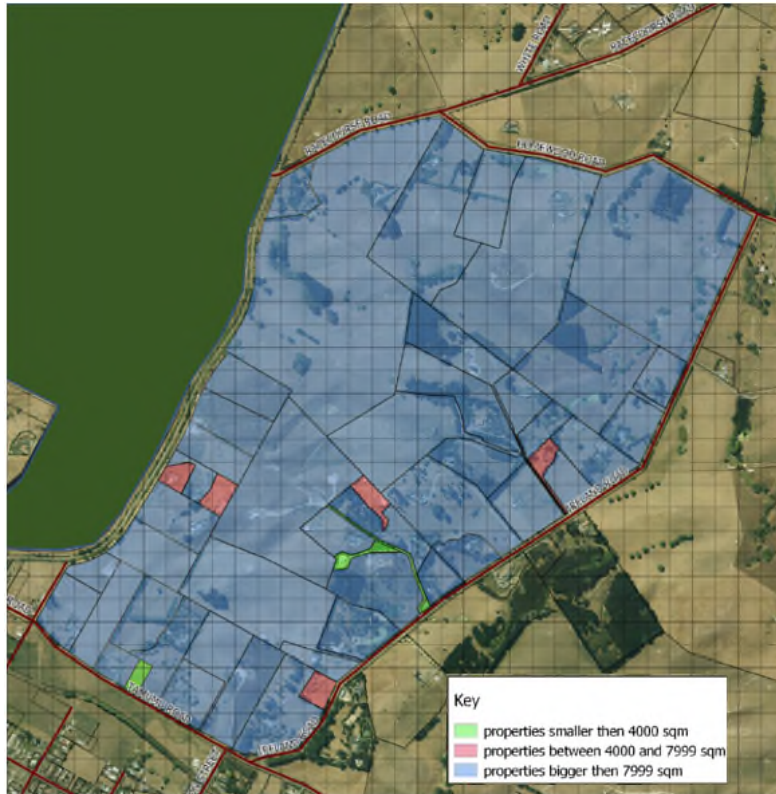


Figure 16: Properties within Draft District Plan Rural Living Zone – Waipawa

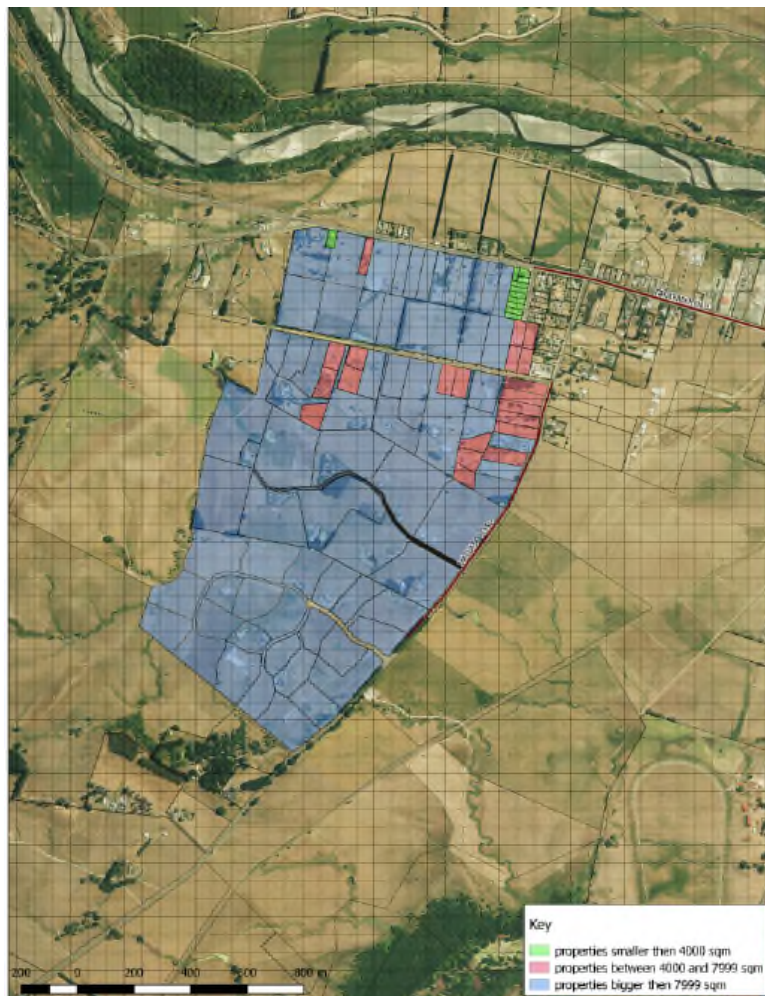


Figure 17: Properties within Draft District Plan Rural Living Zone – Kyle Rd/Hatuma Heights, Waipukurau



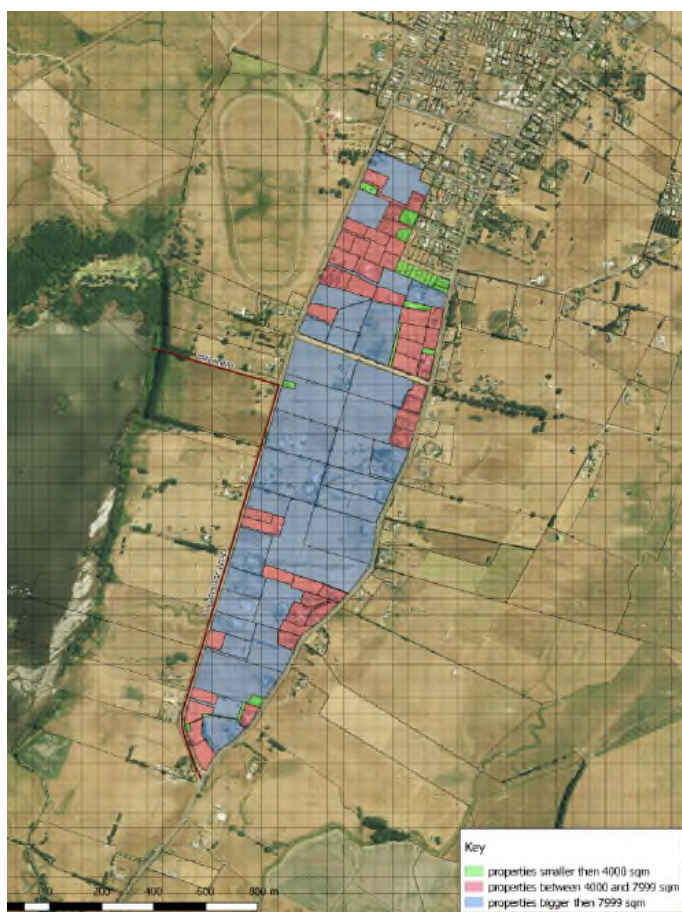


Figure 18: Properties within Draft District Plan Rural Living Zone – Racecourse Rd/Porangahau Road/Granger Lane, Waipukurau

#### 4.3.1 Minimum Lot Size in the Rural Living Zone

The subdivision provisions in the Draft District Plan provide for a minimum lot size in the Rural Living Zone of 4,000m<sup>2</sup>. This standard was selected, as it is the current minimum lot size for subdivision in the Rural Zone in the Operative District Plan, it reflects much of the existing lifestyle development that has occurred in the District over the life of the Operative District Plan, and is therefore familiar to the District community.

Table 11 provides a comparison between the Draft District Plan ‘Rural Living Zone’ subdivision standards and the standards for similar zones in other District Plans.

Table 11: Comparison of minimum lot sizes for rural residential zones in District Plans

District Plan	Minimum Net Site Area	Other Relevant Standards Applying in relation to lot sizes
Central Hawke’s Bay Draft District Plan - Rural Living Zone	4,000 m <sup>2</sup>	N/A
Operative Hastings District Plan – Rural Residential Zone	8,000 m <sup>2</sup>	Subdivisions must create lots with a minimum average area of 1ha across the subdivision.
Proposed New Plymouth District Plan	4,000 m <sup>2</sup>	<ol style="list-style-type: none"> <li>No more than four proposed allotments being created must have a lot size of less than 1 ha in area; and</li> <li>Every allotment has a minimum lot size of 4,000m<sup>2</sup>; and</li> </ol>

District Plan	Minimum Net Site Area	Other Relevant Standards Applying in relation to lot sizes
		3. For each allotment that has a lot size between 4,000m <sup>2</sup> and 1ha in area, a corresponding allotment of over 1ha in area must be provided.
Proposed Kapiti Coast District Plan – Rural Residential Zone	4,000 m <sup>2</sup>	Subdivisions must create lots with a minimum average area of 1 ha across the subdivision.
Operative Waikato District Plan – Country Living Zone	5,000 m <sup>2</sup>	N/A

Of the above examples, the smallest minimum net site area adopted is 4,000m<sup>2</sup>. The operative Hastings District Plan has a minimum net site area of 8,000m<sup>2</sup>, and the operative Waikato District Plan has a minimum net site area of 5,000m<sup>2</sup>. The operative Waikato District Plan is the only plan, besides the Central Hawke’s Bay Draft District Plan, that does not include a requirement for the subdivisions to create lots with a minimum average lot size of 1ha across the subdivision, or some other additional requirements (as in the Proposed New Plymouth District Plan).

The review of other district plan subdivision requirements for rural residential zones in Table 9 shows that the Draft District Plan’s minimum lot size of 4,000m<sup>2</sup> for the Rural Living Zone is comparable to other district plans, and is less restrictive than 3 of the 5 district plans that also impose minimum average area requirements for lots created across each subdivision.

Table 21.9B – Standards for Lifestyle Sites, in the Draft District Plan, includes subdivision rules and standards that provide for the creation of lifestyle lots in the Plains Production Zone and the Rural Production Zone, as set out in Figure 19 below.

Zone	Minimum Area	Maximum Area	Minimum Balance Area	Number of Additional Sites that can be Created	Application must comply with the following:
Plains Production Zone	2,500m <sup>2</sup>	4,000m <sup>2</sup>	12 hectares	None (amalgamation is required)	<ul style="list-style-type: none"> <li>i. Lifestyle subdivision must only be applicable for an existing site smaller than 12 hectares.</li> <li>ii. The site(s) being amalgamated with the balance site does not have to be less than 12 hectares, but it must be adjoining.</li> <li>iii. Any newly created balance site must not contain more than one dwelling.</li> </ul>
Rural Production Zone	4,000m <sup>2</sup> (net site)	2.5 hectares (net site)	20 hectares (net site)	One	A site is only be eligible to be subdivided to create a Lifestyle Site under this standard <u>once every three years</u> , and at least three years must have lapsed from the date the subject title was created.

Figure 19: Draft District Plan (May 2019) Subdivision Standards for Lifestyle Sites in the Plains Production and Rural Production Zones

The Plains Production Zone provides for the creation of lifestyle lots that have a minimum area of 2,500m<sup>2</sup> and a maximum area of 4,000m<sup>2</sup>. However, this is only applicable to existing sites that are smaller than 12ha and where the balance lot is amalgamated with an existing adjoining lot, such that the newly created balance lot has a minimum area of 12ha. This is a different situation to setting the minimum net site area of lots in the Rural Living Zone, as the intention for the creation of lifestyle sites in the Plains Production Zone is to minimise the area of highly productive land ‘lost’ to residential development, and to ensure that the outcome is the creation of a larger balance lot that can be retained for rural production purposes.

If the minimum lot size in the Rural Living Zone was reduced from 4,000m<sup>2</sup> to 2,500m<sup>2</sup>, sufficient land would be available to provide for on-site wastewater treatment and disposal. It would have the benefit

of increasing the capacity of each Rural Living Zone area to accommodate new household growth and would reduce reliance on new residential development having to occur within the Residential Zone, particularly if there is limited infrastructure capacity available within the Residential Zones to support new infill development.

However, a reduction in the minimum lot size in the Rural Living Zone would change the amenity values associated with the Zone, as there would be a higher density of development and less open space remaining between dwellings. It is also uncertain whether the land within the Zone could support a higher density development (e.g. where there may be geotechnical constraints), or if the higher density of development would create adverse environmental effects in relation to increased stormwater runoff and traffic generation.

Given the above, it is considered that a Rural Living Zone minimum lot size of 4,000m<sup>2</sup> is appropriate and should be retained.

#### 4.4 Household Growth Demand Versus Supply to 2031

The Squillions report projected a total increase of 716 new households across the three towns (i.e. the urban area), representing 54% of the total number of new households expected in the District (i.e. 1,322 households) to 2031. The percentage of household growth expected to occur in the urban area was similar to the percentage identified by Economic Solutions Ltd (i.e. 55% - see Figure 3).

A comparison between the Economic Solutions Ltd and Squillions new household projections to the year 2031 is provided in Table 12.

Table 12 Comparison between the Economic Solutions Ltd and Squillions new household projections to Yr 2031:

Area	ECONOMIC SOLUTIONS LTD		SQUILLIONS LTD	Variance
	2018-2028 Medium-High Scenario	Adjusted to 2031 (by a factor of 20%)	2019-2031 High Scenario	(comparing adjusted figures)
ŌTĀNE	50	60	154	+94
WAIPAWA	60	72	107	+35
WAIPUKURAU	230	276	455	+179
CENTRAL HAWKE’S BAY	535	642	1,322	+680

On the basis of Table 10, the Economic Solutions Ltd 2018-2028 ‘Medium-High’ household projections in Figure 3 have been adjusted in Figure 20 to incorporate the Squillions’ ‘High’ household projections to 2031.



Figure 20: 2018-2031 New Household Projections

Table 13 compares the adjusted new urban household projections to 2031 (shown in Figure 20) and the minimum theoretical capacity for the urban areas (Ōtāne, Waipawa and Waipukurau) calculated by Veros (and set out in Table 7 above), plus existing undeveloped subdivided lots in the pipeline (as set out in Table 6 above).

