

6 TOWNSHIPS

6.1 INTRODUCTION

The townships considered in this background statement and subsequent Issues, Objectives, Policies and Methods are:

Blackhead Beach	Kairakau Beach	Mangakuri Beach
Ongaonga	Otane	Porangahau
Pourerere Beach	Takapau	Tikokino
Te Paerahi Beach		

General population information on the Central Hawke's Bay District townships indicate a gradual increase in population over the last five years, especially in Otane. In addition, a gradual increase in occupied dwellings occurred.

The future of these townships depends on the type and intensity of surrounding land uses, their popularity as holiday destination, and the provision for increased development, including their ability to provide water supply and sewage disposal systems and the constraints due to natural hazards.

Despite their small scale and low intensity, the townships are important places providing residents with pleasant and low cost places to live. They enable people who wish to work in the country but who do not own farm land or a rural enterprise to live close to their place of employment. They may contain convenient social, recreational and retail services for people of the townships and for the population of the wider rural area.

ISSUES, OBJECTIVES AND POLICIES

6.2 ISSUE - Amenity of Townships

The location, nature, and design of buildings, activities and their services vary considerably in townships and can, without management, adversely effect the amenity of those townships and their surrounding landscapes.

Explanation

Township dwellers generally accept an informal pattern of activities, partly because non-residential activities are usually of a small scale; for example, primary schools, halls, and service stations. Their acceptance is based on their physical attributes such as size, and on their role within the community. If such activities provide employment many residents are willing to live beside non-residential activities. Similarly, the effects of farming activities near or within townships is more acceptable to township residents. This is a reflection of the close economic, social and physical links between the rural area and the townships. However, any residential activity requires a degree of amenity protection, particularly in relation to noise.

Some townships have limited public services and dispose of sewage within lots; for example, Ongaonga, Tikokino and the coastal townships (except for Te Paerahi Beach) are not serviced by a reticulated sewage system.

Contamination of ground and surface water can result from septic tank failure and lead to subsequent health risks. Areas with known on-site sewage problems will require larger sites.

Reticulated water supplies should be accompanied by a reticulated sewage disposal system. The increased use of water with a reticulated supply increases the risk of contamination of ground or surface water, and increases the risk of land instability in certain terrain, unless a reticulated waste disposal system is also established.

6.2.1 Objective

A spacious appearance and level of amenity necessary for the enjoyment of residents in the townships, while enabling a range of businesses to establish and operate.

6.2.2 Policies

1. *To provide building coverage controls for townships which promote an open appearance, while at the same time, do not inhibit the range of development options.*
2. *To provide for a wide range of activities within the townships by way of a single zoning, with activities being subject to listed standards which ensure a degree of amenity is attained consistent with both the general rural environment of the area, and with the maintenance of small scale non-residential activities and buildings.*
3. *To recognise that the amenity and functioning of the townships is closely related to the rural area.*
4. *To restrict factory farming and extractive industries that are in close proximity to townships, ensuring an appropriate level of township amenity is retained.*
5. *To ensure through the subdivision and site density standards that disposal of sewage can be satisfactorily accommodated on-site unless sewage reticulation is available (Refer also to Part 9, Subdivision).*
6. *To discourage the use of land for the keeping of pigs, poultry and beekeeping in some or all townships so to provide for the level of amenity sought by residents.*

6.2.3 Implementation Methods

To achieve policies 1 - 6 through:

1. the provision of a Township Zone and rules to control the use, development and subdivision of land in the zone;
2. appropriate local traffic and street improvements;
3. maintenance and where appropriate the upgrading of public open space; and,
4. maintenance and where appropriate improvement of reticulated sewage, water supply and stormwater services.

6.2.4 Explanation and Reasons

The Resource Management Act requires that resources in townships be protected and developed in a way which provides for the well-being of the community. In addition, the Act requires councils to have regard to the maintenance and enhancement of amenity values. For these reasons the Council has policies to maintain the character of the District's townships by providing for spacious development and a mixture of activities.

The informal relationship of different activities is maintained by the use of a single Township Zone. The policies recognise the interrelationship of the townships with the surrounding rural area.

Performance standards are introduced to provide amenity and include standards on the keeping of certain animals, noise, building height and bulk, set backs from boundaries, and sewage disposal.

6.3 ENVIRONMENTAL RESULTS ANTICIPATED

- Small rural townships comprising a mixture of residential, business, rural and community activities and with a "village" amenity.
- Development of activities which permit satisfactory servicing of that development, including water supply, sewage disposal, stormwater disposal and roading provisions.
- Pleasant living and working environments for the local population, within a variety of township environments which provide a good level of privacy and access to daylight and sunlight.
- Improved energy conservation in providing for facilities and services close to rural populations.
- Access (vehicle and pedestrian) to all properties without compromising the safe and efficient functioning of adjacent roads.