Table 13: Comparison between the adjusted new household projections to Yr 2031, and the existing undeveloped subdivided lots plus minimum theoretical capacity for the three towns

Area	New Households 2018-2031 (Adjusted)	Existing Undeveloped Subdivided Lots	Minimum Theoretical Capacity for infill development within current Operative District Plan Residential Zone/Rural Township Zone boundaries *	Surplus Capacity
ŌTĀNE	154	15	975	836
WAIPAWA	107	42	425	360
WAIPUKURAU	455	104	1,750	1,399
TOTAL	716	161	3,150	2,595

\*Minimum capacity was adopted here as a conservative measure. These figures are infrastructure-dependent.

Table 13 shows that the total minimum theoretical capacity for infill household growth within the existing urban boundaries of the three towns is over four times the total projected number of new households required to the year 2031. As such, only 20% of the minimum theoretical capacity for infill development would need to be feasible and available to accommodate all the projected household growth anticipated over the 10-year life of the District Plan.

In addition, as identified in Table 8, the three Rural Living Zones provided in the Draft District Plan could potentially yield a further 278 new rural residential lots close to the urban areas offering further choice (approximately 40% of all projected new household growth for the urban areas to 2031).

In addition to the Residential and Rural Living Zones, it is anticipated that there will be capacity (albeit undefined) for new household growth within existing, undeveloped 4000m<sup>2</sup> minimum lots already located in the rural zones. The subdivision provisions of the Draft Plan also enable the creation of some new lifestyle lots within the Plains Production and Rural Production Zones.

Given the above, it is considered that the current Residential Zones, Rural Living Zones and lifestyle site provisions for the Rural Zones in the Draft District Plan provide more than enough capacity to accommodate projected household growth over the life of the District Plan. They will also provide the District's community with choices about where that growth can occur.

Zoning too much land at once may not be the most efficient use of the rural resource as, while the land could be used productively pending subdivision for rural living, the very fact that it is zoned for rural living is likely to affect/restrict what people do with the land in the area in the meantime. The most efficient use of the land is most likely to occur where there is a slight tension between supply and demand.

## 5 Summary and Recommendations for the Draft District Plan

The NPS-UD requires Tier 1, 2 and 3 local authorities, at all times, to provide at least sufficient development capacity in its region or district to meet expected demand for housing in existing and new development areas, for both standalone and attached dwellings, in the short term (3 years), medium term (3-10 years) and long term (10-30 years). To be sufficient, the development capacity must be plan-enabled, infrastructure-ready, feasible and reasonably expected to be realised.

While Central Hawke's Bay District Council is not a Tier 1, 2 or 3 local authority (as there is no 'urban environment' located within the District), and the NPS-UD does not apply, the Council can nevertheless take helpful guidance from it in planning for urban development over the longer term. If in the future the population of any of the urban areas increased to 10,000 people or more, the Council would become a Tier 3 local authority and would have to apply the NPS-UD.

If gazetted, the PNPS-HPL will require district plans to identify highly productive land, maintain the availability and productive capacity of highly productive land for primary production, consider giving greater protection to areas of highly productive land that make a greater contribution to the economy and community, and manage rural subdivision to avoid fragmentation and maintain the productive capacity of highly productive land.

The District Plan must give effect to the objectives and policies of the RPS, such that the urban zones support compact and strongly connected urban form, be integrated with significant infrastructure (including transport infrastructure), be supported by structure plans for any rezoning for urban development of land, and be appropriately and efficiently serviced.

If highly productive land is to be protected, it is important that new households are directed into the existing urban residential areas, existing smaller lots already subdivided but not yet developed within the rural areas, or to zones provided specifically for that purpose (e.g. rural living zones), rather than continuing to enable ad-hoc and unplanned development to occur on the urban periphery on highly productive land, unfettered. As well as being consistent with the NPS-UD and PNPS-HPL, this approach is consistent with the RPS, which recognises the adverse effects that unplanned urban form and ad-hoc management of urban growth can have on the economic wellbeing of the Region's people and communities, as well as the natural environment (land and water) and versatile land.

The Squillions' Report (contributing to the ISP) projected that, over the next 11 years (to 2031), under the high projection scenario, the number of households in the three towns are expected to increase, as follows:

- Ōtāne - 154 additional households
- Waipawa - 107 additional households
- Waipukurau – 455 additional households

This equates to a total increase of 716 households across the three towns, representing 54% of the total number of additional households expected in the District (1,322 households) in the same period.

The high-level residential development capacity analysis undertaken by Veros for the ISP found that, theoretically, all three towns have capacity within the existing Residential /Rural Township Zone boundaries to accommodate projected household growth over the next 30 years (i.e. to 2051), such that:

- Waipawa essentially has double the capacity required;
- Waipukurau has nearly double the capacity required; and
- Ōtāne has well over double the capacity required,

provided infrastructure issues are resolved.

The total undeveloped, subdivided lots combined with the total minimum theoretical capacity for infill household growth within the existing urban boundaries of the three towns is over four times the total projected number of new households required to the year 2031. As such, only 20% of the minimum theoretical capacity for infill development would need to be available to accommodate all projected household growth over the 10-year life of the District Plan.

Veros identified that the single largest issue for yielding projected household growth within the existing towns relates to infrastructure servicing, therefore, the Council needs to complete detailed infrastructure capacity assessments and structure plans. There is also an immediate need for the Council to plan for investment to yield growth and achieve the Project Thrive outcomes of 'smart growth', 'durable infrastructure' and 'environmentally responsible'.

As there is anticipated to be more than sufficient capacity within the existing towns to accommodate projected household growth, even for the next 30 years (which satisfies Policy 2 of the NPS-UD), it is considered that there is currently no need to rezone any land within the potential urban growth areas identified in the ISP. If household growth over the short to medium term was to exceed the projections, new residential development could be directed to the medium-term potential urban and rural residential growth areas identified in the ISP in the first instance, by way of a change to the District Plan or as part of the next District Plan review.

It is therefore recommended that the current Indicative Urban Growth Nodes in the Housing and Business Growth Chapter of the Draft District Plan be replaced with the ISP medium-term potential future growth areas. However, given the high-level, desktop nature of the ISP and the ISP's reference to the need for further detailed investigations to determine whether some or all of the land within each potential urban growth area is suitable for development, it is considered that the potential urban growth nodes should only show the general indicative direction of potential urban growth on the periphery of each town, rather than specify property boundaries. This approach is important to reflect the level of investigation yet to occur, and to manage landowners' expectations in these areas.

In addition, this report has found that the three Rural Living Zones provided in the Draft District Plan could potentially yield 278 new rural residential lots, which is approximately 40% of all projected new household growth in the urban area to 2031. It is also anticipated that some new household growth will occur within existing, undeveloped 4000m<sup>2</sup> minimum lots in the rural zones, as well as within new Lifestyle Sites that may be subdivided in the Plains Production and Rural Production Zones.

It is considered that the entire Rural Living Zone area identified for Waipawa in the Draft District Plan should be retained, as Pourerere Road provides a good physical buffer between the existing Residential Zone on the southern side of Pourerere Road and the Rural Living Zone (on the northern side of Pourerere Road) and the potential residential growth area identified in the ISP over part of the Rural Living Zone

area is unnecessary. However, if a future infrastructure capacity assessment of Waipawa found that it would be more cost effective to develop land outside of the existing urban boundaries for residential growth, then the land on the northern side of Pourerere Road (within the Rural Living Zone) could be considered for rezoning to Residential then.

Given the above, it is considered that the current Residential Zones, Rural Living Zones and lifestyle site subdivision rules in the Draft District Plan will provide more than enough capacity to accommodate the projected new household growth over the life of the District Plan. They will also provide the benefit of giving the District's community choices about where that growth can occur.

However, it is important that the Council regularly monitor and review the uptake of residential and rural living land in the District to ensure that sufficient land remains available within the District to meet expected demand for housing over the life of the District Plan.

It is considered that a reduction in the minimum lot size in the Rural Living Zone (e.g. 2,500 m<sup>2</sup>) would impact amenity values associated with the Zone, as it would enable a higher density of development and result in less open space remaining between dwellings. There is also uncertainty about whether land in the Rural Living Zone areas could support a higher density development (e.g. due to potential geotechnical constraints), or if a higher density of development and associated traffic generation would have adverse environmental effects on stormwater runoff and the safety and efficiency of the existing roading network. It is therefore considered that a Rural Living Zone minimum lot size of 4,000 m<sup>2</sup> is appropriate and should be retained.

Therefore, in relation to the Draft District Plan (May 2019), it is recommended that the:

1. Plains Production Zone be retained.
2. Rural Production Zone be retained.
3. Current Residential Zone boundaries for Waipawa and Waipukurau be retained.
4. Current Rural Township Zone boundaries for Ōtāne be retained.
5. Current Rural Living Zone areas and locations be retained.
6. 4,000 m<sup>2</sup> minimum lot size for the Rural Living Zone be retained.
7. Lifestyle site subdivision rules for the Plains Production and Rural Production Zones be retained.
8. Housing and Business Growth Chapter be amended by:
  - a) referring to the NPS-UD (which has replaced the NPS-UDC), the PNPS-HL and the ISP.
  - b) replacing the map in Figure 5A Waipukurau Indicative Urban Growth Nodes with a new map that indicates the general direction of potential urban growth in the medium-term around the periphery of Waipukurau identified in the ISP, and adding the Mount Herbert Road 'Rural Living Zone' area identified in the ISP as a potential future Rural Living Zone.
  - c) replacing the map in Figure 5B Waipawa/Otane Growth Nodes with a new map that indicates the general direction of potential urban growth in the medium-term around the periphery of Waipawa and Ōtāne identified in the ISP.

**APPENDIX 5**

**Resource Consent RM180160/RM180160A**





**CENTRAL HAWKE'S BAY DISTRICT COUNCIL**

**Report and Recommendation pursuant to s127 of the Resource Management Act  
1991**

**RC Type:** VARIATION (Section 127) RM180160A  
**Applicants:** James Bridge  
**Valuation Number:** 1092047637  
**Legal Description:** Lot 1 DP 27067 (RT: HBW3/400)  
**Location:** 3360 Pourerere Road, Pourerere  
**Zone:** Rural  
**Activity Status:** Discretionary



*Figure 1: Locality Plan (source: AEE for application RM180160A)*

**1. PROPOSAL**

The applicant made an application (RM180160) to Council to subdivide their property at 3360 Pourerere Road, Pourerere into 22 lots. The application was limited notified to surrounding

neighbours and a hearing was held in front of three independent commissioners on Friday, 31 January 2020 and a decision was made to grant the application on 9 March 2020.

The applicant has sought to vary their consent pursuant to Section 127 of the Resource Management Act 1991 (RMA) for the following reasons:

- To change conditions 1, 12, 21, 29 and 38 of the decision with regards to stormwater calculations and management.
- To change condition 1 and 20 with regards to the use of the communal open space lot (lot 7).
- To include a financial contributions condition with regards to the conditions 8, 9, 25 & 26 for the upgrade of Punawaitai Road.
- To add an additional stage to the application (stage A) to allow for the portion of the site that will be developed to be subdivided off first and the rest of the property to remain as the balance lot.

The approved subdivision is as follows:

**Stage 1:**

Lot 1: 2,432m<sup>2</sup>  
Lot 2: 2,122m<sup>2</sup>  
Lot 3: 2,080m<sup>2</sup>  
Lot 4: 2,079m<sup>2</sup>  
Lot 5: 2,133m<sup>2</sup>  
Lot 6: 2,513m<sup>2</sup>  
Lot 7: 4,952m<sup>2</sup> (communal open space, to be jointly owned by all owners, including balance lot)  
Lot 100: 380.3737 ha (Balance Lot)

**Stage 2:**

Lot 8: 2,472m<sup>2</sup>  
Lot 9: 2,264m<sup>2</sup>  
Lot 10: 2,441m<sup>2</sup>  
Lot 11: 2,096m<sup>2</sup>  
Lot 12: 1,082m<sup>2</sup>  
Lot 13: 2,048m<sup>2</sup>  
Lot 14: 2,764m<sup>2</sup>  
Lot 15: 2,626m<sup>2</sup>  
Lot 16: 2,774m<sup>2</sup>  
Lot 17: 2,762m<sup>2</sup>  
Lot 18: 2,318m<sup>2</sup>  
Lot 19: 2,725m<sup>2</sup>  
Lot 20: 2,322m<sup>2</sup>  
Lot 21: 2,090m<sup>2</sup>  
Lot 200: 377.0233ha (Balance Lot)

Proposed lot 6 contains an existing dwelling which has recently been relocated to the site. There are no other dwellings on the development site at this time. Stage 1 road improvements to Punawaitai Road involve the upgrading of the culvert/bridge and upgrade of the road to a metal surface, 5m wide. Stage 2 requires the applicant to upgrade and seal Punawaitai Road to a width of 6.2m.

**2. STATUS OF THE APPLICATION**

The proposed changes are considered to fall within the scope of the original resource consent to subdivide this lot into 22. Additionally, the inclusion of the change of staging of the development will be beneficial to the applicant.

[https://sageplanning.sharepoint.com/Projects/CHB21001\\_CHBPDP - Post-Notification/HS6 - REZONINGS MAPS MISC/Right of Reply/REZONINGS/Appendices/Appendix 5 - Resource Consent RC180160A.docx](https://sageplanning.sharepoint.com/Projects/CHB21001_CHBPDP_-_Post-Notification/HS6_-_REZONINGS_MAPS_MISC/Right_of_Reply/REZONINGS/Appendices/Appendix_5_-_Resource_Consent_RC180160A.docx)

An application for a variation to conditions under s127 of the Resource Management Act 1991 (RMA) is a **Discretionary Activity**.

Sections 88 to 121 apply with reference to resource consent and to the activity replaced with reference only to the change or cancellation of the condition and resultant effects.