TOWNSHIP ZONE RULES

Should you require a resource consent refer to Part 2: Information and Interpretation, and Part 14: Assessment Matters, for guidance.

6.4 ZONE STATEMENT

The Township Zone includes towns that are small and have a mixture of living, business, community and productive uses. The settlements in the Township Zone are: Tikokino; Ongaonga; Takapau; Otane; Kairakau; Pouterere; Porangahau, Te Paerahi Beach, Blackhead Beach and Managakuri. These settlements are set in a rural or coastal landscape and are considered part of the rural environment both in terms of physical location, social presence and economic servicing.

6.5 DISTRICT-WIDE RULES

Attention is drawn to the following District-Wide Rules which may also apply in addition to any relevant Zone Rules to activities undertaken in the Township Zone. Any one or more of the District-Wide Rules may require an activity to obtain a resource consent.

- Tangata Whenua Rules..... Refer Part 3.6
- Heritage Rules..... Refer Part 3.7
- Transport Rules Refer Part 8
- Subdivision and Development Rules Refer Part 9
- Utilities Rules Refer Part 10
- Sign Rules Refer Part 11
- Relocated Buildings and Temporary Buildings and Activities Refer Part 12
- Hazardous Substances..... Refer Part 13

Also Check to see if consents are required from the Hawke's Bay Regional Council on, for example, the following matters:

- discharges of contaminants to land or water (e.g. effluent)
- taking of water (e.g. from water courses or underground wells)
- discharge of spray drift or strongly odourous substances
- disturbance of the beds of rivers (i.e. gravel extraction)

6.6 ACTIVITIES

6.6.1 PERMITTED ACTIVITIES

The following activities shall be **Permitted Activities**, provided that they comply with all of the Performance Standards under Rule 6.7:

(a) **Residential Activities**; provided that:

- i no pigs shall be kept on any site in Kairakau Beach, Pouterere Beach, Otane, Managakuri, Blackhead Beach or Te Paerahi Beach;
- ii no more than 2 sows and their progeny up to weaner stage shall be kept on a site in any other township;
- iii no more than 12 adult poultry shall be kept on any site;
- iv no rooster shall be kept on any site;
- v no bees shall be kept on any site.

(b) Farming Activities; provided that:

- i no pigs shall be kept on any site in Kairakau Beach, Pourerere Beach, Otane, Mangakuri, Blackhead Beach or Te Paerahi Beach;
- ii no more than 2 sows and their progeny up to weaner stage shall be kept on a site in any other township;
- iii no more than 12 adult poultry shall be kept on any site;
- iv no rooster shall be kept on any site;
- v no bees shall be kept on any site.

(c) Recreational Activities;

(d) Visitor Accommodation, limited to home-stays accommodating no more than 5 visitors at any one time;

(e) Services Activities;

(f) Commercial Activities;

(g) Industrial Activities;

(h) Community Activities;

(i) Home Occupations.

6.6.2 DISCRETIONARY ACTIVITIES

The following activities shall be **Discretionary Activities**:

(a) Visitor Accommodation, except where listed as a Permitted Activity;

(b) Farming Activities, except where listed as a Permitted Activity;

(c) Factory Farming, limited to kennels and catteries used for the boarding and breeding of cats and dogs for commercial purposes .

(d) Any Activity which is listed as Permitted Activity but does not comply with any one or more of the relevant Performance Standards. The exercise of the Council's discretion shall be restricted to the matter(s) specified in the standard which is not complied with.

(e) Any Other Activity, which is not listed as a Permitted Activity or a Non-Complying Activity.

6.6.3 NON-COMPLYING ACTIVITIES

The following activities shall be **Non-Complying Activities**:

(a) Factory Farming, except where listed as a Discretionary Activity;

(b) Mining Activities and Gravel Extraction;

(c) Forestry Activities.

6.7 PERFORMANCE STANDARDS

6.7.1 Building Density

- i There shall be no more than two residential units on any site.
- ii Minimum net area for any site shall be 350m² for each residential unit contained within the site provided that it is connected to a reticulated sewerage system, except that:
 - for each residential unit with a gross floor area less than 60m² the minimum net area for any site shall be 150m².
- iii Minimum net site area for any site shall be 1000m² for buildings containing ablution facilities that are not connected to a reticulated sewerage system; provided that they shall have an on-site a septic tank system, including an approved filter unit or any equivalent system, that complies with Draft Australian\New Zealand Standard DR 96034 or any subsequent final standard.