### 3. REASONS FOR CONSENT

#### 3.1 Stormwater conditions:

The applicant has requested a change to conditions 12, 21, 29 & 38 which relate to the management of stormwater from the individual lots once the subdivision is complete.

Conditions 12 and 29 are the same, but repeated for each stage, and read:

*Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must submit to Council a stormwater assessment of Stage 1/Stage 2 prepared by a suitably qualified person, including the pre-development flow rate from each proposed lot and a stormwater assessment for the discharge to communal stormwater drains for a 1 in 50 year event to ensure these drains are designed to accommodate such an event.*

Note: *This assessment will be used by Council to inform each Lot Owner of their stormwater retention requirements.*

This condition directly informs the consent notice conditions 21 and 38 which read:

*A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lots 1-6/Lots 8-21 at the consent holder's expense advising the owners and subsequent owners thereof of the requirement to comply with the following:*

*Any future development and/or building on site shall not result in any increase in stormwater discharging from the property from Lots 1-7/Lots 8-21 as per the stormwater assessment report (xxxx-xxxx by xxxxxx dated xxxxx).*

Note: *The stormwater assessment referenced in the consent notice will be the report submitted to the Council under Condition 12/29 of this consent.*

The applicant requests a change to these conditions for the following reasons:

- These conditions are not in line with the recommendations of the Commissioners set out in paragraph 258, page 37. These recommendations set out the requirements for the stormwater attenuation for the right of way, and information about easements. The Commissioners also recommended that stormwater could be managed at the building consent stage for each lot, which contradicts the conditions that were then approved at the decision stage.
- The applicant relies on s108AA at this point, stating that these conditions were not put on the draft conditions at the hearing stage, and therefore were not agreed to by the applicant. Further, they state that no expert advice was sought at the hearing to determine the

requirement of these conditions and there is no direct connection between this rule and the District Plan or a national environmental standard.

The requested change to conditions 12 and 29 is as follows:

*The consent holder must submit a specific design for the stormwater disposal system prepared by a Chartered Professional Engineering specialising in the field of stormwater design and construction as part of the detailed right of way design, for approval under section 224(c) of the RMA.*

Following on, this would result in the suggested changes to conditions 21 and 38:

*A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lots 1-6/8-21 at the consent holder's expense advising the owners and subsequent owners thereof of the requirement to comply with the following:*

*A specific design for stormwater attenuation for each lot (taking into account the actual roof and paved areas proposed for any development) must be submitted to the Council for approval at the time of applying to the Council for a building consent.*

It is not immediately clear in the applicant's AEE why they have requested these changes, other than a reliance on s108AA. As the original application was for a Discretionary Activity, the Hearings Commissioners were within their remit to impose any condition they considered relevant to avoid, mitigate or remedy the effects of the proposal and there is no requirement to get the approval of the applicant at this point. Prior to lodging this s127 application, the applicant had also already lodged with Council an engineering scheme plan and calculations for stormwater run-off from each lot (LDE, ref 14668 dated 13/07/2020).

A s92 request for further information to the applicant (16/09/2020) requested some further information as to why the applicant wanted to change these conditions, and also brought to the applicant's attention the LDE engineering report, as it seemed like the work had already been started to achieve these conditions. In the s92 response from the applicant (30/09/2020), discussion was had around the intention of these stormwater conditions. As the site is a rural site and there is no Council owned reticulated network to connect to, as well as the generous size of the sites, the applicant felt that these conditions were too onerous. There should not be a need to require pre-development stormwater flow levels at the beginning of the project when this can be managed at building consent stage.

Through discussion with the applicant's agent, I as the processing planner, focussed on the intention of these conditions, specifically that stormwater was to be managed in such a way as to ensure no adverse effect on the environment, and that the kerb and channel that would be constructed alongside the internal road, could handle the effects of stormwater discharge in the future. I concur with the applicant's request to change conditions 12 and 29. However, the proposed changes to conditions 21 and 38 were not sufficient to ensure Council could be satisfied that any stormwater from developed lots in the future would be managed appropriately and left too much ambiguity for future land owners as to their responsibilities regarding on site stormwater management. The applicant's agent suggested this wording for conditions 21 and 38 which I have accepted and will assess in this report:

Conditions 21 and 38:

*A Consent Notice pursuant to section 221 of the Resource Management Act 1991*

*must be registered on the Record of Title of Lots 1-6/8-21 at the consent holder's expense advising the owners and subsequent owners thereof of the requirement to comply with the following:*

*At the time of applying for building consent for development on the site, a stormwater design must be submitted for approval. The design must show how any hard or sealed surface, roof water or tank overflows from the development will impact on the initial stormwater design submitted in association with the subdivision and show that the site is hydraulically neutral.*

### **3.2 Communal open space:**

Lot 7 has been designated as a 'communal open space' lot, to be owned jointly by all lot owners of lots 1-6 and 8-22 as well as the balance farm lot, lot 200. There was very little discussion around the possible future uses of Lot 7 at the hearing and no information put forward in the application aside from this lot being mentioned in the landscape assessment by the applicant.

The applicant has correctly identified that the hearings commissioners have made an error with the current condition 20 (and condition 30, which has not been referenced in the AEE, but has been referenced in the amended conditions), which reads:

*A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lot 7 at the consent holder's expense advising the owners and subsequent owners thereof, of the requirement to comply with the following on a continuing basis:*

*That the Lot must be retained and maintained as communal open space and be kept free of buildings.*

As Lot 7 will not have an individual record of title, instead, as it is jointly owned by the aforementioned lots, any consent notice should be recorded on each lot individually with regards to the shared Lot 7.

Further to that, the applicant has identified in the AEE that:

*2.2.4 Buildings are specifically defined in the District Plan, and include any fencing of greater than 2m in height, and any structure greater than 5m<sup>2</sup> in area and/or 2m in height. This would preclude the establishment of communal facilities such as a tennis court (with a standard fence height of between 3m and 3.6m) on this land, and potentially prevent the establishment of other shared facilities such as a communal barbeque area and play equipment.*

The applicant again has relied on s108AA for reasons as to why this condition should be changed, being that the applicant did not agree to the wording of the condition, no potential adverse effects from the communal open space lot was identified by Council or submitters during the hearing and that the condition as it is at present removes permitted development rights pertinent to the functioning of this lot.

The applicant requests Condition 20 (and condition 30) be changed to:

*A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lot 7 Lots 1-6 and 100/8-21 at the consent holder's expense advising the owners and subsequent owners thereof, of the requirement to comply with the following on a continuous basis:*

*That the Lot 7 DP XXXXXX must be retained and maintained as communal open space and be kept free of residential buildings.*

Following discussion through the s92 request for further information, and on the phone and over email with the applicant's agent, the condition has been further amended to:

*A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lot 7 Lots 1-6 and 100/8-21 at the consent holder's expense advising the owners and subsequent owners thereof, of the requirement to comply with the following on a continuous basis:*

*That Lot 7 must be retained and maintained as communal open space to be freely shared by the owners, and must be kept free of driveways, residential dwellings, and private outdoor space.*

This refinement of the wording ensures that it is very clear that residential activities are not allowed on Lot 7, and provides for other rural activities, such as recreation, to occur. Any future development on this lot would need to align with the Colour and Reflectivity Scheme from the Landscape and Natural Character, and Visual Amenity Assessment: Pourerere Subdivision, Hudson Associates and Landscape Architects, July 2019.

### **3.3 Financial contributions:**

The applicant requests a financial contributions condition be included in the condition set for the application. This financial contributions condition would set out how the applicant and Council would split the payment for the works attributed to conditions 8, 9, 25 & 26. These conditions relate to the upgrading of Punawaitai Road at each stage and the submission of As-builts and a CPEng certificate as to the completion of the constructed road.

The applicant has not specified any wording for this proposed condition, and s127 of the RMA 1991 does not provide for the inclusion of a new condition. The applicant has requested that should a financial contributions condition not be included, conditions 8, 9, 25 & 26 be cancelled.

This report will cover the reasons behind the lack of financial contribution condition on the original decision (RM180160A), subsequent legal advice given to Council upon the receipt of this s127 application, and the processing planners further recommendation.

The decision by the Hearings Commissioners not to impose a financial contributions condition was due to the intent that the applicant would pay for the full upgrade of Punawaitai Road at both Stage 1 and Stage 2. It was considered that the applicant benefited from the upgrade of the road, and the road is an access road into the subdivision, so the cost should be shouldered by the applicant.

The applicant, in this s127 application, asserts that the Council has not interpreted s9.11 of the District Plan correctly and that a maximum 50% financial cost should be borne by the applicant for the upgrade to the road.

Upon receipt of this s127 application, Council sought legal advice in relation to the decision by the Commissioners, the subsequent conditions and Council's interpretation of s9.11 of the District Plan. Council's lawyer, Ms L Beilby states:

*"The council has a discretion as to whether it imposes a financial contribution condition on the consent, but that the rule does not require the council to impose such a condition for roading within and adjacent to subdivisions.*

*In the event that the council does elect to require financial contributions for roading, Rule 9.11(e) will apply and this requires that financial contributions shall be required “only to the extent that the roading will serve the subdivision, or in the case of an adjacent road, shall be required only to the extent of half of the estimated cost, whichever is the lesser.”*

*We interpret this rule to mean that:*

- a. For a road that serves the subdivision, the council may only require financial contributions to the extent that the subdivision will be served by the road; and*
- b. For adjacent roads, the council can only require the applicant to contribute up to 50% of the upgrade cost.*

*In this case, we are satisfied that the road in question is not an adjacent road but rather is a road that serves the subdivision.”*

The applicant has requested in section 2.3.8 of the AEE:

*In accordance with Council’s obligations under the RMA, we therefore request that Council include an appropriately worded condition outlining how the financial contributions associated with the upgrade of Punawaitai Road will be administered, or cancel the conditions of consent requiring these upgrade works.*

While the intent is for the applicant to pay for 100% of the road upgrade, the Council is happy to acquiesce to the applicant’s request to add in a financial contributions condition. The Council agrees that the inclusion of a condition will make it absolutely clear the responsibilities placed upon the applicant to pay for the upgrade to Punawaitai Road. While s127 does not provide for a mechanism to add a condition, Council considers that this condition helps to facilitate the other road improvement conditions (8, 9, 25 & 26) and does not result in any difference to the outcome of the consent.

### **3.4 Inclusion of Stage A:**

The original application sets out the subdivision in two stages:

- Stage 1: Subdivision of 7 lots from the balance lot and the creation of Lot 100 (balance lot). Conditions relating to easements, engineering design – culvert/bridge, erosion and sediment controls, upgrading of Punawaitai Road, formation of right of ways, stormwater, dotterel breeding grounds, lot 7 communal open space and associated consent notices.
- Stage 2: Subdivision of lots 8-22 from Lot 100 and the renaming of Lot 100 into Lot 200. Conditions relating to easements, erosion and sediment control, upgrading of Punawaitai Road, upgrading and formation of rights of way, stormwater, lot 7 communal open space, riparian planting and fencing and associated consent notices.

To allow for the balance farm land to be separated earlier from the development site, the applicant is proposing a first stage, being Stage ‘A’ which would be the subdivision of the development lot from the balance lot. No other changes are proposed to the layout or timing of the subdivision, and it would require a repositioning of conditions with regards to dotterel breeding grounds and riparian planting.

## **4. PUBLIC NOTIFICATION ASSESSMENT**

### **4.1. Public notification assessment s95A**

Section 95A of the RMA specifies the steps the consent authority is to follow to determine whether an application is to be publicly notified.

#### **Step 1: mandatory public notification in certain circumstances – s.95A(2-3)**

[https://sageplanning.sharepoint.com/Projects/CHB21001\\_CHBPDP - Post-Notification/HS6 - REZONINGS MAPS MISC/Right of Reply/REZONINGS/Appendices/Appendix 5 - Resource Consent RC180160A.docx](https://sageplanning.sharepoint.com/Projects/CHB21001_CHBPDP-Post-Notification/HS6-REZONINGS_MAPS_MISC/Right%20of%20Reply/REZONINGS/Appendices/Appendix%205-Resource%20Consent%20RC180160A.docx)

Mandatory public notification is not required as:

- the applicant has not requested that the application is publicly notified (s95A(3)(a))
- there are no outstanding or refused requests for further information (s95C and s95A(3)(b)), and
- the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

**Step 2: Public notification precluded in certain circumstances – s.95A (4-6)**

At the time of the notification decision for the original application RM180160A public notification of a resource consent application where the application is for a discretionary subdivision activity was precluded. Therefore, the application could not be publicly notified.

However, this provision of s95A has been repealed by the Resource Management Amendment Act 2020, therefore, public notification is not precluded in this instance.

**Step 3: Public notification required in certain circumstances – s95A (7-8)**

The application is not subject to a rule or national environmental standard that requires public notification.

To determine whether public notification is required, an assessment under s95D is as follows.

This assessment is only related to the effects of the proposed changes applied for under this s127 application and does not assess the effects of the proposal as a whole.

Stormwater amendments:

The intention of the stormwater conditions 12 and 29 (and following on, the consent notice conditions 21 and 38) was to ensure that the effects of development did not result in adverse levels of stormwater being discharged from the new lots into the surrounding environment.

Following discussion with the applicant through the processing of this application and the material received as part of the s92 request for further information, I concur that the stormwater mitigation conditions are overly onerous for what they are seeking to achieve. The site is a rural farm site, located adjacent to other rural properties and in the locale of a beach side township settlement. There is no reticulated stormwater network within Pourerere Beach and no reticulated network is proposed as part of this subdivision.

The conditions are to be updated to ensure that any development on the proposed lots can manage stormwater on site, and if the stormwater is to be discharged to the road, that the capacity of the road kerb and channel is considered. This will ensure that the effects of stormwater are managed within the site boundaries and not discharged into the wider environment.

The overall site is considered to be large enough to accommodate the effects of future stormwater disposal and each lot will be required to manage their own stormwater, as specified by the amended consent notices.

Therefore, the effects from stormwater are considered to be less than minor.

Lot 7 – Communal Open Space:

The provision of Lot 7 is for the use and enjoyment of lot owners within the subdivision, as each will have a share of the ownership of this Lot. Lot 7 is not available to be used by the general public and would need to align with the design requirements, therefore the proposed change to the condition does not affect the wider environment.

Request for Financial Contributions condition:



As previously discussed in this report, the Council will be imposing a financial contributions condition under s9.11 of the District Plan. This condition will specify that the applicant must pay for 100% of the upgrade to Punawaitai Road as required by conditions 8, 9, 25 & 26. Therefore, the outcome for the wider environment and surrounding area is the same as consented by the hearings commissioners.

#### Inclusion of Stage 'A':

The inclusion of Stage 'A' does not result in any change to the subdivision layout, number of lots or subsequent staging. Creating Stage 'A' will require some conditions to be carried out at an earlier stage, but does not result in any conditions being delayed or pushed back. The overall effect will of the subdivision will remain the same on the wider environment and therefore, the effects of Stage 'A' are less than minor.

Therefore, pursuant to s95D, the effects on the wider environment are considered to be less than minor.

#### **Step 4: Public notification in special circumstances -s95A (9)**

If an application has not been publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified.

Special circumstances are those that are:

- exceptional or unusual, but something less than extraordinary
- outside of the common run of applications of this nature, or
- circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.

There are no special circumstances that warrant public notification as the request for the change of conditions discussed in this report will not materially affect the outcome of the subdivision as already approved by the hearings commissioners.

Overall, **public notification is not required.**

#### **4.2. Limited notification assessment s95B**

Section 95B of the RMA specifies the steps the consent authority is to follow to determine whether an application is to be limited notified.

#### **Step 1: Limited notification for customary rights, customary marine titles and statutory acknowledgement groups and persons - s95B (2-4)**

Limited notification is required if the consent authority believes any group with protected customary rights, customary marine titles, or those to whom a statutory acknowledgement is made are affected. None of these groups or persons are considered to be affected by the proposed activity.

#### **Step 2: Limited notification precluded in certain circumstances – s.95B (5-6)**

Limited notification of a resource consent application is precluded when the application:

- is subject to a rule or national environmental standard that precludes limited notification;
- is for a controlled activity (excluding subdivision of land);
- is for a prescribed activity.

Limited notification is not precluded under this section. There are no rules in the District Plan or a national environmental standard that preclude notification, the proposal is for the subdivision of land (controlled activity subdivision) and is not a prescribed activity.

### **Step 3: Limited notification of affected persons – s.95B (7-8)**

An affected persons determination is required pursuant to s95E of the RMA. *“For the purpose of giving limited notification of an application for a resource consent for an activity to a person under section 95b(4) and (9) (as applicable), a person is an **affected person** if the consent authority decides that the activity’s adverse effects on the person are minor or more than minor (but are not less than minor)”(s95E(1)).*

Pursuant to section 95E(2)(a), if a rule or national environmental standard permits an activity with an effect, the adverse effect of the activity on the person may be disregarded. The approach authorises a consent authority to disregard the adverse effects of an activity if the Plan permits an activity with the same effects. This is commonly referred to as the permitted baseline. The permitted baseline is not appropriate in this instance.

Effects on owners and occupiers of the subject site and adjacent sites, persons who have given written approval and the effects of trade competition must also be disregarded.

The application RM180160 was Limited Notified to the following parties on 14/10/2019:

- Hawke’s Bay Regional Council (“the HBRC”)
- Gareth & Melaney Harris – 3339 Pourerere Road, 22 Punawaitai Road and no number Pourerere Road (Lot 3 DP 338769, Lot 1 DP 326476, Lot 2 DP 326476 and Lot 1 DP 21109).
- Susan Harty – no number Pourerere Road (Lot 2 DP 441477)
- DAC Trustees 2015 Limited and Mr Roger Peter Sinclair – 23 Punawaitai Road (Lot 1 DP 27064)

Other than the HBRC, the three affected parties were all immediate neighbours of the subject site. There are no other immediate neighbours or neighbours in the vicinity of the site that were considered affected in the notification assessment of RM180160.

No party submitted in support of the subdivision application. The HBRC put in a neutral submission and the other three submitters were all in opposition. The following is an assessment of the proposed changes on these submitters.

#### Stormwater amendments:

As discussed in the s95A assessment, the conditions as imposed in the decision for stormwater calculations are overly onerous and the same outcome can be achieved by rewording the conditions.

The HBRC presented in their neutral submission that they were supportive of conditions of consent to ensure stormwater management in accordance with the Regional Coastal Environmental Plan 2014.

As the outcome of the stormwater conditions does not change (stormwater can be managed on site and will not result in adverse effects on the environment) then it is considered that this proposal to change the relevant stormwater conditions does not adversely affect the HBRC.

G & M Harris at 3339 Pourerere Road, 22 Punawaitai Road and no number Pourerere Road did include in their submission a concern about Performance Standard 9.9.3(g) and the recommendation from the applicant’s engineer, LDE, geotechnical report dated October 2018 that additional water from impermeable surfaces will need to be discharged to the Pourerere Stream.

Ms Harty and DAC Trustees 2015 Limited and Mr Roger Peter Sinclair also raised in their submissions that there was insufficient detail to assess how stormwater management would occur.

As a result of these submissions, the hearings commissioners did include conditions to ensure that stormwater was calculated and managed on site and on the right of way within the site. The proposed changes to these conditions does not alter the outcome, which is that the right of way is to be constructed with a specifically designed stormwater system (conditions 12 and 29) and that the future development of the lots is to be hydraulically neutral (conditions 21 and 38). I therefore consider that the effects of stormwater disposal on these adjoining neighbours has been mitigated by the original conditions in the approved decision of RM180160 and the proposed changes do not result in any different effect on these properties.

#### Lot 7 – Communal Open Space:

No submitter as part of RM180160 made any comment in their submission about the communal open space proposed on Lot 7. The proposed changes to the conditions will not result in any change of effects to neighbouring properties. By refining this condition, I am satisfied that the expected activities on Lot 7 are made clearer for neighbouring properties and will allow a better expectation of what may occur on this Lot in the future.

Furthermore, Lot 7 is located at the far eastern side of the subdivision and is bordered on all sides by the subject site and balance lot and therefore is sufficiently removed from the neighbouring properties to minimise disruption from the permitted activities that could occur there. A final point is that by refining the consent notice to prohibit residential development, it will reduce the occurrence of development by stealth on this property.

#### Financial Contributions:

As there is no change to the requirement that the applicant is to pay 100% of the road upgrade costs, there is not considered to be any change to the effects on neighbouring properties.

Of note, G & M Harris did include in their submission a request that the road be upgraded and should the applicant fail to do so, financial contributions be taken. I consider that the current conditions 8, 9, 25 & 26 provide the requirements to ensure the road is upgraded at suitable times through the development and certainty can be given to the neighbours about this upgrade. Therefore, there is no change to the effect from the road upgrade on the neighbouring properties.

#### Addition of Stage 'A':

The addition of Stage 'A' is inconsequential in the effects on the submitters to the proposal. Stage 'A' does allow the applicant to create a new lot before the first stage of the approved subdivision. However, this lot is large (5.87ha) and any further subdivision of this lot or change to the approved subdivision plans from RM180160 would require a resource consent. Should the subdivision not continue after Stage 'A', the effects of this new lot on the neighbouring properties would be less than minor as it is complying with the performance standards of the District Plan and the permitted baseline for development on this lot has been determined by RM180160. Therefore, there are less than minor effects on the neighbouring properties by the inclusion of Stage 'A'.

#### ***Step 4: Limited notification in special circumstances -s95B(10)***

There are no special circumstances that apply to this application because the proposed variation in accordance with the original application and does not seek to amend the scheme plan. No other changes are occurring as a result of the variation.

Overall, no persons are considered to be affected to an extent that is minor or more than minor and, therefore, **limited notification is not required**.

## **5. SECTION 95 NOTIFICATION RECOMMENDATION**

It is recommended that pursuant to Sections 95A and 95B of the RMA, application RM180160A for a Discretionary Activity shall proceed on a **non-notified** basis for the reasons given above.

## **6. SECTION 104 ASSESSMENT**

Section 104 of the RMA prescribes those matters which must be considered when assessing an application. The matters below are considered relevant to this application.

As a Discretionary Activity, the scope of assessment of this application is unfettered, however Section 127 of the Resource Management Act 1991 prescribes those matters which must be considered when assessing an application to be changed or cancel a condition of consent. The focus is on only to the change or cancellation of the condition and resultant effect.

### **6.1. Actual and potential effects relevant to this proposal (s104(1)(a))**

Section 104(1)(a) requires the consent authority to have regard to *any actual and potential effects on the environment of allowing the activity*. The actual and potential effects of the proposal are considered below.

#### ***Stormwater***

The proposed changes to the stormwater conditions do not result in a change to the effects that were approved under the original consent RM180160. The changes to the conditions do not remove the requirement of the applicant to design a stormwater system for the right of way and the obligations of future land owners to manage their stormwater effectively and efficiently. The conditions proposed will continue to manage the effects of stormwater from the development.

#### ***Amenity and communal use***

The proposed changes to how Lot 7 can be used (and the administrative changes to the conditions with regards to the consent notice) will not alter the effects associated with the communal open space lot. The possible effects from Lot 7 were not discussed in detail in the original application or at the hearing, and through this application the effects have been able to be considered in more detail. Overall, the proposed change to the conditions regarding Lot 7 will better manage the effects from the communal open space.

#### ***Transport and road safety***

The inclusion of a financial contributions condition is to ensure that the decision and consent conditions as granted by the hearings commissioners can be implemented as intended. There is no change to the effects and the aforementioned conditions will continue to manage the effects of the subdivision on the road network.

#### ***Effects from application of subdivision***

Adding an additional stage 'A' does not result in any modification to the lot layout and staging. Stage 'A' will allow the applicant to better manage their processes and has not required any conditions to be altered or changed apart from the location of some of the conditions in decision.

#### ***Summary of effects***

In summary, the revised proposal will not result in notable differences from the current activities. It is considered that the actual and potential effects of the proposal are able to be avoided, remedied or mitigated through the modification of existing conditions, should consent be granted.

### **6.2. Section 104(1)(b) – Relevant Provisions**

Section 104(1)(b) requires the consent authority to have regard to *any relevant provisions of -*

- (i) a national environmental standard;
- (ii) other regulations;
- (iii) a national policy statement;
- (iv) a New Zealand coastal policy statement;
- (v) a regional policy statement or proposed regional policy statement; and
- (vi) a plan or proposed plan.

The provisions of the Central Hawke's Bay District Plan, the NZ Coastal Policy Statement 2010, the Regional Resource Management Plan (RRMP) and Regional Policy Statement (RPS) are relevant to this application. These are addressed below.

## Hawke's Bay District Council District Plan 2003

### 3.3 Open Space and Recreation

#### 3.3.2.1 Objective

Recreation areas that are accessible, equitably distributed, appropriately located, and adequately maintained to meet the needs of residents and visitors, while avoiding, remedying or mitigating any adverse effects.

#### 3.3.2.2 Policies

3. To recognise privately owned open spaces and recreational facilities in the District.

## 8. Transport

#### 8.2.1 Objective

Efficient use of the District's existing and future transport system through the maintenance and improvement of access, ease and safety of pedestrian movement.

#### 8.2.2 Policies

3. To ensure the construction of parking and access is of a standard that promotes both safe and efficient use of vehicles.

## 9. Subdivision

#### 9.2.1 Objective

The provision of necessary services to subdivided lots, in anticipation of the likely effects of land use activities on those lots.

#### 9.2.2 Policies

1. To integrate subdivision with the existing roading network in an efficient manner which reflects expected traffic levels and the safe and convenient management of vehicles and pedestrians.

5. To ensure that the provision of any necessary additional infrastructure for water supply, stormwater control or sewage treatment disposal infrastructure and the upgrading of existing infrastructure is undertaken by subdividers, in recognition of the scale and nature of the anticipated land uses.

6. To encourage the retention of natural open waterbodies for stormwater disposal, where safe and practicable, and to ensure in a manner which maintains or enhances the quality of surface and ground water, and avoids unplanned inundation of land within the anticipated land uses.

#### 9.3.1 Objective

The costs of the provision of new services or the upgrading of existing services within subdivisions is to be met by the subdividers

#### 9.3.2 Policies

1. To require subdividers to meet the costs of upgrading services (including head works), which are attributed to the impacts of the subdivision, including where applicable:

- Roading and access (vehicular, cyclist, pedestrian);
- Water supply;
- Sewage collection, treatment and disposal;
- Stormwater collection, treatment and disposal;
- Trade waste disposal.

2. That any contributions to be in accordance with the methods of determination specified in the Rules.

The proposal is consistent with the above objectives and policies. The change to the stormwater conditions will ensure that stormwater management is continued to be provided by the applicant and future land holders. Stormwater management will maintain the quality of surface and ground water and will avoid unplanned inundation of land.

The provision of Lot 7 as communal open space is directly in line with 3.3.2.2 (3) and is supported.

Specific attention is paid to Objective 9.3.1 and policies 9.3.2 (1) and (2). The consent holder is required to meet the costs of the upgrading of Punawaitai Road. There are no methods specified in the rules as to how this cost is to be determined. Therefore, as the original consent application was a Discretionary Activity, and that activity status is carried on through this application, the Council is within their rights to determine that the applicant upgrade the road at their cost. It would not be appropriate to set a financial amount or estimate at this time, as it is unknown when the applicant will undertake the work and costs for infrastructure change frequently. The applicant did not propose any wording for a financial contributions condition in their s127 application. Therefore, the Council has included a condition that requires the applicant contribute 100% of the costs of the road upgrade by undertaking the works at a time that suits the applicant.