6.7.2 Building Coverage

Maximum building(s) coverage for an activity, except for residential activities, shall be 75%

6.7.3 Height of Buildings

Maximum height of building(s) for an activity shall be 8 metres.

6.7.4 Recession Lines

- i No part of a building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary.
- ii Where an internal boundary of a site immediately adjoins an access or part of an access which is owned or partly owned with that site or has a registered right-of-way over it in favour of that site, the recession lines shall be constructed from the far side of the access.

6.7.5 Setback from Streets

- i Minimum setback from road boundaries for any building(s) for an activity shall be 3m.
- ii Where the vehicle access to an accessory building faces a road boundary, the accessory building shall be setback at least 5 metres from the road boundary, and shall be behind the front line of the principle building.

6.7.6 Setback from Neighbours

- i Minimum setback of building(s) for an activity from internal boundaries shall be:
 - a 1.5 metres for residential activities;
 - b 3 metres any other activity;except where specified in ii below.
- ii Buildings designed and/or used for the housing of livestock shall be setback a minimum of 8.5m from any boundary, and shall be behind the front line of the principle building.

6.7.7 Outdoor Living Space

- i For each residential unit, a minimum area for outdoor living space, contained within the net area of the site, of 80m² with a minimum dimension of 5m; and
- ii The required minimum area of outdoor living space shall be readily accessible from a living area of each residential unit.
- iii For any residential unit with a gross floor area less than 65m² the minimum area shall be reduced to 30m² with a minimum dimension of 3.5m.

6.7.8 Outdoor Service Space

For each residential unit, there shall be a minimum continuous area for outdoor service space, contained in one area within the net area of the site, of 15m² with a minimum dimension of 3m.

6.7.9 Access

- i Each residential unit shall have legal access to a formed road.

6.7.10 Outdoor Storage

All outdoor storage associated with activities shall be screened from adjoining roads and sites by landscaping, walls, fences or a combination of sufficient height but at a minimum of 1.8m in height, and shall be behind the front line of the principle building.

6.7.11 Hours of Operation

Subject to i and ii below, on any site activities shall be limited to the following hours of operation:

7am to 10pm seven days a week; except where:

- a the entire activity is located within a building; and
- b each person engaged in the activity outside the above hours resides permanently on site, and
- c there are no visitors, customers or deliveries to the activity outside the above hours.

Exemptions

- i Residential and outdoor recreation activities shall be exempt from the above unless the activities set out in rule 6.7.13 are carried out on a residential property as part of a residential activity.
- ii Emergency Service Activities are exempt from part (b) of Rule 6.7.11.

6.7.12 Noise

Subject to ii below, on any site activities shall be conducted such that the following noise levels are not exceeded at any point within the boundary of that site:

- 55dBA L10 - 6:00am - 10:00pm Monday to Saturday
- 45dBA L10 - At all other times
- 75dBA Lmax - At all other times

Exemptions

- i Residential activities shall be exempt from the above unless the activities set out in rule 6.7.13 are carried out on a residential property as part of a residential activity.

- ii The 75dBA Lmax noise limit shall not apply to on-site sirens required by Emergency Service Activities, provided that the activity shall comply with the requirements of Section 16 of the Resource Management Act.

6.7.13 Noxious or Unpleasant Activities

No activity, other than residential activities, shall involve the following: panel-beating, spray-painting, motor vehicle repairs or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, rubbish collection service, motor body building, or fish or meat processing, or require a offensive trade licence under the Health Act 1956.

6.7.14 Electrical Safety Distances

Any activity, including the establishment of buildings and structures or any earthworks, within the vicinity of overhead electric lines shall comply with the New Zealand Electrical Code of Practice for Electrical Safety Distances (NZECP 34:1993).

6.7.15 Setback from Faultlines

No building for an activity shall be located within 20m of an earthquake fault line identified on the Planning Maps.

6.8 NON-NOTIFIED RESOURCE CONSENTS

Resource consents in relation to the following **Performance Standards** under Rule 6.7 shall not be notified and the written approval of affected persons need not be obtained (*Please also refer to section 2.1.4 of the Plan*):

- 6.7.1 On-site Effluent Disposal
- 6.7.7 Outdoor Living Space
- 6.7.8 Outdoor Service Space
- 6.7.9 Access
- 6.7.15 Setback from Faultlines

Please Note:

Irrespective of any rules in this plan, enforcement provisions will be used under the Act where any activity produces vibration, odour, or dust or manufactures, stores, uses transports or disposes of hazardous substances or trade waste or solid waste in such a way that has or is likely to be either noxious, dangerous, offensive, objectionable, to such an extent that it has or is likely to have an adverse effect on the environment.