### New Zealand Coastal Policy Statement 2010 (NZCPS) – s104(1)(b)(iv)

The purpose of the NZCPS is to state policies in order to achieve the purpose of the RMA 1991 in relation to the coastal environment of New Zealand.

The relevant objectives and policies of the NZCPS include:

#### Objective 1

To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land, by:

- maintaining coastal water quality, and enhancing it where it has deteriorated from what would otherwise be its natural condition, with significant adverse effects on ecology and habitat, because of discharges associated with human activity.

#### Policy 23 Discharge of contaminants

(1) In managing the discharges to water in the coastal environment, have particular regard to:

a. The sensitivity of the receiving environment;

(4) In managing discharges of stormwater take steps to avoid adverse effects of stormwater discharge to water in the coastal environment, on a catchment by catchment basis, by

a. Avoiding where practicable and otherwise remedying cross contamination of sewage and stormwater systems.

The proposal meets the relevant objectives and policies of the NZCPS. Stormwater can be managed on site and when discharged off site, will be managed within the road design. There is not expected to be any adverse discharge to the receiving environment.

#### Regional Resource Management Plan (RRMP) and Regional Policy Statement (RPS) re-published as at 24 August 2019 – s104(1)(b)(v)

The purpose of the RRMP and RPS is to state policies in order to achieve the purpose of the RMA 1991 in relation to the coastal environment of Hawke's Bay.

#### OBJ LW 1 Integrated management of fresh water and land use and development.

Fresh water and the effects of land use and development are managed in an integrated and sustainable manner which includes;

14. Promoting the preservation of the natural character of the coastal environment, and rivers, lakes and wetlands, and their protection from inappropriate subdivision, use and development.

POL UD12 In preparing or assessing any rezoning, structure plans, or other provisions for the urban development of land within the Region, territorial authorities shall have regard to:

(f) provision for the maintenance and enhancement of water in waterbodies, including appropriate stormwater management facilities to avoid downstream flooding and to maintain or enhance water quality.

POL UD13 Within the region, territorial authorities shall ensure development is appropriately and efficiently serviced for the collection, treatment, disposal or re-use of sewage and stormwater, and the provision of potable water by:

(c) Avoiding development which will not be serviced in a timely manner to avoid, or mitigate adverse effects on the environment and human health; and

(d) Requiring these services to be designed, built, managed or upgraded to maximise their ongoing effectiveness.

The proposal meets the requirements of the RRMP and RPS, as there are no changes to the outcome of stormwater management on site. The applicant and future land owners will ensure that the stormwater is appropriately and efficiently managed.

### **6.3. Section 104(1)(c) – other matters**

Section 104(1)(c) requires consideration of any other matters the consent authority considers relevant and reasonably necessary to determine the application.

Under the Local Government Act 2002, Councils are permitted to take development contributions towards the costs that capital growth imposes on a community. Development contributions do not apply to this proposal.

### **6.4. Section 104(2&3) - effects disregarded**

Pursuant to Section 104(2) of the Act, when forming an opinion for the purposes of Section 104(1)(a), a Council may disregard an adverse effect of the activity on the environment if a plan or national environmental standard permits an activity with that effect (i.e. the Council may consider the 'permitted baseline').

The permitted baseline relevant are the effects of the subdivision approved by the hearings commissioners, upon which this s127 application is based.

Pursuant to Section 104(3)(a) of the Act, when forming an opinion for the purposes of Section 104(1)(a), a Council must not have regard to any effect on a person who has given written approval to the proposal, nor any trade competition or effects of trade competition. No written approvals have been obtained, and trade competition is not a relevant consideration.

## **7. SECTION 106 ASSESSMENT**

As a subdivision consent, assessment in terms of Section 106 of the RMA is also required.

A consent authority may refuse to grant a subdivision consent, or may grant the subdivision subject to conditions, if it considers that:

- there is a significant risk from natural hazards; or
- sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision

Section 106(1A) states that an assessment of the risk from natural hazards requires a combined assessment of—

- a) the likelihood of natural hazards occurring (whether individually or in combination); and
- b) the material damage to land in respect of which the consent is sought, other land, or structures that would result from natural hazards; and
- c) any likely subsequent use of the land in respect of which the consent is sought that would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b).

In this case, the proposed changes do not alter the original decision that the proposal was in line with the requirements of s106. The changes to the stormwater and Lot 7 conditions are irrelevant to this assessment. The required conditions to upgrade the road remain, therefore, the subdivision will continue to meet s106. Finally, the inclusion of Stage 'A' does not result in the likelihood of hazards occurring, nor does it alter the access to the subdivision. Overall, the s127 application meets s106 of the RMA.



## 8. CONSIDERATION OF PART 2 (PURPOSE AND PRINCIPLES)

### Purpose

Section 5 identifies the purpose of the RMA as the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

The proposed changes to the conditions continue to ensure the sustainable management of the natural and physical resources and will not adversely affect future generations. The conditions will avoid, remedy and mitigate adverse effects on the environment.

### Principles

Section 6 sets out a number of matters of national importance which need to be recognised and provided for. These include the protection of outstanding natural features and landscapes, the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna, and the protection of historic heritage.

Section 7 identifies a number of “other matters” to be given particular regard by the Council in considering an application for resource consent. These include the efficient use of natural and physical resources, and the maintenance and enhancement of amenity values.

Section 8 requires the council to take into account the principles of the Treaty of Waitangi.

The proposed changes to the consent conditions put forward by the applicant and accepted by the Council meet the matters as set out above.

### RECOMMENDATION:

The conditions of consent are altered as follows: text replaced is ~~strike through~~ and new text is in **bold**.

Pursuant to sections 108, 108AA, **127** and 220 of the Resource Management Act 1991 (RMA), this subdivision consent referenced by Council as RM180160/**RM180160A** shall be subject to the following conditions:

### CONDITIONS:

#### All Stages:

1. The Land Transfer Plan to give effect to this subdivision consent must be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the Council as resource consent number RM180160, **except as amended by RM180160A:**
  - Application Form and Assessment of Environmental Effects prepared by McFlynn Surveying and Planning, dated 23 November 2018 Rev 1 **and 127 Application Form and Assessment of Environment Effects prepared by McFlynn Surveying and Planning, dated 7 September 2020 Rev. 2.**

<b>Report title and reference</b>	<b>Author</b>	<b>Rev</b>	<b>Dated</b>
Geotechnical Investigation Report for Proposed Subdivision, 22/23 Punawaitai Road	LDE Land Development & Exploration LTD.	Project Ref: 14668	10 October 2018
Punawaitai Road Subdivision Transport Impact Assessment	Urban Connection	Ref: TIA 04/005	November 2018
Bridge Assessment Report	Stratagroup Consulting Engineers		12 November 2018
Punawaitai Road Subdivision, Section 92 Response	Urban Connection		13 February 2019
Addendum Geotechnical Subdivision Report 22 Punawaitai Road, Pourerere	LDE Land Development & Exploration LTD.	Project Ref: 14668	3 July 2019
Pourerere Subdivision Punawaitai Road Pourerere James Bridge	Hudson Associates Landscape Architects		July 2019
<del>Proposed Subdivision of Lot 1 DP 27067</del>	<del>McFlynn Surveying &amp; Planning</del>	<del>2018024-SP-06 Sheet 2 of 4 Rev A</del>	<del>19/11/18</del>
<del>Stage 1 Proposed Subdivision of Lot 1 DP 27067</del>	<del>McFlynn Surveying &amp; Planning</del>	<del>2018024-SP-06 Sheet 3 of 4 Rev A</del>	<del>19/11/18</del>
<b>Report title and reference</b>	<b>Author</b>	<b>Rev</b>	<b>Dated</b>
<del>Stage 2 Proposed Subdivision of Lot 1 DP 27067</del>	<del>McFlynn Surveying &amp; Planning</del>	<del>2018024-SP-06 Sheet 4 of 4 Rev A</del>	<del>19/11/18</del>
Indicative Plan of Riparian Planting Area	McFlynn Surveying & Planning	2018024-PLANTING Sheet 1 of 1 Rev A	18/07/19
<b>Proposed subdivision of Lot 1 DP 27067 Overall Plan</b>	<b>McFlynn Surveying &amp; Planning</b>	<b>2018024-SP-08 Sheet 1 of 4 Rev A</b>	<b>04/09/2020</b>
<b>Proposed subdivision of Lot 1 DP 27067 Stage A</b>	<b>McFlynn Surveying &amp; Planning</b>	<b>2018024-SP-08 Sheet 2 of 4 Rev A</b>	<b>04/09/2020</b>

Proposed subdivision of Lot 1 DP 27067 Stage 1	McFlynn Surveying & Planning	2018024- SP-08 Sheet 3 of 4 Rev A	04/09/2020
Proposed subdivision of Lot 1 DP 27067 Stage 2	McFlynn Surveying & Planning	2018024- SP-08 Sheet 4 of 4 Rev A	04/09/2020

2. Under section 125 of the Resource Management Act, this consent lapses five years after the date it is granted unless:
  - a. A survey plan is submitted to council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the Resource Management Act; or
  - b. An application under section 125 of the Resource Management Act is made to the Council before the consent lapses (five years) to extend the period after which the consent lapses and the Council grants an extension.

### **Stage A**

- A1. **Prior to application of 223 certification for Stage A, pursuant to section 243 of the Resource Management Act 1991 all easements shown in the memorandum on the approved scheme plan must be included in a memorandum as part of the online LT plan package, and must be reserved and granted.**

### **Dotterel Breeding Grounds**

- A2. **Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must provide evidence that they have either entered into an Open Space Covenant pursuant to section 22 of the Queen Elizabeth The Second National Trust Act 1977, or have established Dotterel protection fencing in general accordance with the “Indicative Plan of Riparian Planting Area” prepared by McFlynn Surveying & Planning, reference 2018024-PLANTING, to the satisfaction of the Council’s Customer and Consents Manager.**
- A3. **A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lot 2 at the consent holder’s expense advising the owner(s) and subsequent owner(s) thereof of the requirement to comply with the following on a continuing basis:**

***Any vegetation removed from that part of the site to which the Planting Plan (Planting Plan – Pouterere Stream, created by Hudson Associates Landscape Architecture and dated 22-7-19 and submitted as part of the application for RM180160) relates must be replaced with planting in***

*accordance with the Planting Plan within the next available planting season (May-September). Ongoing upkeep and maintenance of the Planting Plan is required. It is the responsibility of the owner of this Lot to ensure that the Planting Plan is maintained to the standard set out in the Planting Plan.*

- A4.** Where fencing is established under Condition A2, a Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lot 2 at the consent holder's expense advising the owner(s) and subsequent owner(s) thereof of the requirement to comply with the following on a continuing basis:

*Dotterel protection fencing has been established to restrict access to the sand dunes from the farm and walking track to provide protection for the sand dunes, and in particular, a recognised Dotterel Breeding Ground that has been established within the sand dunes near the property, adjacent to the Pourerere Stream, in general accordance with the "Indicative Plan of Riparian Planting Area" prepared by McFlynn Surveying & Planning, reference 2018024-PLANTING.*

*This fencing must be maintained by the owners and occupiers of Lot 2 on an ongoing basis.*

- A5.** A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lot 2 at the consent holder's expense advising the owner(s) and subsequent owner(s) thereof of the requirement to comply with the following on a continuing basis:

*Any riparian planting and stock proof fencing established in the area identified as the "Indicative Plan of Riparian Planting Area" prepared by McFlynn Surveying & Planning, reference 2018024-PLANTING adjacent to the Pourerere Stream in accordance with the requirements of subdivision consent RM180160 must be maintained by the owners and occupiers of Lot 2 on an ongoing basis.*

**Stage 1 (Lots 1-7 & Lot 100):**

**Easements**

3. Prior to application for 223 certification for Stage 1, pursuant to section 243 of the Resource Management Act 1991 all easements shown in the memorandum on the approved scheme plan, and any easements required in association with the disposal of stormwater must be included in a memorandum as part of the online LT plan package, and must be reserved and approved.
4. All cross-boundary services must be protected by easements as necessary to secure.

## **Engineering Design – Culvert / Bridge**

5. The consent holder must submit to Council's Land Transport Manager a design of the culvert / bridge and dedicated footpath for approval prior to undertaking any work associated with the construction of the culvert / bridge. The design must include signposts and road marking as NZ Transport Agency's Manual of Traffic Signs and Markings.
6. Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must provide and have approved by the Land Transport Manager:
  - a. As-builts of the constructed culvert/bridge; and
  - b. A Certificate from a CPEng Civil Engineer stating that the As-built plans are a true and correct record of the constructed culvert/bridge.

## **Erosion and Sediment Controls**

7. Prior to any works being undertaken at the site, the consent holder must submit to Council's Customer and Consents Manager an Erosion, Sediment and Dust Control Plan for approval. This plan must detail, in accordance with best practice, how erosion, sediment and dust controls will be imposed to avoid the effects of earthworks on the nearby streams, tributaries and neighbouring properties for the following works:
  - a. Formation of the vehicle access right of ways within Lot 100;
  - b. Upgrading of Punawaitai Road; and
  - c. Removal of any existing vegetation adjacent to the Pourerere Stream.

## **Upgrading of Punawaitai Road & Financial Contributions**

- 8A. **Pursuant to Rule 9.11(a), (b) and (e) of the Central Hawke's Bay Operative District Plan, a financial contribution (in the form of work) is required to upgrade Punawaitai Road (from the intersection shared with Pourerere Road to Punawaitai Road's legal end (approximately 220 metres in length)) to an all-weather metal surface with a minimum width of 5.0 metres.**

**The consent holder is required to fund 100% of the full cost of upgrading the road in accordance with the approved design under condition 8.**

8. Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must submit to Council's Land Transport Manager for approval a design for upgrading Punawaitai Road to an all-weather metal surface with a minimum width of 5.0 metres, from the intersection shared with Pourerere Road to Punawaitai Road's legal end (approximately 220m in length).
9. Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must provide and have approved by the Land Transport Manager:
  - a. As-builts of the constructed road; and
  - b. A Certificate from a CPEng Civil Engineer stating that the As-built plans are a true and correct record of the constructed road.

## **Formation of Right of Ways (over Lot 100)**

10. Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must submit to Council's Land Transport Manager for approval a design for forming the rights of way shown as B, C and D on the approved plans (excluding the culvert / bridge which is to be constructed in accordance with Condition (6) above) to an all-weather metal surface with a minimum width of 5.0 metres.

11. Prior to requesting approval under section 224(c) of the Resource Management Act 1991 the consent holder must provide and have approved by the Land Transport Manager:
  - a. As-builts of the constructed right of ways; and
  - b. A Certificate from a CPEng Civil Engineer stating that the As-built plans are a true and correct record of the constructed right of ways.

### **Stormwater**

~~12. Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must submit to Council a stormwater assessment of Stage 1 prepared by a suitably qualified person, including the pre-development flow rate from each proposed lot and a stormwater assessment for the discharge to communal stormwater drains for a 1 in 50 year event to ensure these drains are designed to accommodate such an event.~~

~~Note: This assessment will be used by Council to inform each Lot Owner of their stormwater retention requirements.~~

12. **Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must submit a specific design for the stormwater disposal system prepared by a Chartered Professional Engineer specialising in the field of stormwater design and construction as part of the detailed right of way design.**

### **Dotterel Breeding Grounds**

~~13. Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must provide evidence that they have either entered into an Open Space Covenant pursuant to section 22 of the Queen Elizabeth The Second National Trust Act 1977, or have established Dotterel protection fencing in general accordance with the "Indicative Plan of Riparian Planting Area" prepared by McFlynn Surveying & Planning, reference 2018024 PLANTING, to the satisfaction of the Council's Customer and Consents Manager.~~

### **Lot 7 (Communal Open Space)**

14. That Lot 7 ~~heron~~ **hereon** (Communal Open Space) must be held in **as to 6** undivided one-40th shares by the owners of Lots 1-6 **hereon and one** 34 undivided one-half40<sup>th</sup> share by the owners of Lot 400 **2 DP XXXXXX** ~~heron~~ as tenants in common in the said shares and **that** individual records of title be issued in accordance **therewith**.

*See LINZ amalgamation 1671625 1679708.*

### **Consent Notices**

- ~~15. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lot 100 at the consent holder's expense advising the owner(s) and subsequent owner(s) thereof of the requirement to comply with the following on a continuing basis:~~

~~*Any vegetation removed from that part of the site to which the Planting Plan (Planting Plan – Pourerere Stream, created by Hudson Associates Landscape Architecture and dated 22 7 19 and submitted as part of the application for RM180160) relates must be replaced with planting in accordance with the Planting Plan within the next available planting season (May-September). Ongoing upkeep and maintenance of the Planting Plan is required. It is the responsibility of the owner of this Lot to ensure that the Planting Plan is maintained to the standard set out in the Planting Plan.*~~

16. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lots 1-6 and 100 at the consent holder's expense advising the owner(s) and subsequent owner(s) thereof of the requirement to comply with the following on a continuing basis:

*Any development of the site shall be in general accordance with the Section 5 Engineering Recommendations of the Geotechnical Investigation Report, prepared by LDE (Project Reference: 14668) dated 10/10/2018 and the Section 5 Recommendations of the Addendum Geotechnical Subdivision Report 22 Punawaitai Road, Pourerere, prepared by LDE (Project Reference: 14668) dated 3 July 2019.*

17. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lots 1-6 at the consent holder's expense advising the owner(s) and subsequent owner(s) thereof of the requirement to comply with the following on a continuing basis:

*That each Lot Owner acknowledges that the Lot is located in a productive rural area where agricultural management practices such as agrichemical spraying, use of farm machinery, the operation of bird scarers, stock crossing Punawaitai Road / bridge and other similar activities occur.*

*That each Lot Owner shall not bring any proceedings for damages, negligence, nuisance, trespass or interference arising from the uses of Lot 100 (in gross) and/or rural land in the general vicinity:*

- (a) make nor lodge; nor*
- (b) be party to; nor*
- (c) finance nor contribute to the cost of any application, proceeding or appeal (either pursuant to the Resource Management Act 1991 or otherwise) designed or intended to limit, prohibit or restrict the continuation of operations or any rural activity on Lot 100 and/or rural land in the general vicinity, including without limitation any action to require the registered owner or occupier of Lot 100 and/or rural land in the general vicinity to modify the*



*rural operations carried out on Lot 100 and/or rural land in the general vicinity.*

18. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lots 1-6 at the consent holder's expense advising the owner(s) and subsequent owner(s) thereof, of the requirement to comply with the following on a continuing basis:

*That each Lot Owner shall not erect any building other than a single, new residential dwelling and a carport (which is to be attached to the residential dwelling) or a garage (one only) which can be either attached to the residential dwelling or separate from the residential dwelling. Any carport or garage must be constructed of the same materials as the residential dwelling and of a design to be architecturally integrated with and of the same colour scheme as the residential dwelling.*

*That for the residential dwelling, garage or carport erected on the site, each Lot Owner shall meet the following requirements:*

- (a) the residential dwelling (including any carport or garage) must be no greater than 400 m<sup>2</sup>;*
- (b) the height of the residential dwelling must not exceed six (6) metres above the natural ground level;*
- (c) the residential dwelling must be restricted to a single storey building;*
- (d) the residential building must have a muted colour exterior design and colour scheme in accordance with the 'Colour and reflectivity scheme for Pourerere subdivision' provided as 'Figure 6' on pages 45-46 of the report "Pourerere Subdivision Punawaitai Road Pourerere James Bridge", prepared by Hudson Associates Landscape Architects, dated July 2019; and*
- (e) non-glazed exterior cladding must be used consisting of any of the following materials: kiln fired or concrete brick, stucco texture finish, stone or timber, solid weatherboard construction, or any other new exterior cladding material. Any exterior finish in the form of flat cladding, concrete block, poured or similar must have the surface textured at the time of construction.*

- ~~19. Where fencing is established under Condition 13, a Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lot 100 at the consent holder's expense advising the owner(s) and subsequent owner(s) thereof of the requirement to comply with the following on a continuing basis:~~

~~*Dotterel protection fencing has been established to restrict access to the sand dunes from the farm and walking track to provide protection for the sand dunes, and in particular, a recognised Dotterel Breeding Ground that*~~

~~has been established within the sand dunes near the property, adjacent to the Pourerere Stream, in general accordance with the "Indicative Plan of Riparian Planting Area" prepared by McFlynn Surveying & Planning, reference 2018024 PLANTING.~~

~~This fencing must be maintained by the owners and occupiers of Lot 100 on an ongoing basis.~~

20. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of ~~Lot 7~~ **Lots 1-6 and Lot 100** at the consent holder's expense advising the owners and subsequent owners thereof, of the requirement to comply with the following on a continuing basis:

~~That the Lot 7 must be retained and maintained as communal open space to be freely shared by the owners, and must be kept free of buildings driveways, residential dwellings, and private outdoor space.~~

**Any future development on Lot 7 is to be in line with the 'Colour and reflectivity scheme for Pourerere subdivision' provided as 'Figure 6' on pages 45-46 of the report "Pourerere Subdivision Punawaitai Road Pourerere James Bridge", prepared by Hudson Associates Landscape Architects, dated July 2019;**

21. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lots 1-6 at the consent holder's expense advising the owners and subsequent owners thereof of the requirement to comply with the following:

~~Any future development and/or building on site shall not result in any increase in stormwater discharging from the property from Lots 1-7 as per the stormwater assessment report (xxxx-xxxx by xxxxxx dated xxxxx).~~

**At the time of applying for a building consent for development on the site, a stormwater design must be submitted for approval. The design must show how any hard or sealed surface, roof water or tank overflows from the development will impact on the initial stormwater design submitted in association with the subdivision (RM180160) and show that the site is hydraulically neutral.**

~~Note: The stormwater assessment referenced in the consent notice will be the report submitted to the Council under Condition 12 of this consent.~~

## **Stage 2 (Lots 8- 21-22 and Lot 200):**

### **Easements**

22. Prior to application for 223 certification for Stage 2, pursuant to section 243 of the Resource Management Act 1991 all easements shown in the memorandum on the approved scheme plan, and any easements required in association with the disposal

of stormwater must be included in a memorandum as part of the online LT plan package, and must be reserved and approved.

23. All cross-boundary services must be protected by easements as necessary to secure.

### **Erosion and Sediment Controls**

24. Prior to any works being undertaken at the site, the consent holder must submit to Council's Customer and Consents Manager an Erosion, Sediment and Dust Control Plan for approval. This plan must detail, in accordance with best practice, how erosion, sediment and dust controls will be imposed to avoid the effects of earthworks on the nearby streams, tributaries and neighbouring properties for the following works:
  - a. Formation of the vehicle access right of ways within Lot 200;
  - b. Upgrading of Punawaitai Road; and
  - c. Removal of any existing vegetation adjacent to the Pourerere Stream.

### **Upgrading of Punawaitai Road**

- 25A Pursuant to Rule 9.11(a), (b) and (e) of the Central Hawke's Bay Operative District Plan, a financial contribution (in the form of work) is required to upgrade Punawaitai Road (from the intersection shared with Pourerere Road to Punawaitai Road's legal end (approximately 220 metres in length)) to a sealed surface with a minimum width of 6.2 metres.**

**The consent holder is required to fund 100% of the full cost of upgrading the road and preparation of any design requirements including drafting, plan preparation and reporting as required in accordance with the approved design under condition 25.**

25. Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must submit to Council's Land Transport Manager for approval a design for upgrading Punawaitai Road to a sealed surface with a minimum width of 6.2 metres, from the intersection shared with Pourerere Road to Punawaitai Road's legal end (approximately 220m in length).
26. Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must provide and have approved by the Land Transport Manager:
  - a. As-builts of the constructed road; and
  - b. A Certificate from a registered Civil Engineer stating that the As-built plans are a true and correct record of the constructed road.

### **Upgrading and Formation of Rights of Way (over Lot 200 22)**

27. Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must submit to Council's Land Transport Manager for approval a design for upgrading the rights of way shown as 'B' and 'C' on the approved [https://sageplanning.sharepoint.com/Projects/CHB21001\\_CHBPDP - Post-Notification/HS6 - REZONINGS MAPS MISC/Right of Reply/REZONINGS/Appendices/Appendix 5 - Resource Consent RC180160A.docx](https://sageplanning.sharepoint.com/Projects/CHB21001_CHBPDP_-_Post-Notification/HS6_-_REZONINGS_MAPS_MISC/Right_of_Reply/REZONINGS/Appendices/Appendix_5_-_Resource_Consent_RC180160A.docx)

plans (excluding the culvert / bridge which is to be constructed in accordance with Condition (6) above) to a sealed surface with a minimum width of 6.2 metres, and forming and sealing the right of way shown as 'D' on the approved plans with a minimum width of 5 metres.

28. Prior to requesting approval under section 224(c) of the Resource Management Act 1991, must provide and have approved by the Land Transport Manager:
  - a. As-builts of the constructed road; and
  - b. A Certificate from a CPEng Civil Engineer stating that the As-built plans are a true and correct record of the constructed road.

### **Stormwater**

- ~~29. Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must submit to Council a stormwater assessment of Stage 2 prepared by a suitably qualified person, including the pre-development flow rate from each proposed lot and a stormwater assessment for the discharge to communal stormwater drains for a 1 in 50 year event to ensure these drains are designed to accommodate such an event.~~

~~Note: This assessment will be used by Council to inform each Lot Owner of their stormwater retention requirements.~~

29. **Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must submit a specific design for the stormwater disposal system prepared by a Chartered Professional Engineer specialising in the field of stormwater design and construction as part of the detailed right of way design.**

### **Lot 7 (Communal Open Space)**

30. That Lot 7 ~~hereon~~ **hereon** (Communal Open Space) ~~must be held as to in 14 undivided one-40<sup>th</sup> shares by the owners of Lots 8-21 hereon and one undivided one-half share by the owners of Lot 200 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.~~

*See LINZ amalgamation 4671625 1679708.*

~~Advice Note: At the time of application for certification of s224(c) of the RMA, 1991, for Stage 2 of the subdivision, Council will provide a certificate cancelling the amalgamation of Lot 7 with Lot 100.~~

### **Riparian Planting and Fencing**

31. Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must establish riparian planting and stock proof fencing along

the eastern bank of the Pourerere Stream in the area identified as the “Indicative Plan of Riparian Planting Area” prepared by McFlynn Surveying & Planning, reference 2018024-PLANTNG, to the satisfaction of the Council’s Customer and Consents Manager.

## Consent Notices

32. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lots 8-21 at the consent holder’s expense advising the owner(s) and subsequent owner(s) thereof of the requirement to comply with the following on a continuing basis:

*Any development of the site shall be in general accordance with the Section 5 Engineering Recommendations of the Geotechnical Investigation Report, prepared by LDE (Project Reference: 14668) dated 10/10/2018 and the Section 5 Recommendations of the Addendum Geotechnical Subdivision Report 22 Punawaitai Road, Pourerere, prepared by LDE (Project Reference: 14668) dated 3 July 2019.*

33. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lots 8-21 at the consent holder’s expense advising the owner(s) and subsequent owner(s) thereof of the requirement to comply with the following on a continuing basis:

*That each Lot Owner acknowledges that the Lot is located in a productive rural area where agricultural management practices such as agrichemical spraying, use of farm machinery, the operation of bird scarers, stock crossing Punawaitai Road / bridge and other similar activities occur.*

*That each Lot Owner shall not bring any proceedings for damages, negligence, nuisance, trespass or interference arising from the uses of Lot 200 (in gross) and/or rural land in the general vicinity:*

- (a) make nor lodge; nor*
- (b) be party to; nor*
- (c) finance nor contribute to the cost of any application, proceeding or appeal (either pursuant to the Resource Management Act 1991 or otherwise) designed or intended to limit, prohibit or restrict the continuation of operations or any rural activity on Lot 200 and/or rural land in the general vicinity, including without limitation any action to require the registered owner or occupier of Lot 200 and/or rural land in the general vicinity to modify the rural operations carried out on Lot 200 and/or rural land in the general vicinity.*

34. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lots 8-21 at the consent holder’s expense advising the owner(s) and subsequent owner(s) thereof, of the requirement to comply

with the following on a continuing basis:

*That each Lot Owner shall not erect any building other than a single, new residential dwelling and a carport (which is to be attached to the residential dwelling) or a garage (one only) which can be either attached to the residential dwelling or separate from the residential dwelling. Any carport or garage must be constructed of the same materials as the residential dwelling and of a design to be architecturally integrated with and of the same colour scheme as the residential dwelling.*

*That for the residential dwelling, garage or carport erected on the site, each Lot Owner shall meet the following requirements:*

- (a) the residential dwelling (including any carport or garage) must be no greater than 400 m<sup>2</sup>;*
- (b) the height of the residential dwelling must not exceed six (6) metres above the natural ground level;*
- (c) in respect of Lots 8, 9, 16 and 17 the residential dwelling must be restricted to a single storey building;*
- (d) the residential building must have a muted colour exterior design and colour scheme in accordance with the 'Colour and reflectivity scheme for Pourerere subdivision' provided as 'Figure 6' on pages 45-46 of the report "Pourerere Subdivision Punawaitai Road Pourerere James Bridge", prepared by Hudson Associates Landscape Architects, dated July 2019; and*
- (e) non-glazed exterior cladding must be used consisting of any of the following materials: kiln fired or concrete brick, stucco texture finish, stone or timber, solid weatherboard construction, or any other new exterior cladding material. Any exterior finish in the form of flat cladding, concrete block, poured or similar must have the surface textured at the time of construction.*

~~35. Where fencing is established under Condition 13 (Stage 1), a Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lot 200 at the consent holder's expense advising the owner(s) and subsequent owner(s) thereof of the requirement to comply with the following on a continuing basis:~~

~~*Dotterel protection fencing has been established to restrict access to the sand dunes from the farm and walking track to provide protection for the sand dunes, and in particular, a recognised Dotterel-Breeding Ground that has been established within the sand dunes near the property, adjacent to the Pourerere Stream, in general accordance with the "Indicative Plan of Riparian Planting Area" prepared by McFlynn Surveying & Planning, reference 2018024-PLANTING.*~~

~~This fencing must be maintained by the owners and occupiers of Lot 200 on an ongoing basis.~~

36. ~~A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lot 200 at the consent holder's expense advising the owner(s) and subsequent owner(s) thereof of the requirement to comply with the following on a continuing basis:~~

~~Riparian planting and stock proof fencing has been established in the area identified as the "Indicative Plan of Riparian Planting Area" prepared by McFlynn Surveying & Planning, reference 2018024-PLANTNG adjacent to the Pourerere Stream. This planting and fencing must be maintained by the owners and occupiers of Lot 200 on an ongoing basis.~~

37. ~~A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lot 200 at the consent holder's expense advising the owner(s) and subsequent owner(s) thereof of the requirement to comply with the following on a continuing basis:~~

~~Any vegetation removed from that part of the site to which the Planting Plan (Planting Plan - Pourerere Stream, created by Hudson Associates Landscape Architecture and dated 22-7-19 and submitted as part of the application for RM180160) relates must be replaced with planting in accordance with the Planting Plan within the next available planting season (May-September). Ongoing upkeep and maintenance of the Planting Plan is required. It is the responsibility of the owner of this Lot to ensure that the Planting Plan is maintained to the standard set out in the Planting Plan.~~

38. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lots 8-21 at the consent holder's expense advising the owners and subsequent owners thereof of the requirement to comply with the following:

~~Any future development and/or building on site shall not result in any increase in stormwater discharging from the property from Lots 8-21 as per the stormwater assessment report (xxxx-xxxx by xxxxxx dated xxxxx).~~

**At the time of applying for a building consent for development on the site, a stormwater design must be submitted for approval. The design must show how any hard or sealed surface, roof water or tank overflows from the development will impact on the initial stormwater design submitted in association with the subdivision (RM180160) and show that the site is hydraulically neutral.**

Note: ~~The stormwater assessment referenced in the consent notice will be the report submitted to the Council under Condition 29 of this consent.~~

## Part Cancellation of Consent Notices

- ~~39. Pursuant to section 221 of the Resource Management Act 1991, the Consent Notice created by Condition 15 in Stage 1 must be cancelled in part for Lots 8-21 as this only relates to Lot 200 and not Lots 8-21 in Stage 2.~~
40. Pursuant to section 221 of the Resource Management Act 1991, the Consent Notice created by Condition 16 in Stage 1 must be cancelled for Lots 8-21 and Lot 200 as the Consent Notice in Condition 32 relates specifically to these Lots.
- ~~41. Pursuant to section 221 of the Resource Management Act 1991, the Consent Notice created by Condition 19 in Stage 1 must be cancelled for part of Lots 8-21 as this only relates to Lot 200 and not Lots 8-21.~~

### ADVICE NOTES:

- The consent holder is responsible for covering all costs associated with engineering approval, including site visits necessary to comply with the conditions of this consent.*
- Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
- For more information on the resource consent process with Central Hawke's Bay District Council see the council's website: [www.chbdc.govt.nz](http://www.chbdc.govt.nz). General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: [www.mfe.govt.nz](http://www.mfe.govt.nz).*
- If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
- The consent holder is responsible for obtaining all other necessary consents, permits, and licenses, including those under the Hawke's Bay Regional Coastal Environment Plan (in relation to stormwater and wastewater disposal, and the construction of the culvert/bridge), Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*



**DELEGATION:**

Under delegated authority from the Council, the Customer and Consent Manager approves this application.



Signed



Robyn Burns

**Customer and Consents Manager**

Date: 02/11/2020

<p><b>Report Prepared By:</b></p>  <p>Alison Francis Date: 29/10/2020 <b>Consultant Planner</b></p>	<p><b>Report Reviewed/Approved By:</b></p>  <p>Sean Crocker Date: 02/11/2020 <b>Senior Consultant Planner</b></p>
--	---

## Consolidated list of conditions for RM180160/RM180160A

Pursuant to sections 108, 108AA, 127 and 220 of the Resource Management Act 1991 (RMA), this subdivision consent referenced by Council as RM180160/RM180160A shall be subject to the following conditions:

### CONDITIONS:

#### All Stages:

1. The Land Transfer Plan to give effect to this subdivision consent must be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the Council as resource consent number RM180160, **except as amended by RM180160A**
  - Application Form and Assessment of Environmental Effects prepared by McFlynn Surveying and Planning, dated 23 November 2018 Rev 1 and 127 Application Form and Assessment of Environment Effects prepared by McFlynn Surveying and Planning, dated 7 September 2020 Rev. 2.

Report title and reference	Author	Rev	Dated
Geotechnical Investigation Report for Proposed Subdivision, 22/23 Punawaitai Road	LDE Land Development & Exploration LTD.	Project Ref: 14668	10 October 2018
Punawaitai Road Subdivision Transport Impact Assessment	Urban Connection	Ref: TIA 04/005	November 2018
Bridge Assessment Report	Stratagroup Consulting Engineers		12 November 2018
Punawaitai Road Subdivision, Section 92 Response	Urban Connection		13 February 2019
Addendum Geotechnical Subdivision Report 22 Punawaitai Road, Pourerere	LDE Land Development & Exploration LTD.	Project Ref: 14668	3 July 2019
Pourerere Subdivision Punawaitai Road Pourerere James Bridge	Hudson Associates Landscape Architects		July 2019
Indicative Plan of Riparian Planting Area	McFlynn Surveying & Planning	2018024-PLANTING Sheet 1 of 1 Rev A	18/07/19

Proposed subdivision of Lot 1 DP 27067 Overall Plan	McFlynn Surveying & Planning	2018024- SP-08 Sheet 1 of 4 Rev A	04/09/2020
Proposed subdivision of Lot 1 DP 27067 Stage A	McFlynn Surveying & Planning	2018024- SP-08 Sheet 2 of 4 Rev A	04/09/2020
Proposed subdivision of Lot 1 DP 27067 Stage 1	McFlynn Surveying & Planning	2018024- SP-08 Sheet 3 of 4 Rev A	04/09/2020
Proposed subdivision of Lot 1 DP 27067 Stage 2	McFlynn Surveying & Planning	2018024- SP-08 Sheet 4 of 4 Rev A	04/09/2020

2. Under section 125 of the Resource Management Act, this consent lapses five years after the date it is granted unless:
- a. A survey plan is submitted to council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the Resource Management Act; or
  - b. An application under section 125 of the Resource Management Act is made to the Council before the consent lapses (five years) to extend the period after which the consent lapses and the Council grants an extension.

### **Stage A**

- A1. Prior to application of 223 certification for Stage A, pursuant to section 243 of the Resource Management Act 1991 all easements shown in the memorandum on the approved scheme plan must be included in a memorandum as part of the online LT plan package, and must be reserved and granted.

### **Dotterel Breeding Grounds**

- A2. Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must provide evidence that they have either entered into an Open Space Covenant pursuant to section 22 of the Queen Elizabeth The Second National Trust Act 1977, or have established Dotterel protection fencing in general accordance with the "Indicative Plan of Riparian Planting Area" prepared by McFlynn Surveying & Planning, reference 2018024-PLANTING, to the satisfaction of the Council's Customer and Consents Manager.
- A3. A Consent Notice pursuant to section 221 of the Resource Management Act 1991

must be registered on the Record of Title of Lot 2 at the consent holder's expense advising the owner(s) and subsequent owner(s) thereof of the requirement to comply with the following on a continuing basis:

*Any vegetation removed from that part of the site to which the Planting Plan (Planting Plan – Pourerere Stream, created by Hudson Associates Landscape Architecture and dated 22-7-19 and submitted as part of the application for RM180160) relates must be replaced with planting in accordance with the Planting Plan within the next available planting season (May-September). Ongoing upkeep and maintenance of the Planting Plan is required. It is the responsibility of the owner of this Lot to ensure that the Planting Plan is maintained to the standard set out in the Planting Plan.*

- A4. Where fencing is established under Condition A2, a Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lot 2 at the consent holder's expense advising the owner(s) and subsequent owner(s) thereof of the requirement to comply with the following on a continuing basis:

*Dotterel protection fencing has been established to restrict access to the sand dunes from the farm and walking track to provide protection for the sand dunes, and in particular, a recognised Dotterel Breeding Ground that has been established within the sand dunes near the property, adjacent to the Pourerere Stream, in general accordance with the "Indicative Plan of Riparian Planting Area" prepared by McFlynn Surveying & Planning, reference 2018024-PLANTING.*

*This fencing must be maintained by the owners and occupiers of Lot 2 on an ongoing basis.*

- A5. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lot 2 at the consent holder's expense advising the owner(s) and subsequent owner(s) thereof of the requirement to comply with the following on a continuing basis:

*Any riparian planting and stock proof fencing established in the area identified as the "Indicative Plan of Riparian Planting Area" prepared by McFlynn Surveying & Planning, reference 2018024-PLANTING adjacent to the Pourerere Stream in accordance with the requirements of subdivision consent RM180160 must be maintained by the owners and occupiers of Lot 2 on an ongoing basis.*

### **Stage 1 (Lots 1-7 & Lot 100):**

#### **Easements**

3. Prior to application for 223 certification for Stage 1, pursuant to section 243 of the Resource Management Act 1991 all easements shown in the memorandum on the approved scheme plan, and any easements required in association with the disposal of stormwater must be included in a memorandum as part of the online LT plan package, and must be reserved and approved.
4. All cross-boundary services must be protected by easements as necessary to secure.

### **Engineering Design – Culvert / Bridge**

5. The consent holder must submit to Council's Land Transport Manager a design of the culvert / bridge and dedicated footpath for approval prior to undertaking any work associated with the construction of the culvert / bridge. The design must include signposts and road marking as NZ Transport Agency's Manual of Traffic Signs and Markings.
6. Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must provide and have approved by the Land Transport Manager:
  - a. As-builts of the constructed culvert/bridge; and
  - b. A Certificate from a CPEng Civil Engineer stating that the As-built plans are a true and correct record of the constructed culvert/bridge.

### **Erosion and Sediment Controls**

7. Prior to any works being undertaken at the site, the consent holder must submit to Council's Customer and Consents Manager an Erosion, Sediment and Dust Control Plan for approval. This plan must detail, in accordance with best practice, how erosion, sediment and dust controls will be imposed to avoid the effects of earthworks on the nearby streams, tributaries and neighbouring properties for the following works:
  - a. Formation of the vehicle access right of ways within Lot 100;
  - b. Upgrading of Punawaitai Road; and
  - c. Removal of any existing vegetation adjacent to the Pourerere Stream.

### **Upgrading of Punawaitai Road**

- 8A. Pursuant to Rule 9.11(a), (b) and (e) of the Central Hawke's Bay Operative District Plan, a financial contribution (in the form of work) is required to upgrade Punawaitai Road (from the intersection shared with Pourerere Road to Punawaitai Road's legal end (approximately 220 metres in length)) to an all-weather metal surface with a minimum width of 5.0 metres.

The consent holder is required to fund 100% of the full cost of upgrading the road in accordance with the approved design under condition 8.

8. Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must submit to Council's Land Transport Manager for approval a design for upgrading Punawaitai Road to an all-weather metal surface with a minimum width of 5.0 metres, from the intersection shared with Pourerere Road to Punawaitai Road's legal end (approximately 220m in length).
9. Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must provide and have approved by the Land Transport Manager:
  - c. As-builts of the constructed road; and
  - d. A Certificate from a CPEng Civil Engineer stating that the As-built plans are a true and correct record of the constructed road.

### **Formation of Right of Ways (over Lot 100)**

10. Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must submit to Council's Land Transport Manager for approval a design for forming the rights of way shown as B, C and D on the approved plans (excluding the culvert / bridge which is to be constructed in accordance with Condition (6) above) to an all-weather metal surface with a minimum width of 5.0 metres.
11. Prior to requesting approval under section 224(c) of the Resource Management Act 1991 the consent holder must provide and have approved by the Land Transport Manager:
  - a. As-builts of the constructed right of ways; and
  - b. A Certificate from a CPEng Civil Engineer stating that the As-built plans are a true and correct record of the constructed right of ways.

### **Stormwater**

12. Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must submit a specific design for the stormwater disposal system prepared by a Chartered Professional Engineer specialising in the field of stormwater design and construction as part of the detailed right of way design.
13. Deleted

## Lot 7 (Communal Open Space)

14. That Lot 7 hereon (Communal Open Space) be held as to 6 undivided one-40th shares by the owners of Lots 1-6 hereon and one undivided one-half share by the owners of Lot 2 DP XXXXXX as tenants in common in the said shares and that individual records of title be issued in accordance therewith.

*See LINZ amalgamation 1679708.*

## Consent Notices

15. Deleted
16. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lots 1-6 and 100 at the consent holder's expense advising the owner(s) and subsequent owner(s) thereof of the requirement to comply with the following on a continuing basis:

*Any development of the site shall be in general accordance with the Section 5 Engineering Recommendations of the Geotechnical Investigation Report, prepared by LDE (Project Reference: 14668) dated 10/10/2018 and the Section 5 Recommendations of the Addendum Geotechnical Subdivision Report 22 Punawaitai Road, Pourerere, prepared by LDE (Project Reference: 14668) dated 3 July 2019.*

17. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lots 1-6 at the consent holder's expense advising the owner(s) and subsequent owner(s) thereof of the requirement to comply with the following on a continuing basis:

*That each Lot Owner acknowledges that the Lot is located in a productive rural area where agricultural management practices such as agrichemical spraying, use of farm machinery, the operation of bird scarers, stock crossing Punawaitai Road / bridge and other similar activities occur.*

*That each Lot Owner shall not bring any proceedings for damages, negligence, nuisance, trespass or interference arising from the uses of Lot 100 (in gross) and/or rural land in the general vicinity:*

- (d) *make nor lodge; nor*
- (e) *be party to; nor*
- (f) *finance nor contribute to the cost of any application, proceeding or appeal (either pursuant to the Resource Management Act 1991 or otherwise) designed or intended*

*to limit, prohibit or restrict the continuation of operations or any rural activity on Lot 100 and/or rural land in the general vicinity, including without limitation any action to require the registered owner or occupier of Lot 100 and/or rural land in the general vicinity to modify the rural operations carried out on Lot 100 and/or rural land in the general vicinity.*

18. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lots 1-6 at the consent holder's expense advising the owner(s) and subsequent owner(s) thereof, of the requirement to comply with the following on a continuing basis:

*That each Lot Owner shall not erect any building other than a single, new residential dwelling and a carport (which is to be attached to the residential dwelling) or a garage (one only) which can be either attached to the residential dwelling or separate from the residential dwelling. Any carport or garage must be constructed of the same materials as the residential*

*dwelling and of a design to be architecturally integrated with and of the same colour scheme as the residential dwelling.*

*That for the residential dwelling, garage or carport erected on the site, each Lot Owner shall meet the following requirements:*

- (a) the residential dwelling (including any carport or garage) must be no greater than 400 m<sup>2</sup>;*
- (b) the height of the residential dwelling must not exceed six (6) metres above the natural ground level;*
- (c) the residential dwelling must be restricted to a single storey building;*
- (d) the residential building must have a muted colour exterior design and colour scheme in accordance with the 'Colour and reflectivity scheme for Pourerere subdivision' provided as 'Figure 6' on pages 45-46 of the report "Pourerere Subdivision Punawaitai Road Pourerere James Bridge", prepared by Hudson Associates Landscape Architects, dated July 2019; and*
- (e) non-glazed exterior cladding must be used consisting of any of the following materials: kiln fired or concrete brick, stucco texture finish, stone or timber, solid weatherboard construction, or any other new exterior cladding material. Any exterior finish in the form of flat cladding, concrete block, poured or similar must have the surface textured at the time of construction.*



19. Deleted
20. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lots 1-6 and Lot 100 at the consent holder's expense advising the owners and subsequent owners thereof, of the requirement to comply with the following on a continuing basis:

*That Lot 7 must be retained and maintained as communal open space to be freely shared by the owners, and must be kept free of driveways, residential dwellings, and private outdoor space.*

*Any future development on Lot 7 is to be in line with the 'Colour and reflectivity scheme for Pourerere subdivision' provided as 'Figure 6' on pages 45-46 of the report "Pourerere Subdivision Punawaitai Road Pourerere James Bridge", prepared by Hudson Associates Landscape Architects, dated July 2019;*

21. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lots 1-6 at the consent holder's expense advising the owners and subsequent owners thereof of the requirement to comply with the following:

*At the time of applying for a building consent for development on the site, a stormwater design must be submitted for approval. The design must show how any hard or sealed surface, roof water or tank overflows from the development will impact on the initial stormwater design submitted in association with the subdivision (RM180160) and show that the site is hydraulically neutral.*

## **Stage 2 (Lots 8- 22):**

### **Easements**

22. Prior to application for 223 certification for Stage 2, pursuant to section 243 of the Resource Management Act 1991 all easements shown in the memorandum on the approved scheme plan, and any easements required in association with the disposal of stormwater must be included in a memorandum as part of the online LT plan package, and must be reserved and approved.
23. All cross-boundary services must be protected by easements as necessary to secure.

### **Erosion and Sediment Controls**

24. Prior to any works being undertaken at the site, the consent holder must submit to Council's Customer and Consents Manager an Erosion, Sediment and Dust Control Plan for approval. This plan must detail, in accordance with best practice, how erosion, sediment and dust controls will be imposed to avoid the effects of

earthworks on the nearby streams, tributaries and neighbouring properties for the following works:

- a. Formation of the vehicle access right of ways within Lot 200;
- b. Upgrading of Punawaitai Road; and
- c. Removal of any existing vegetation adjacent to the Pourerere Stream.

### **Upgrading of Punawaitai Road**

- 25A Pursuant to Rule 9.11(a), (b) and (e) of the Central Hawke's Bay Operative District Plan, a financial contribution (in the form of work) is required to upgrade Punawaitai Road (from the intersection shared with Pourerere Road to Punawaitai Road's legal end (approximately 220 metres in length)) to a sealed surface with a minimum width of 6.2 metres.

The consent holder is required to fund 100% of the full cost of upgrading the road and preparation of any design requirements including drafting, plan preparation and reporting as required in accordance with the approved design under condition 25.

25. Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must submit to Council's Land Transport Manager for approval a design for upgrading Punawaitai Road to a sealed surface with a minimum width of 6.2 metres, from the intersection shared with Pourerere Road to Punawaitai Road's legal end (approximately 220m in length).
26. Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must provide and have approved by the Land Transport Manager:
  - a. As-builts of the constructed road; and
  - b. A Certificate from a registered Civil Engineer stating that the As-built plans are a true and correct record of the constructed road.

### **Upgrading and Formation of Rights of Way (over Lot ~~200~~ 22)**

27. Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must submit to Council's Land Transport Manager for approval a design for upgrading the rights of way shown as 'B' and 'C' on the approved plans (excluding the culvert / bridge which is to be constructed in accordance with Condition (6) above) to a sealed surface with a minimum width of 6.2 metres, and forming and sealing the right of way shown as 'D' on the approved plans with a minimum width of 5 metres.

28. Prior to requesting approval under section 224(c) of the Resource Management

Act 1991, must provide and have approved by the Land Transport Manager:

- a. As-builts of the constructed road; and
- b. A Certificate from a CPEng Civil Engineer stating that the As-built plans are a true and correct record of the constructed road.

### **Stormwater**

29. Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must submit a specific design for the stormwater disposal system prepared by a Chartered Professional Engineer specialising in the field of stormwater design and construction as part of the detailed right of way design.

### **Lot 7 (Communal Open Space)**

30. That Lot 7 hereon (Communal Open Space) be held as to 14 undivided one-40<sup>th</sup> shares by the owners of Lots 8-21 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.

*See LINZ amalgamation 1679708.*

### **Riparian Planting and Fencing**

31. Prior to requesting approval under section 224(c) of the Resource Management Act 1991, the consent holder must establish riparian planting and stock proof fencing along the eastern bank of the Pourerere Stream in the area identified as the "Indicative Plan of Riparian Planting Area" prepared by McFlynn Surveying & Planning, reference 2018024-PLANTNG, to the satisfaction of the Council's Customer and Consents Manager.

### **Consent Notices**

32. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lots 8-21 at the consent holder's expense advising the owner(s) and subsequent owner(s) thereof of the requirement to comply with the following on a continuing basis:

*Any development of the site shall be in general accordance with the Section 5 Engineering Recommendations of the Geotechnical Investigation Report, prepared by LDE (Project Reference: 14668) dated 10/10/2018 and the Section 5 Recommendations of the Addendum Geotechnical Subdivision Report 22 Punawaitai Road, Pourerere, prepared by LDE (Project Reference: 14668) dated 3 July 2019.*

33. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lots 8-21 at the consent holder's expense advising the owner(s) and subsequent owner(s) thereof of the requirement to comply with the following on a continuing basis:

*That each Lot Owner acknowledges that the Lot is located in a productive rural area where agricultural management practices such as agrichemical spraying, use of farm machinery, the operation of bird scarers, stock crossing Punawaitai Road / bridge and other similar activities occur.*

*That each Lot Owner shall not bring any proceedings for damages, negligence, nuisance, trespass or interference arising from the uses of Lot 2 (in gross) and/or rural land in the general vicinity:*

- (d) make nor lodge; nor*
- (e) be party to; nor*
- (f) finance nor contribute to the cost of any application, proceeding or appeal (either pursuant to the Resource Management Act 1991 or otherwise) designed or intended to limit, prohibit or restrict the continuation of operations or any rural activity on Lot 2 and/or rural land in the general vicinity, including without*

*limitation any action to require the registered owner or occupier of Lot 2 and/or rural land in the general vicinity to modify the rural operations carried out on Lot 2 and/or rural land in the general vicinity.*

34. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lots 8-21 at the consent holder's expense advising the owner(s) and subsequent owner(s) thereof, of the requirement to comply with the following on a continuing basis:

*That each Lot Owner shall not erect any building other than a single, new residential dwelling and a carport (which is to be attached to the residential dwelling) or a garage (one only) which can be either attached to the residential dwelling or separate from the residential dwelling. Any carport or garage must be constructed of the same materials as the residential dwelling and of a design to be architecturally integrated with and of the same colour scheme as the residential dwelling.*

*That for the residential dwelling, garage or carport erected on the site, each Lot Owner shall meet the following requirements:*

- (f) the residential dwelling (including any carport or garage) must be no greater than 400 m<sup>2</sup>;*
- (g) the height of the residential dwelling must not exceed six*

*(6) metres above the natural ground level;*

- (h) in respect of Lots 8, 9, 16 and 17 the residential dwelling must be restricted to a single storey building;*
- (i) the residential building must have a muted colour exterior design and colour scheme in accordance with the 'Colour and reflectivity scheme for Pourerere subdivision' provided as 'Figure 6' on pages 45-46 of the report "Pourerere Subdivision Punawaitai Road Pourerere James Bridge", prepared by Hudson Associates Landscape Architects, dated July 2019; and*
- (j) non-glazed exterior cladding must be used consisting of any of the following materials: kiln fired or concrete brick, stucco texture finish, stone or timber, solid weatherboard construction, or any other new exterior cladding material. Any exterior finish in the form of flat cladding, concrete block, poured or similar must have the surface textured at the time of construction.*

35. Deleted

36. Deleted

37. Deleted

38. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the Record of Title of Lots 8-21 at the consent holder's expense advising the owners and subsequent owners thereof of the requirement to comply with the following:

*At the time of applying for a building consent for development on the site, a stormwater design must be submitted for approval. The design must show how any hard or sealed surface, roof water or tank overflows from the development will impact on the initial stormwater design submitted in association with the subdivision (RM180160) and show that the site is hydraulically neutral.*

### **Part Cancellation of Consent Notices**

39. Deleted

40. Pursuant to section 221 of the Resource Management Act 1991, the Consent Notice created by Condition 16 in Stage 1 must be cancelled for Lots 8-21 as the Consent Notice in Condition 32 relates specifically to these Lots.

41. Deleted

**ADVICE NOTES:**

1. *The consent holder is responsible for covering all costs associated with engineering approval, including site visits necessary to comply with the conditions of this consent.*
2. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
3. *For more information on the resource consent process with Central Hawke's Bay District Council see the council's website:  
[www.chbdc.govt.nz](http://www.chbdc.govt.nz). General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: [www.mfe.govt.nz](http://www.mfe.govt.nz).*
4. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licenses, including those under the Hawke's Bay Regional Coastal Environment Plan (in relation to stormwater and wastewater disposal, and the construction of the culvert/bridge), Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*

Note: Subsequent minor changes were made to this condition set pursuant to s133A of the Resource Management Act 1991 on 22/04/2020 & 25/08/2020 and these have been incorporated into this final condition set.